

W.C. and A.N. Miller Companies  
Balance Sheet  
August 31, 2012

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 1,965,629.83	\$ 1,792,223.45
Accounts Receivable	637,080.29	646,637.73
Straightline Rent	2,981,801.42	2,981,801.42
Miscellaneous Receivables	164,560.49	202,641.74
Provision for Loss	0.00	0.00
Other Receivables	972,864.16	976,592.82
Inventory	37,318.04	37,318.04
Prepaid Expenses	97,421.27	90,058.34
Total Current Assets	<u>6,856,675.50</u>	<u>6,727,273.54</u>
Fixed Assets		
Land	6,310,994.50	6,310,994.50
HLP, II Land	538,905.48	538,905.48
Buildings	49,386,703.06	49,354,529.54
Property and Equipment	262,215.66	262,215.66
Capital Improvements - Opt	28,883.00	28,883.00
Improvements	13,134,233.73	13,043,860.66
Less: Accumulated Depreciation	<u>21,340,279.91</u>	<u>21,188,489.71</u>
Net Fixed Assets	<u>48,321,655.52</u>	<u>48,350,899.13</u>
Other Assets		
Deferred Leasing Commissions,	1,793,760.76	1,790,279.63
Deferred Finance Charges, net	641,216.11	641,216.11
Deposit	17,630.05	17,630.05
Deferred Taxes	7,241,222.00	7,241,222.00
Deposit on Refinance	600,000.00	600,000.00
Real Estate Tax Escrow	<u>457,684.77</u>	<u>353,108.87</u>
Total Other Assets	<u>10,751,513.69</u>	<u>10,643,456.66</u>
TOTAL ASSETS	<u>\$ 65,929,844.71</u>	<u>\$ 65,721,629.33</u>

W.C. and A.N. Miller Companies  
Balance Sheet  
August 31, 2012

Current Month                      Prior Month

LIABILITIES AND STOCKHOLDERS' DEFICIT

Current Liabilities		
Accounts Payable	\$ 37,854.65	\$ 37,204.11
Accrued Income Taxes	0.00	0.00
Accrued Expenses	1,387,032.67	1,301,335.22
Security Deposits	399,985.49	404,035.49
Prepaid RE Income	76,863.67	76,863.67
Prepaid Rent Income	938,073.94	847,791.48
Total Current Liabilities	<u>2,839,810.42</u>	<u>2,667,229.97</u>
Long-Term Liabilities		
Notes Payable (1)	87,180,756.28	87,292,393.57
Guaranty Reserve	0.00	0.00
Total Long-Term Liabilities	<u>87,180,756.28</u>	<u>87,292,393.57</u>
Total Liabilities	<u>90,020,566.70</u>	<u>89,959,623.54</u>
Minority Interest (2)	<u>(6,299,637.80)</u>	<u>(6,299,637.80)</u>
Total Minority Interest	<u>(6,299,637.80)</u>	<u>(6,299,637.80)</u>
Stockholders' Deficit		
Common Stock	800,200.00	800,200.00
Dividend	(200,000.00)	(200,000.00)
Retained Earnings (Deficit)	<u>(18,391,284.19)</u>	<u>(18,538,556.41)</u>
Total Stockholders' Deficit	<u>(17,791,084.19)</u>	<u>(17,938,356.41)</u>
TOTAL LIABILITIES & STOCKHOLDERS' DEFICI	<u>\$ 65,929,844.71</u>	<u>\$ 65,721,629.33</u>

1. Notes Payable of 8,250,229.96 is offset by a Notes Receivable of 825,023 which is the cash of the 8,250,229.96 from Haymount Limited Partnership to W.C. and A.N. Miller Development Company.

2. W.C. and A.N. Miller Development Company owns 85% of Haymount Limited Partnership.

W.C. and A.N. Miller Companies  
Long Term Debt  
August 31, 2012

		Current Month		Budget	Prior Month
N/P MetLife	\$	25,544,053.26	\$	25,544,053.25	25,595,282.27
Key Bank Loan		17,282,919.34		17,282,919.34	17,304,207.42
N/P - TIAA Loan		21,622,081.00		21,622,081.00	21,643,550.44
N/P - Haymount Mezz		8,250,229.83		8,250,229.83	8,250,229.83
N/P - Cardinal Loan - SVR		14,481,472.85		14,481,459.23	14,499,123.61
Total Long Term Debt	\$	87,180,756.28	\$	87,180,742.65	87,292,393.57

Notes Repayment Schedule

1. MetLife - 1/1/2013
2. Key Bank Loan - 6/30/2021
3. TIAA - 10/1/2018
4. Cardinal Bank - 8/14/2021
5. Guardian Loan - 10/2022

W.C. and A.N. Miller Development Company  
**Income Statement**  
for the period ending August 31, 2012

	Current Month Actual	Current Month Budget	Current Month Variance	Current Month Prior Year	Year to Date Actual	Year to Date Budget	Year to Date Variance	Year to Date Prior Year
Rental Activities								
Rent Income	\$ 1,310,934.59	1,272,994.00	37,940.59	1,133,774.27	13,318,732.16	13,844,637.00	(525,904.84)	12,512,089.26
Rent Expenses	(369,319.06)	(342,016.00)	(27,303.06)	(274,171.36)	(3,792,660.25)	(3,920,021.00)	127,360.75	(3,985,458.79)
Real Estate Taxes	(111,578.38)	(102,280.00)	(9,298.38)	(101,632.75)	(1,211,598.01)	(1,115,720.00)	(95,878.01)	(1,115,442.16)
Depreciation	(163,614.70)	(167,301.00)	3,686.30	(164,940.16)	(1,799,761.56)	(1,840,311.00)	40,549.44	(1,840,695.14)
Debt Service-Interest	(417,151.13)	(417,467.00)	315.87	(440,707.18)	(4,610,715.66)	(4,612,160.00)	1,444.34	(4,834,696.80)
Net Rental Income	249,271.32	243,930.00	5,341.32	152,322.82	1,903,996.68	2,356,425.00	(452,428.32)	735,796.37
Revenues								
Sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630,000.00
Total Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	630,000.00
Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,784,186.56
COGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,784,186.56
Corporate Gross Profit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,154,186.56)
Gross Profit	249,271.32	243,930.00	5,341.32	152,322.82	1,903,996.68	2,356,425.00	(452,428.32)	(418,390.19)
Operating Expenses								
Auto Expenses	0.00	200.00	(200.00)	0.00	904.75	2,200.00	(1,295.25)	1,533.29
Bank Charges	0.00	50.00	(50.00)	255.65	101.77	550.00	(448.23)	421.45
Computer Supplies	234.90	0.00	234.90	0.00	2,213.66	3,000.00	(786.34)	17,562.20

	Current Month Actual	Current Month Budget	Current Month Variance	Current Month Prior Year	Year to Date Actual	Year to Date Budget	Year to Date Variance	Year to Date Prior Year
Computer Consultant	1,481.25	800.00	681.25	1,200.00	13,725.00	8,800.00	4,925.00	15,090.72
Office Administration	7,000.00	7,000.00	0.00	6,000.00	87,000.00	87,000.00	0.00	76,000.00
Dues and Subscriptions	1,995.00	0.00	1,995.00	0.00	2,104.00	0.00	2,104.00	0.00
Equipment Rental	548.20	400.00	148.20	720.90	6,281.05	4,630.00	1,651.05	7,819.85
General Insurance	0.00	0.00	0.00	0.00	23,445.00	24,453.00	(1,008.00)	23,815.00
Legal - General	(6,145.95)	5,000.00	(11,145.95)	0.00	55,854.91	55,000.00	854.91	14,441.91
Legal - Loans/lenders	13,622.00	0.00	13,622.00	(10,000.00)	23,622.00	0.00	23,622.00	7,215.86
Legal - Haymount	6,078.85	0.00	6,078.85	58,171.19	247,146.04	350,000.00	(102,853.96)	241,543.63
Leasing Commission - Corporate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,782.50
Health Insurance	1,506.00	1,650.00	(144.00)	1,498.00	16,744.00	17,694.00	(950.00)	15,970.00
Management Meals	847.82	200.00	647.82	143.97	5,817.89	2,200.00	3,617.89	1,807.38
Annual Shareholder Meeting	0.00	0.00	0.00	2,500.00	10,404.65	10,000.00	404.65	5,116.71
Office Supplies	(1,755.73)	500.00	(2,255.73)	1,150.44	13,160.17	5,500.00	7,660.17	5,956.32
Other Taxes and Licenses	560.62	0.00	560.62	(1,019.17)	119,867.95	10,600.00	109,267.95	47,410.94
Payroll Taxes	840.00	625.00	215.00	459.00	17,392.20	6,875.00	10,517.20	7,017.50
Postage	441.62	350.00	91.62	1,178.06	4,373.04	3,850.00	523.04	4,679.00
Public Relations	0.00	0.00	0.00	0.00	10,017.68	0.00	10,017.68	0.00
Accounting	0.00	1,500.00	(1,500.00)	180.00	4,668.38	16,500.00	(11,831.62)	21,788.17
Review/Tax Returns/Fin St.	0.00	0.00	0.00	0.00	48,152.63	50,000.00	(1,847.37)	45,000.00
Internal Control Review	0.00	0.00	0.00	0.00	4,315.00	5,500.00	(1,185.00)	5,240.00
Promotion and Entertainment	0.00	0.00	0.00	445.22	2,443.80	0.00	2,443.80	1,044.60
Charitable Contribution	0.00	0.00	0.00	0.00	1,000.00	2,000.00	(1,000.00)	500.00
Rent	6,831.27	6,900.00	(68.73)	6,300.96	74,805.91	75,900.00	(1,094.09)	69,245.82
Repairs and Maintenance	3,800.00	0.00	3,800.00	0.00	3,800.00	0.00	3,800.00	0.00
Springvale Meadows Expenses	27,331.43	0.00	27,331.43	0.00	60,463.84	21,000.00	39,463.84	0.00
Executive Compensation	21,000.00	21,000.00	0.00	218,000.00	231,000.00	231,000.00	0.00	398,000.00
Executive Bonus	0.00	0.00	0.00	0.00	40,000.00	0.00	40,000.00	0.00
Executive Comp Comm Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,370.00
Storage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,240.00
Telephone	434.80	350.00	84.80	649.14	4,348.57	3,850.00	498.57	3,832.60

	Current Month Actual	Current Month Budget	Current Month Variance	Current Month Prior Year	Year to Date Actual	Year to Date Budget	Year to Date Variance	Year to Date Prior Year
Management Travel	807.11	2,500.00	(1,692.89)	1,094.65	22,832.38	27,500.00	(4,667.62)	18,560.31
Payroll Processing Fees	338.34	225.00	113.34	164.82	3,143.86	2,475.00	668.86	4,224.42
Board of Directors Fees	13,500.00	11,000.00	2,500.00	13,500.00	148,500.00	138,500.00	10,000.00	112,000.00
RE Tax Expense	0.00	0.00	0.00	0.00	5,443.90	5,400.00	43.90	5,100.17
Board Travel and Meals	819.79	0.00	819.79	733.89	36,876.67	28,000.00	8,876.67	28,278.18
Burke & Herbert Prepay Penalty	0.00	0.00	0.00	124,466.24	0.00	0.00	0.00	124,466.24
Total Operating Expenses	102,117.32	60,250.00	41,867.32	427,792.96	1,351,970.70	1,199,977.00	151,993.70	1,371,074.77
Net Operating Income	147,154.00	183,680.00	(36,526.00)	(275,470.14)	552,025.98	1,156,448.00	(604,422.02)	(1,789,464.96)
Other Income and Expenses								
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,500.00
Interest Income	118.22	1,200.00	(1,081.78)	1,698.93	4,126.08	13,200.00	(9,073.92)	6,488.34
Debt Service (Interest) Other	0.00	0.00	0.00	(15,914.80)	0.00	0.00	0.00	(47,679.20)
Pr Yr Adj - 2007 Pay Tax Liab	0.00	0.00	0.00	0.00	(13,878.85)	0.00	(13,878.85)	0.00
Unamortized Loan Fees	0.00	0.00	0.00	(246,947.89)	0.00	0.00	0.00	(246,947.89)
Total Other Income and Expenses	118.22	1,200.00	(1,081.78)	(261,163.76)	(9,752.77)	13,200.00	(22,952.77)	(236,638.75)
Net Income	\$ 147,272.22	184,880.00	(37,607.78)	(536,633.90)	542,273.21	1,169,648.00	(627,374.79)	(2,026,103.71)

W.C. and A.N. MILLER COMPANIES  
STATEMENT OF CASH FLOW  
For the Month Ended August 31, 2012

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	147,272	540,784
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Dividend	-	(200,000)
Depreciation and amortization	163,355	1,794,301
Loss on disposition of fixed assets		-
Income allocated to minority interest	-	(522)
Accounts receivable	47,639	24,311
Other receivables	3,729	(30,724)
Inventory		-
Deferred income taxes		-
Prepaid expenses	(7,363)	323,349
Current maturities of long term debt		-
Accounts payable	651	(388,323)
Accrued income taxes		-
Accrued expenses	85,697	528,378
Security deposits	(4,050)	29,723
Prepaid Real Estate Tax Income		-
Prepaid rent income	90,282	345,234
Total Adjustments	379,940	2,425,727
Net Cash Provided by (Used for) Operating Activities	527,212	2,966,511
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(122,547)	(1,020,031)
Acquisition of deferred financing charges	(15,046)	(493,107)
Acquisition of real estate tax escrow	(104,576)	(243,429)
Acquisition of water escrow	-	-
Deposit on Refinance	-	(600,000)
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	(242,168)	(2,356,566)
Cash Flow for Financing Activities:		
Disposition of long term debt	(111,637)	(1,207,961)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	(111,637)	(1,207,961)
Net Increase (Decrease) in Cash and Cash Equivalents	173,406	(598,017)
Cash and cash equivalents, Beginning of Period	1,792,223	2,563,645
CASH AND CASH EQUIVALENTS, END OF YEAR	1,965,629	1,965,629

W.C. and A.N. Miller Development Company  
2011/2012 Cash Flow Statement  
**Summary**

	August 2012 Month Actual	August 2012 Month Budget	August 2012 Variance	August 2011 Prior Year	Total Actual Year to Date	Total Budget Year to Date	Total Variance	Total Prior Year to Date
Rental Activities								
Rent Income	\$ 1,310,934.59	\$ 1,272,994.00	\$ 37,940.59	\$ 1,133,774.27	\$ 12,007,797.57	\$ 13,844,637.00	\$ (1,836,839.43)	\$ 12,512,089.26
Rent Expenses	\$ (369,319.06)	\$ (342,016.00)	\$ (27,303.06)	\$ (274,171.36)	\$ (3,423,341.19)	\$ (3,920,021.00)	\$ 496,679.81	\$ (3,985,458.79)
Real Estate Taxes	\$ (111,578.38)	\$ (102,280.00)	\$ (9,298.38)	\$ (101,632.75)	\$ (1,100,019.63)	\$ (1,115,720.00)	\$ 15,700.37	\$ (1,115,442.16)
Amortization/Depreciation	\$ (163,614.70)	\$ (167,301.00)	\$ 3,686.30	\$ (164,940.16)	\$ (1,636,146.86)	\$ (1,840,311.00)	\$ 204,164.14	\$ (1,840,695.14)
Debt Service - Interest	\$ (417,151.13)	\$ (417,467.00)	\$ 315.87	\$ (440,707.18)	\$ (4,193,564.53)	\$ (4,612,160.00)	\$ 418,595.47	\$ (4,834,696.80)
<b>Net Rental Income</b>	\$ 249,271.32	\$ 243,930.00	\$ 5,341.32	\$ 152,322.82	\$ 1,654,725.36	\$ 2,356,425.00	\$ (701,699.64)	\$ 735,796.37
<b>Total Operating Expenses</b>	\$ 74,785.89	\$ 60,250.00	\$ 14,535.89	\$ 427,792.96	\$ 1,218,783.26	\$ 1,178,977.00	\$ 39,806.26	\$ 1,369,867.77
<b>Net Income</b>	\$ 174,603.65	\$ 184,880.00	\$ (10,276.35)	\$ (536,633.90)	\$ 439,949.96	\$ 1,190,648.00	\$ (750,698.04)	\$ (2,024,896.71)
<b>Total Adjustments to Reconcile to Cash</b>	\$ 110,440.02	\$ (3,354.00)	\$ 113,794.02	\$ (203,057.28)	\$ 98,832.11	\$ 196,266.00	\$ 502,566.11	\$ 3,190,502.87
<b>Net Cash provided from Operations</b>	\$ 285,043.67	\$ 181,526.00	\$ 103,517.67	\$ (739,691.18)	\$ 538,782.07	\$ 1,386,914.00	\$ (248,131.93)	\$ 1,165,606.16
<b>Increase or (Decrease) in Long Term Debt</b>	\$ (111,637.29)	\$ (111,639.97)	\$ 2.68	\$ 1,525,330.26	\$ (1,096,324.40)	\$ (1,206,402.32)	\$ 110,077.92	\$ 443,038.80
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ 173,406.38	\$ 69,886.03	\$ 103,520.35	\$ 785,639.08	\$ (557,542.33)	\$ 180,511.68	\$ (138,054.01)	\$ 1,608,644.96
<b>Shareholder Dividend</b>	\$ -	\$ -	\$ -	\$ -	\$ (200,000.00)	\$ -	\$ -	\$ (150,000.00)
	\$ 61,769.09							
	\$ 61,769.09							
<b>Summary</b>								
<b>Cash Balance at Beginning of Period</b>	\$ 1,792,223.45	\$ 2,708,493.74	\$ (916,270.29)	\$ 2,230,847.54	\$ 2,563,644.63	\$ 2,597,868.09	\$ (34,223.46)	\$ 1,557,845.66
<b>Increase (Decrease) in cash during period</b>	\$ 173,406.38	\$ 69,886.03	\$ 103,520.35	\$ 785,857.31	\$ (598,014.80)	\$ 180,511.68	\$ (778,526.48)	\$ 1,458,859.19
<b>Cash at End of Period</b>	\$ 1,965,629.83	\$ 2,778,379.77	\$ (812,749.94)	\$ 3,016,704.85	\$ 1,965,629.83	\$ 2,778,379.77	\$ (812,749.94)	\$ 3,016,704.85



W.C. and A.N. Miller Development Company  
2011/2012 Cash Flow Statement  
**Comparison**

	August 2012 Month Actual	August 2012 Month Budget	August 2012 Variance	August 2011 Prior Year	Total Actual Year to Date	Total Budget Year to Date	Total Variance	Total Prior Year to Date
<b>Rental Activities</b>								
Rent Income	\$ 1,310,934.59	\$ 1,272,994.00	\$ 37,940.59	\$ 1,133,774.27	12,007,797.57	13,844,637.00	(1,836,839.43)	12,512,089.26
Rent Expenses	\$ (369,319.06)	\$ (342,016.00)	\$ (27,303.06)	\$ (274,171.36)	(3,423,341.19)	(3,920,021.00)	496,679.81	(3,985,458.79)
Real Estate Taxes	\$ (111,578.38)	\$ (102,280.00)	\$ (9,298.38)	\$ (101,632.75)	(1,100,019.63)	(1,115,720.00)	15,700.37	(1,115,442.16)
Amortization/Depreciation	\$ (163,614.70)	\$ (167,301.00)	\$ 3,686.30	\$ (164,940.16)	(1,636,146.86)	(1,840,311.00)	204,164.14	(1,840,695.14)
Debt Service - Interest	\$ (417,151.13)	\$ (417,467.00)	\$ 315.87	\$ (440,707.18)	(4,193,564.53)	(4,612,160.00)	418,595.47	(4,834,696.80)
<b>Net Rental Income</b>	\$ 249,271.32	\$ 243,930.00	\$ 5,341.32	\$ 152,322.82	\$ 1,654,725.36	\$ 2,356,425.00	\$ (701,699.64)	\$ 735,796.37
<b>Revenues</b>								
Sales(Lots and Homes)					\$ -	\$ -	\$ -	\$ 630,000.00
Cost of Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,784,186.56
<b>Corporate Gross Profit</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,154,186.56)
<b>Gross Profit</b>	\$ 249,271.32	\$ 243,930.00	\$ 5,341.32	\$ 152,322.82	\$ 1,654,725.36	\$ 2,356,425.00	\$ (701,699.64)	\$ (418,390.19)
<b>Operating Expenses</b>								
Auto Expenses	\$ -	\$ 200.00	\$ (200.00)	\$ -	904.75	2,200.00	(1,295.25)	1,533.29
Bank Charges	\$ -	\$ 50.00	\$ (50.00)	\$ 255.65	101.77	550.00	(448.23)	421.45
Computer Consultant	\$ 1,481.25	\$ 800.00	\$ 681.25	\$ 1,200.00	12,243.75	8,800.00	3,443.75	15,090.72
Computer Supplies	\$ 234.90	\$ -	\$ 234.90	\$ -	1,978.76	3,000.00	(1,021.24)	17,562.20
Executive Compensation	\$ 21,000.00	\$ 21,000.00	\$ -	\$ 18,000.00	210,000.00	231,000.00	(21,000.00)	398,000.00
Executive Bonus	\$ -	\$ -	\$ -	\$ 200,000.00	40,000.00	-	40,000.00	0.00
Office Administration	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 6,000.00	80,000.00	87,000.00	(7,000.00)	76,000.00
Payroll Burden	\$ 840.00	\$ 625.00	\$ 215.00	\$ 459.00	16,552.20	6,875.00	9,677.20	7,017.50
Equipment Rental	\$ 548.20	\$ 400.00	\$ 148.20	\$ 720.90	5,732.85	4,630.00	1,102.85	7,819.85
General Insurance	\$ -	\$ -	\$ -	\$ -	23,445.00	24,453.00	(1,008.00)	22,608.00
Legal - General	\$ (6,145.95)	\$ 5,000.00	\$ (11,145.95)	\$ -	63,885.86	55,000.00	8,885.86	14,441.91
Legal - Loans/Lenders	\$ 13,622.00	\$ -	\$ 13,622.00	\$ (10,000.00)	10,000.00	-	10,000.00	7,215.86
Legal - Haymount	\$ 6,078.85	\$ -	\$ 6,078.85	\$ 58,171.19	241,067.19	350,000.00	(108,932.81)	241,543.63
Leasing Commission - Corp	\$ -	\$ -	\$ -	\$ -	-	-	0.00	29,782.50
Health Insurance	\$ 1,506.00	\$ 1,650.00	\$ (144.00)	\$ 1,498.00	15,238.00	17,694.00	(2,456.00)	15,970.00
Management Meals	\$ 847.82	\$ 200.00	\$ 647.82	\$ 143.97	4,970.07	2,200.00	2,770.07	1,807.38
Offices Supplies	\$ (1,755.73)	\$ 500.00	\$ (2,255.73)	\$ 1,150.44	14,915.90	5,500.00	9,415.90	5,956.32
Dues & Subscriptions	\$ 1,995.00	\$ -	\$ 1,995.00	\$ -	109.00	0.00	109.00	0.00
Other Taxes and Licenses	\$ 560.62	\$ -	\$ 560.62	\$ (1,019.17)	119,307.33	10,600.00	108,707.33	47,410.94
Other Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	5,443.90	5,400.00	43.90	5,100.17
Postage	\$ 441.62	\$ 350.00	\$ 91.62	\$ 1,178.06	3,931.42	3,850.00	81.42	4,679.00
Public Relations	\$ -	\$ -	\$ -	\$ -	10,017.68	-	10,017.68	-
Accounting	\$ -	\$ 1,500.00	\$ (1,500.00)	\$ 180.00	4,668.38	16,500.00	(11,831.62)	21,788.17
Promotion & Entertainment	\$ -	\$ -	\$ -	\$ 445.22	2,443.80	-	2,443.80	1,044.60
Internal Control Audit/Review	\$ -	\$ -	\$ -	\$ -	4,315.00	5,500.00	(1,185.00)	5,240.00
Audit and Tax Returns	\$ -	\$ -	\$ -	\$ -	48,152.63	50,000.00	(1,847.37)	45,000.00
Rent	\$ 6,831.27	\$ 6,900.00	\$ (68.73)	\$ 6,300.96	67,974.64	75,900.00	(7,925.36)	69,245.82
Telephone	\$ 434.80	\$ 350.00	\$ 84.80	\$ 649.14	4,091.06	3,850.00	241.06	3,832.60
Management Travel	\$ 807.11	\$ 2,500.00	\$ (1,692.89)	\$ 1,094.65	22,025.27	27,500.00	(5,474.73)	18,560.31

	August 2012 Month Actual	August 2012 Month Budget	August 2012 Variance	August 2011 Prior Year	Total Actual Year to Date	Total Budget Year to Date	Total Variance	Total Prior Year to Date
Payroll Processing Fees	\$ 338.34	\$ 225.00	\$ 113.34	\$ 164.82	2,805.52	2,475.00	330.52	4,224.42
Board of Directors Fees	\$ 13,500.00	\$ 11,000.00	\$ 2,500.00	\$ 13,500.00	135,000.00	138,500.00	(3,500.00)	112,000.00
Shareholders Annual Meeting + 100 Yr Party	\$ -	\$ -	\$ -	\$ 2,500.00	10,404.65	10,000.00	404.65	5,116.71
Board Travel and Meals	\$ 819.79	\$ -	\$ 819.79	\$ 733.89	36,056.88	28,000.00	8,056.88	28,278.18
Executive Compensation Committee Fee's	\$ 3,800.00	\$ -	\$ 3,800.00	\$ -	-	-	-	8,370.00
Dead Storage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240.00
Charitable Contributions	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 2,000.00	\$ (1,000.00)	\$ 500.00
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Burke & Herbert Prepayment Penalty	\$ -	\$ -	\$ -	\$ 124,466.24	\$ -	\$ -	\$ -	\$ 124,466.24
<b>Total Operating Expenses</b>	<b>\$ 74,785.89</b>	<b>\$ 60,250.00</b>	<b>\$ 14,535.89</b>	<b>\$ 427,792.96</b>	<b>\$ 1,218,783.26</b>	<b>\$ 1,178,977.00</b>	<b>\$ 39,806.26</b>	<b>\$ 1,369,867.77</b>
<b>Net Operating Income</b>	<b>\$ 174,485.43</b>	<b>\$ 183,680.00</b>	<b>\$ (9,194.57)</b>	<b>\$ (275,470.14)</b>	<b>\$ 435,942.10</b>	<b>\$ 1,177,448.00</b>	<b>\$ (741,505.90)</b>	<b>\$ (1,788,257.96)</b>
Other Income and Expenses								
Miscellaneous Income				-	-	-		\$ 51,500.00
Unamortized Loan Fee's				\$ (246,947.89)	-	-		\$ (246,947.89)
Washington Securities Interest				\$ (12,738.36)	-	-		\$ (12,738.36)
Subordinated Debentures		\$ -	\$ -	\$ (3,176.44)	-	-		\$ (34,940.84)
Pr Yr Adj - 2007 Pay Tax Liab	\$ -		\$ -				0.00	\$ -
Interest Income	\$ 118.22	\$ 1,200.00	\$ (1,081.78)	\$ 1,698.93	\$ 4,007.86	\$ 13,200.00	\$ (9,192.14)	\$ 6,488.34
<b>Total Other Income and Expenses</b>	<b>\$ 118.22</b>	<b>\$ 1,200.00</b>	<b>\$ (1,081.78)</b>	<b>\$ (261,163.76)</b>	<b>\$ 4,007.86</b>	<b>\$ 13,200.00</b>	<b>\$ (9,192.14)</b>	<b>\$ (236,638.75)</b>
<b>Net Income</b>	<b>\$ 174,603.65</b>	<b>\$ 184,880.00</b>	<b>\$ (10,276.35)</b>	<b>\$ (536,633.90)</b>	<b>\$ 439,949.96</b>	<b>\$ 1,190,648.00</b>	<b>\$ (750,698.04)</b>	<b>\$ (2,024,896.71)</b>
<b>Net Income (Less revenues on Lots)</b>	<b>\$ 174,603.65</b>	<b>\$ 184,880.00</b>	<b>\$ (10,276.35)</b>	<b>\$ (536,633.90)</b>	<b>\$ 439,949.96</b>	<b>\$ 1,190,648.00</b>	<b>\$ (750,698.04)</b>	<b>\$ (2,024,896.71)</b>
<b>Adjustments to reconcile net income to net cash provided by Operations</b>								
Amortization/Depreciation	\$ 163,354.70	\$ 167,301.00	\$ (3,946.30)	\$ 165,328.76	\$ 1,630,946.86	\$ 1,840,311.00	\$ (209,364.14)	\$ 1,840,694.54
Accounts receivable	\$ 47,638.69		\$ 47,638.69	\$ 7,822.00	\$ (23,327.93)	\$ -	\$ (23,327.93)	\$ 419,513.52
Required Building Improvements	\$ (32,173.52)	\$ -	\$ (32,173.52)	\$ -	\$ (432,654.52)	\$ (552,225.00)	\$ 119,570.48	\$ (52,165.35)
Optional Building Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (112,662.00)	\$ 112,662.00	\$ -
Tenant Improvements	\$ (90,373.07)	\$ (124,617.00)	\$ 34,243.93	\$ (54,094.00)	\$ (464,830.40)	\$ (838,119.00)	\$ 373,288.60	\$ (486,315.58)
Leasing Commission	\$ (15,045.63)	\$ (82,446.00)	\$ 67,400.37	\$ (112,250.06)	\$ (478,060.52)	\$ (435,698.00)	\$ (42,362.52)	\$ (490,235.45)
Notes Receivable	\$ 3,728.66	\$ 1,848.00	\$ 1,880.66	\$ 1,703.00	\$ (34,453.12)	\$ 19,591.00	\$ (54,044.12)	\$ 75,597.88
Washington Securities Receivable				\$ 406.99				\$ 406.99
Real Estate Tax Escrows	\$ (104,575.90)	\$ (62,872.00)	\$ (41,703.90)	\$ 213,318.17	\$ (138,851.41)	\$ (257,102.00)	\$ 118,250.59	\$ (254,708.14)
Accrued Real Estate Taxes	\$ 111,578.38	\$ 102,280.00	\$ 9,298.38	\$ 159,870.00	\$ 433,512.53	\$ 1,115,720.00	\$ (682,207.47)	\$ 1,071,172.38
Real-estate Tax Payments	\$ -	\$ -	\$ -	\$ (276,203.00)	\$ (103,576.65)	\$ (436,135.00)	\$ 332,558.35	\$ (435,180.85)
Accrued Expenses	\$ (25,880.93)		\$ (25,880.93)	\$ (281,554.53)	\$ 112,744.97	\$ -	\$ 112,744.97	\$ (102,882.68)
2007 Payroll tax payments	\$ -	\$ (11,000.00)	\$ 11,000.00	\$ (11,000.00)	\$ (383,493.41)	\$ (121,000.00)	\$ (262,493.41)	\$ (121,000.00)
Springvale Meadows Expense	\$ (27,331.43)	\$ -	\$ (27,331.43)	\$ (1,247.00)	\$ (32,557.91)	\$ (21,000.00)	\$ (11,557.91)	\$ (12,318.00)
Minority Interest	\$ -		\$ -	\$ (10,266.00)	\$ -	\$ (520.80)	\$ -	\$ (43,085.96)
Prepaid Expenses	\$ (13,841.81)		\$ (13,841.81)	\$ (38,141.98)	\$ 298,187.88	\$ -	\$ 298,187.88	\$ 99,793.31
Prepaid Insurance	\$ 6,478.88	\$ 6,152.00	\$ 326.88	\$ 5,781.24	\$ 6,480.69	\$ (5,415.00)	\$ 11,895.69	\$ 5,774.21
Accounts Payable	\$ 650.54		\$ 650.54	\$ 98,850.47	\$ (16,480.26)	\$ -	\$ (16,480.26)	\$ 115,481.87
Security Deposits	\$ (4,050.00)		\$ (4,050.00)	\$ 9,165.00	\$ 33,772.28	\$ -	\$ 33,772.28	\$ 33,723.00

	August 2012 Month Actual	August 2012 Month Budget	August 2012 Variance	August 2011 Prior Year	Total Actual Year to Date	Total Budget Year to Date	Total Variance	Total Prior Year to Date
Prepaid RE Tax Income	\$ -		\$ -	\$ 60,092.00	\$ 37,041.65	\$ -	\$ 37,041.65	\$ 31,619.14
Prepaid Rent Income	\$ 90,282.46		\$ 90,282.46	\$ 2,402.00	\$ 254,952.18	\$ -	\$ 254,952.18	\$ (104,118.62)
Cost of Sale Sunshine Brooke LLC	\$ -		\$ -	\$ -	\$ (600,000.00)	\$ -	\$ (600,000.00)	\$ 1,741,777.00
Write off Burke & Herbert Loan Fee's	\$ -		\$ -	\$ 246,947.89	\$ -	\$ -	\$ -	\$ 246,947.89
Closing cost Cardinal Bank Loan	\$ -		\$ -	\$ (266,138.08)	\$ -	\$ -	\$ -	\$ (266,138.08)
Accrued Interest Payment to Washington Securities	\$ -	\$ -	\$ -	\$ (123,850.15)	\$ -	\$ -	\$ -	\$ (123,850.15)
<b>Total Adjustments</b>	\$ 110,440.02	\$ (3,354.00)	\$ 113,794.02	\$ (203,057.28)	\$ 98,832.11	\$ 196,266.00	\$ 502,566.11	\$ 3,190,502.87
<b>Net Cash provided from Operations</b>	\$ 285,043.67	\$ 181,526.00	\$ 103,517.67	\$ (739,691.18)	\$ 538,782.07	\$ 1,386,914.00	\$ (248,131.93)	\$ 1,165,606.16
<b>Cash Flows from Financing Activities</b>								
<b>Increase or (Decrease) in Long Term Debt</b>	\$ (111,637.29)	\$ (111,639.97)	\$ 2.68	\$ 1,525,330.26	\$ (1,096,324.40)	\$ (1,206,402.32)	\$ 110,077.92	\$ 443,038.80
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ 173,406.38	\$ 69,886.03	\$ 103,520.35	\$ 785,639.08	\$ (557,542.33)	\$ 180,511.68	\$ (138,054.01)	\$ 1,608,644.96
<b>Shareholder Dividend</b>	\$ -			\$ -	\$ (200,000.00)			\$ (150,000.00)
<b>Cash Balance at Beginning of Period</b>	\$ 1,792,223.45	\$ 2,708,493.74	\$ (916,270.29)	\$ 2,230,847.54	\$ 2,563,644.63	\$ 2,597,868.09	\$ 2,597,868.09	\$ 1,557,845.66
<b>Increase (Decrease) in cash during period</b>	\$ 173,406.38	\$ 69,886.03	\$ 103,520.35	\$ 785,857.31	\$ (598,014.80)	\$ 180,511.68	\$ (778,526.48)	\$ 1,458,859.19
<b>Cash at End of Period</b>	\$ 1,965,629.83	\$ 2,778,379.77	\$ (812,749.94)	\$ 3,016,704.85	\$ 1,965,629.83	\$ 2,778,379.77	\$ (812,749.94)	\$ 3,016,704.85

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W.C. and A.N. Miller Development Company  
2011/2012

CONSOLIDATED CASH FLOW STATEMENT  
As of August 31, 2012

	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Actual	September Revised	Total Actual 2011/2012	Total Budget 2011/2012	Difference Budget v Actual	Total Actual 2010/2011
Rental Activities																
Rent Income	\$ 1,180,840.75	\$ 1,139,022.43	\$ 1,183,875.02	\$ 1,130,601.30	\$ 1,188,133.95	\$ 1,112,574.01	\$ 1,235,266.85	\$ 1,428,564.47	\$ 1,190,118.65	\$ 1,218,800.14	\$ 1,310,934.59	\$ 1,284,828.00	\$ 14,603,560.16	\$ 15,129,465.00	\$ (525,904.84)	\$ 14,194,841.23
Rent Expenses	\$ (304,093.39)	\$ (326,910.40)	\$ (316,436.39)	\$ (345,671.40)	\$ (321,358.22)	\$ (267,100.74)	\$ (393,287.57)	\$ (321,307.95)	\$ (483,092.52)	\$ (344,082.61)	\$ (369,319.06)	\$ (325,222.00)	\$ (4,117,882.25)	\$ (4,245,243.00)	\$ 127,360.75	\$ (4,226,896.95)
Real Estate Taxes	\$ (109,827.61)	\$ (109,827.60)	\$ (109,827.61)	\$ (109,827.60)	\$ (109,827.60)	\$ (109,820.26)	\$ (109,827.43)	\$ (109,828.05)	\$ (109,827.48)	\$ (111,578.39)	\$ (111,578.38)	\$ (102,280.00)	\$ (1,313,878.01)	\$ (1,218,000.00)	\$ (95,878.01)	\$ (1,211,356.97)
Amortization/Depreciation	\$ (167,325.40)	\$ (167,325.40)	\$ (167,325.40)	\$ (167,325.40)	\$ (167,325.40)	\$ (145,061.06)	\$ (163,614.70)	\$ (163,614.70)	\$ (163,614.70)	\$ (163,614.70)	\$ (163,614.70)	\$ (167,301.00)	\$ (1,967,062.56)	\$ (2,007,612.00)	\$ 40,549.44	\$ (2,034,520.49)
Debt Service - Interest	\$ (421,012.61)	\$ (420,369.50)	\$ (421,760.29)	\$ (423,109.76)	\$ (416,712.78)	\$ (420,059.46)	\$ (417,528.57)	\$ (418,903.91)	\$ (416,369.33)	\$ (417,738.32)	\$ (417,151.13)	\$ (416,881.00)	\$ (5,027,596.66)	\$ (5,029,041.00)	\$ 1,444.34	\$ (5,256,192.32)
<b>Net Rental Income</b>	\$ 178,581.74	\$ 114,589.53	\$ 168,525.33	\$ 84,667.14	\$ 172,909.95	\$ 170,532.49	\$ 151,008.58	\$ 414,909.86	\$ 17,214.62	\$ 181,786.12	\$ 249,271.32	\$ 273,144.00	\$ 2,177,140.68	\$ 2,629,569.00	\$ (452,428.32)	\$ 1,465,874.50
<b>Revenues</b>																
Sales(Lots and Homes)															\$ -	\$ 630,000.00
Cost of Sales															\$ -	\$ (1,784,186.56)
<b>Gross Profit</b>	\$ 178,581.74	\$ 114,589.53	\$ 168,525.33	\$ 84,667.14	\$ 172,909.95	\$ 170,532.49	\$ 151,008.58	\$ 414,909.86	\$ 17,214.62	\$ 181,786.12	\$ 249,271.32	\$ 273,144.00	\$ 2,177,140.68	\$ 2,629,569.00	\$ (452,428.32)	\$ 311,687.94
<b>Operating Expenses</b>																
Auto Expenses	\$ -	\$ 49.33	\$ 80.01	\$ -	\$ 66.50	\$ 62.97	\$ 32.99	\$ 552.92	\$ -	\$ 60.03	\$ -	\$ 200.00	\$ 1,104.75	\$ 2,400.00	\$ (1,295.25)	\$ 1,588.30
Bank Charges	\$ (10.00)	\$ 10.27	\$ 15.28	\$ 11.76	\$ 24.55	\$ 14.32	\$ 8.65	\$ -	\$ -	\$ 26.94	\$ -	\$ 50.00	\$ 151.77	\$ 600.00	\$ (448.23)	\$ 339.40
Computer Consultant	\$ 800.00	\$ 800.00	\$ 2,000.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 2,912.50	\$ 800.00	\$ 1,731.25	\$ 800.00	\$ 1,481.25	\$ 800.00	\$ 14,525.00	\$ 9,600.00	\$ 4,925.00	\$ 16,290.72
Computer Supplies	\$ -	\$ 899.96	\$ 899.96	\$ 59.00	\$ -	\$ 929.90	\$ 59.00	\$ 89.90	\$ -	\$ 234.90	\$ 234.90	\$ -	\$ 2,213.66	\$ 3,000.00	\$ (786.34)	\$ -
Executive Compensation	\$ 18,000.00	\$ 18,000.00	\$ 27,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 252,000.00	\$ 252,000.00	\$ -	\$ 216,000.00
Executive Bonus					\$ 40,000.00								\$ 40,000.00		\$ 40,000.00	\$ 200,000.00
Office Administration	\$ 6,000.00	\$ 8,000.00	\$ 17,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 94,000.00	\$ 94,000.00	\$ -	\$ 82,000.00
Payroll Burden	\$ 459.00	\$ 612.00	\$ 1,300.50	\$ 3,400.50	\$ 2,344.50	\$ 2,142.00	\$ 2,142.00	\$ 2,155.50	\$ 1,156.20	\$ 840.00	\$ 840.00	\$ 625.00	\$ 18,017.20	\$ 7,500.00	\$ 10,517.20	\$ 7,532.50
Equipment Rental	\$ 729.28	\$ 721.15	\$ 737.14	\$ 167.55	\$ 657.33	\$ 544.33	\$ 544.28	\$ 543.93	\$ 543.93	\$ 543.93	\$ 548.20	\$ 400.00	\$ 6,681.05	\$ 5,030.00	\$ 1,651.05	\$ 9,001.32
General Insurance		\$ 23,360.00			\$ -					\$ 85.00			\$ 23,445.00	\$ 24,453.00	\$ (1,008.00)	\$ 23,791.18
Legal - General	\$ 1,965.55	\$ 6,067.08		\$ 209.86	\$ 3,159.00	\$ 8,508.00	\$ -	\$ 17,028.10	\$ 5,450.00	\$ 21,498.27	\$ (6,145.95)	\$ 5,000.00	\$ 62,739.91	\$ 60,000.00	\$ 2,739.91	\$ 17,520.41
Legal - Loans/Lenders					\$ -				\$ 10,000.00	\$ -	\$ 13,622.00		\$ 23,622.00		\$ 23,622.00	\$ 56,514.77
Legal - Haymount	\$ 33,836.71	\$ 78,128.94	\$ 33,471.86	\$ 21,341.95	\$ 14,007.90	\$ 12,957.88	\$ 8,351.93	\$ 10,428.36	\$ 3,092.48	\$ 25,449.18	\$ 6,078.85		\$ 247,146.04	\$ 350,000.00	\$ (102,853.96)	\$ 335,066.91
Leasing Commission - Corp													\$ -		\$ -	\$ 29,782.50
Health Insurance	\$ 1,498.00	\$ 1,498.00	\$ 1,498.00	\$ 1,498.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 996.00	\$ 1,506.00	\$ 1,650.00	\$ 18,394.00	\$ 19,344.00	\$ (950.00)	\$ 17,468.00
Management Meals	\$ 616.99	\$ 101.45	\$ 1,350.16	\$ 317.43	\$ 85.10	\$ 794.04	\$ 698.96	\$ 96.32	\$ 244.36	\$ 665.26	\$ 847.82	\$ 200.00	\$ 6,017.89	\$ 2,400.00	\$ 3,617.89	\$ 2,167.00
Offices Supplies	\$ 661.31	\$ 995.93	\$ 750.24	\$ 763.61	\$ 671.33	\$ 489.61	\$ 374.03	\$ 3,551.66	\$ 385.12	\$ 6,273.06	\$ (1,755.73)	\$ 500.00	\$ 13,660.17	\$ 6,000.00	\$ 7,660.17	\$ 6,048.53
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109.00		\$ -	\$ 1,995.00		\$ 2,104.00	\$ -	\$ 2,104.00	\$ -
Other Taxes and Licenses	\$ 1,405.01	\$ 2,690.48	\$ 92.69	\$ 10.00	\$ 6,227.00	\$ 10.00	\$ 810.00	\$ 35,967.38	\$ 36,117.38	\$ 35,977.39	\$ 560.62		\$ 119,867.95	\$ 10,600.00	\$ 109,267.95	\$ 57,044.62
Other Real Estate Taxes			\$ 2,644.18						\$ 2,799.72	\$ -			\$ 5,443.90	\$ 5,400.00	\$ 43.90	\$ 4,577.11
Postage	\$ 290.20	\$ 430.38	\$ 401.32	\$ 304.19	\$ 647.44	\$ 521.26	\$ 330.96	\$ 484.14	\$ 291.58	\$ 229.95	\$ 441.62	\$ 350.00	\$ 4,723.04	\$ 4,200.00	\$ 523.04	\$ 5,005.81
Public Relations					\$ 2,025.00		\$ 3,247.68	\$ 1,650.00	\$ 3,095.00	\$ -			\$ 10,017.68	\$ -	\$ 10,017.68	\$ -
Accounting	\$ 180.00	\$ 175.00		\$ 671.88	\$ 246.50	\$ -	\$ 2,745.00	\$ 575.00	\$ -	\$ 75.00	\$ -	\$ 1,500.00	\$ 6,168.38	\$ 18,000.00	\$ (11,831.62)	\$ 22,178.17
Promotion & Entertainment	\$ 508.00			\$ -	\$ 1,021.99				\$ 663.31	\$ 250.50			\$ 2,443.80		\$ 2,443.80	\$ 1,174.93
Internal Control Audit/Review		\$ 4,315.00		\$ -					\$ -	\$ -			\$ 4,315.00	\$ 5,500.00	\$ (1,185.00)	\$ 5,240.00
Audit and Tax Returns	\$ 9,122.75	\$ 30,850.93	\$ 8,178.95	\$ -						\$ -			\$ 48,152.63	\$ 50,000.00	\$ (1,847.37)	\$ 44,900.25
Rent	\$ 7,204.69	\$ 6,855.92	\$ 6,855.92	\$ 6,855.92	\$ 6,855.92	\$ 6,832.24	\$ 6,831.27	\$ 6,831.27	\$ 6,759.99	\$ 6,091.50	\$ 6,831.27	\$ 6,900.00	\$ 81,705.91	\$ 82,800.00	\$ (1,094.09)	\$ 229,917.58
Telephone	\$ 394.31	\$ 387.32	\$ 412.67	\$ 365.59	\$ 584.23	\$ 261.05	\$ 374.68	\$ 237.36	\$ 836.95	\$ 236.90	\$ 434.80	\$ 350.00	\$ 4,875.86	\$ 4,200.00	\$ 675.86	\$ 4,513.04
Management Travel	\$ 1,216.13	\$ 2,455.90	\$ 1,220.20	\$ 3,922.70	\$ 1,721.18	\$ 2,466.50	\$ 1,855.60	\$ 2,037.21	\$ 2,348.89	\$ 2,780.96	\$ 807.11	\$ 2,500.00	\$ 25,332.38	\$ 30,000.00	\$ (4,667.62)	\$ 19,465.02
Payroll Processing Fees	\$ 164.82	\$ 164.82	\$ 210.62	\$ 225.72	\$ 330.44	\$ 330.44	\$ 347.04	\$ 338.34	\$ 354.94	\$ 338.34	\$ 338.34	\$ 225.00	\$ 3,368.86	\$ 2,700.00	\$ 668.86	\$ 4,405.84
Board of Directors Fees	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 162,000.00	\$ 149,500.00	\$ 12,500.00	\$ 125,500.00
Shareholders Annual Meeting + 100 Yr Party			\$ 1,649.10	\$ -			\$ 8,390.55	\$ 365.00					\$ 10,404.65	\$ 10,000.00	\$ 404.65	\$ 5,116.71
Board Travel and Meals		\$ 9,114.14	\$ 921.83	\$ 9,575.60		\$ 669.97	\$ 8,962.92	\$ 716.91		\$ 6,095.51	\$ 819.79		\$ 36,876.67	\$ 28,000.00	\$ 8,876.67	\$ 28,278.18
Repairs & Maintenance											\$ 3,800.00					
Executive Compensation Committee Fee's													\$ -		\$ -	\$ 8,370.00
Dead Storage													\$ -		\$ -	\$ 2,240.00
Charitable Contributions	\$ 500.00						\$ -			\$ 500.00			\$ 1,000.00	\$ 2,000.00	\$ (1,000.00)	\$ 500.00
Interest Expense																\$ 17,025.53
Burke & Herbert Prepayment Penalty													\$ -		\$ -	\$ 124,466.24
<b>Total Operating Expenses</b>	\$ 99,042.75	\$ 209,284.04	\$ 122,190.63	\$ 92,001.26	\$ 124,625.91	\$ 81,484.51	\$ 92,111.04	\$ 127,708.30	\$ 119,021.10	\$ 151,313.72	\$ 74,785.89	\$ 62,750.00	\$ 1,352,519.15	\$ 1,239,227.00	\$ 113,292.15	\$ 1,731,030.57
<b>Net Operating Income</b>	\$ 79,538.99	\$ (94,694.51)	\$ 46,334.70	\$ (7,334.12)	\$ 48,284.04	\$ 89,047.98	\$ 58,897.54	\$ 287,201.56	\$ (101,806.48)	\$ 30,472.40	\$ 174,485.43	\$ 210,394.00	\$ 824,621.53	\$ 1,390,342.00	\$ (565,720.47)	\$ (1,419,342.63)
Other Income and Expenses																
Miscellaneous Income													\$ -	\$ -	\$ -	\$ 51,500.00
Accrued Interest HLP LOC													\$ -	\$ -	\$ -	\$ 233,974.96
Unamortized Loan Fee's													\$ -	\$ -	\$ -	\$ (246,947.89)
Debt Service (Interest) Other													\$ -	\$ -	\$ -	\$ (47,679.20)
Deferred Tax Expense													\$ -	\$ -	\$ -	\$ 790.00
Gain/Loss Sale of Asset													\$ -	\$ -	\$ -	\$ (198,898.14)

	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Actual	September Revised	Total Actual 2011/2012	Total Budget 2011/2012	Difference Budget v Actual	Total Actual 2010/2011
Pr Yr Adj - 2007 Pay Tax Liability						\$ (13,878.85)							\$ -	\$ -	\$ -	\$ (198,898.14)
Non Deductible Expense (NH)													\$ -	\$ -	\$ -	\$ (6,000.00)
Interest Income	\$ 928.27	\$ 669.21	\$ 455.13	\$ 445.94	\$ 385.53	\$ 347.38	\$ 326.67	\$ 203.65	\$ 126.95	\$ 119.13	\$ 118.22	\$ 1,200.00	\$ 5,326.08	\$ 14,400.00	\$ (9,073.92)	\$ 7,510.42
<b>Total Other Income and Expenses</b>	\$ 928.27	\$ 669.21	\$ 455.13	\$ 445.94	\$ 385.53	\$ (13,531.47)	\$ 326.67	\$ 203.65	\$ 126.95	\$ 119.13	\$ 118.22	\$ 1,200.00	\$ 5,326.08	\$ 14,400.00	\$ (9,073.92)	\$ (404,647.99)
<b>Net Income</b>	\$ 80,467.26	\$ (94,025.30)	\$ 46,789.83	\$ (6,888.18)	\$ 48,669.57	\$ 75,516.51	\$ 59,224.21	\$ 287,405.21	\$ (101,679.53)	\$ 30,591.53	\$ 174,603.65	\$ 211,594.00	\$ 829,947.61	\$ 1,404,742.00	\$ (574,794.39)	\$ (1,823,990.62)
<b>Cash Flow from operating activities</b>																
<b>Net Income (Less revenues on Lots)</b>	\$ 80,467.26	\$ (94,025.30)	\$ 46,789.83	\$ (6,888.18)	\$ 48,669.57	\$ 75,516.51	\$ 59,224.21	\$ 287,405.21	\$ (101,679.53)	\$ 30,591.53	\$ 174,603.65	\$ 211,594.00	\$ 829,947.61	\$ 1,404,742.00	\$ (574,794.39)	\$ (669,804.06)
<b>Adjustments to reconcile net income to net cash provided by Operations</b>																
Amortization/Depreciation	\$ 167,325.40	\$ 167,325.40	\$ 167,325.40	\$ 167,325.40	\$ 167,325.40	\$ 145,061.06	\$ 163,614.70	\$ 158,414.70	\$ 163,614.70	\$ 163,614.70	\$ 163,354.70	\$ 167,301.00	\$ 1,961,602.56	\$ 2,007,612.00	\$ (46,009.44)	\$ 2,034,520.49
Accounts receivable	\$ 24,786.21	\$ 50,146.90	\$ (232,183.41)	\$ 46,338.78	\$ 142,837.96	\$ (48,539.80)	\$ 23,080.66	\$ (205,885.95)	\$ 238,688.38	\$ (62,597.66)	\$ 47,638.69		\$ 24,310.76	\$ -	\$ 24,310.76	\$ 11,354.11
Required Building Improvements	\$ (29,413.10)	\$ (31,368.00)	\$ (707.90)		\$ (118,140.36)	\$ (6,216.00)	\$ (161,462.69)	\$ -	\$ (78,841.47)	\$ (6,505.00)	\$ (32,173.52)		\$ (464,828.04)	\$ (552,225.00)	\$ 87,396.96	\$ 36,844.75
Optional Building Improvements					\$ -	\$ -	\$ -	\$ -			\$ -		\$ -	\$ (112,662.00)	\$ 112,662.00	\$ -
Tenant Improvements	\$ (13,008.39)	\$ (2,388.00)	\$ (2,418.40)	\$ (44,330.37)	\$ (112,025.65)	\$ (88,640.81)	\$ 93,011.49	\$ (120,397.71)	\$ (10,263.86)	\$ (164,368.70)	\$ (90,373.07)	\$ (68,856.00)	\$ (624,059.47)	\$ (906,975.00)	\$ 282,915.53	\$ (397,748.00)
Leasing Commission	\$ -	\$ (40,448.25)	\$ (57,369.10)	\$ (21,751.40)	\$ (65,960.45)	\$ (51,144.60)	\$ (44,478.70)	\$ (33,687.72)	\$ (48,067.68)	\$ (115,152.62)	\$ (15,045.63)	\$ (26,310.00)	\$ (519,416.15)	\$ (462,008.00)	\$ (57,408.15)	\$ (466,404.23)
Notes Receivable	\$ 1,728.18	\$ 1,741.15	\$ 1,754.20	\$ 1,767.36	\$ 1,780.62	\$ 1,793.97	\$ (34,447.35)	\$ 2,016.78	\$ 2,031.75	\$ (14,619.78)	\$ 3,728.66	\$ 1,863.00	\$ (28,861.46)	\$ 21,454.00	\$ (50,315.46)	\$ 99,908.20
Real Estate Tax Escrows	\$ (63,427.52)	\$ 57,123.34	\$ (63,428.50)	\$ (63,432.79)	\$ (32,166.16)	\$ 53,333.46	\$ 140,023.85	\$ (55,620.13)	\$ (55,626.19)	\$ (55,630.77)	\$ (104,575.90)	\$ 355,389.50	\$ 111,962.19	\$ 98,287.50	\$ 13,674.69	\$ 25,626.93
Accrued Real Estate Taxes	\$ 72,786.00	\$ 72,786.00	\$ 72,786.00	\$ 72,786.00	\$ 72,786.00	\$ (64,691.78)	\$ (122,875.74)	\$ 72,785.83	\$ 72,785.83	\$ 111,578.39	\$ 111,578.38	\$ 102,280.00	\$ 647,370.91	\$ 1,218,000.00	\$ (570,629.09)	\$ (8,135.75)
Real-estate Tax Payments					\$ -	\$ (103,576.65)					\$ -	\$ (781,865.00)	\$ (885,441.65)	\$ (1,218,000.00)	\$ 332,558.35	\$ (1,211,356.97)
Accrued Expenses	\$ (42,600.06)	\$ 25,275.11	\$ (93,524.53)	\$ 130,954.55	\$ 62,344.68	\$ 11,221.54	\$ 35,006.61	\$ 151,345.01	\$ (4,086.54)	\$ (163,191.40)	\$ (25,880.93)		\$ 86,864.04	\$ -	\$ 86,864.04	\$ (203,938.55)
2007 Payroll tax payments	\$ (11,000.00)	\$ (11,000.00)	\$ (11,000.00)	\$ (11,000.00)	\$ (11,000.00)	\$ (328,493.41)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (383,493.41)	\$ (132,000.00)	\$ (251,493.41)	\$ (89,539.27)
Springvale Meadows Expense	\$ -	\$ (15,976.00)	\$ (5,630.00)	\$ (132.41)	\$ (175.00)	\$ (4,821.19)	\$ (4,424.00)	\$ (555.81)	\$ -	\$ (843.50)	\$ (27,331.43)		\$ (59,889.34)	\$ (21,000.00)	\$ (38,889.34)	\$ 53,825.70
Minority Interest	\$ (69.75)	\$ (21.75)	\$ (201.96)	\$ -	\$ (13.50)	\$ -		\$ (213.84)	\$ -	\$ -	\$ -		\$ (520.80)	\$ -	\$ (520.80)	\$ (234,523.85)
Prepaid Expenses	\$ 38,810.34	\$ 51,873.35	\$ 36,040.94	\$ (18,253.58)	\$ 78,261.40	\$ 31,427.48	\$ 54,936.77	\$ 39,258.07	\$ (10.00)	\$ (14,156.89)	\$ (13,841.81)		\$ 284,346.07	\$ -	\$ 284,346.07	\$ (6,585.21)
Prepaid Insurance	\$ 5,781.24	\$ 5,781.24	\$ 5,781.25	\$ 5,781.24	\$ 5,781.24	\$ 5,615.85	\$ 5,615.21	\$ (24,701.42)	\$ (14,970.95)	\$ 6,015.79	\$ 6,478.88	\$ 6,152.00	\$ 19,111.57	\$ 737.00	\$ 18,374.57	\$ 11,531.59
Accounts Payable	\$ 1,026.86	\$ 54,148.85	\$ 57,914.17	\$ (153,695.10)	\$ 15,297.27	\$ 5,719.88	\$ 14,777.92	\$ (10,415.70)	\$ (50,956.11)	\$ 49,701.70	\$ 650.54		\$ (15,829.72)	\$ -	\$ (15,829.72)	\$ (33,722.83)
Security Deposits	\$ 16,630.21	\$ (3,612.15)	\$ 2,052.00	\$ (5,912.31)	\$ 601.70	\$ (2,200.00)	\$ 10,853.83	\$ 11,708.00	\$ (4,000.00)	\$ 7,651.00	\$ (4,050.00)		\$ 29,722.28	\$ -	\$ 29,722.28	\$ 45,134.81
Prepaid RE Tax Income		\$ -		\$ -		\$ -		\$ 37,041.65	\$ -	\$ -			\$ 37,041.65	\$ -	\$ 37,041.65	\$ (13,018.07)
Prepaid Rent Income	\$ (72,853.54)	\$ 21,524.13	\$ 228,514.72	\$ 8,138.02	\$ (26,806.98)	\$ 86,522.44	\$ (105,713.74)	\$ 62,565.91	\$ (118,748.38)	\$ 171,809.60	\$ 90,282.46		\$ 345,234.64	\$ -	\$ 345,234.64	\$ 22,641.84
Deposit on Refinance of Shops at Sumner Place									\$ (600,000.00)							
Cost of Sale Sunshine Brooke LLC													\$ -	\$ -	\$ -	\$ 1,741,777.00
Washington Securities Receivable													\$ -	\$ -	\$ -	\$ 406.00
Write off Burke & Herbert Loan Fee's													\$ -	\$ -	\$ -	\$ 246,947.89
Closing cost Cardinal Bank Loan													\$ -	\$ -	\$ -	\$ (266,138.08)
Accrued Interest Payment to Washington Securities													\$ -	\$ -	\$ -	\$ (123,850.15)
<b>Total Adjustments</b>	\$ 96,502.08	\$ 402,911.32	\$ 105,704.88	\$ 114,583.39	\$ 180,728.17	\$ (357,628.56)	\$ 67,518.82	\$ 46,829.86	\$ 128,377.29	\$ (686,695.14)	\$ 110,440.02	\$ (244,045.50)	\$ 565,226.63	\$ (58,779.50)	\$ 624,006.13	\$ 1,275,558.35
<b>Net Cash provided from Operations</b>	\$ 176,969.34	\$ 308,886.02	\$ 152,494.71	\$ 107,695.21	\$ 229,397.74	\$ (282,112.05)	\$ 126,743.03	\$ 334,235.07	\$ 26,697.76	\$ (656,103.61)	\$ 285,043.67	\$ (32,451.50)	\$ 1,395,174.24	\$ 1,345,962.50	\$ 49,211.74	\$ (548,432.27)
<b>Cash Flows from Financing Activities</b>																
Cardinal Bank (Spring Valley Retail)	\$ 14,666,372.01	\$ 14,647,521.13	\$ 14,628,355.40	\$ 14,611,241.73	\$ 14,594,061.20	\$ 14,572,872.02	\$ 14,555,526.63	\$ 14,536,150.18	\$ 14,518,651.43	\$ 14,499,123.61	\$ 14,481,472.85	\$ 14,463,732.07				
Met Life (Little Falls Mall)	\$ 26,044,377.44	\$ 25,995,524.89	\$ 25,946,413.83	\$ 25,897,042.89	\$ 25,847,410.70	\$ 25,797,515.87	\$ 25,747,357.01	\$ 25,696,932.73	\$ 25,646,241.62	\$ 25,595,282.27	\$ 25,544,053.26	\$ 25,492,553.16				
Key Bank Loan (Sumner Highland Apt)	\$ 17,490,735.62	\$ 17,470,453.24	\$ 17,450,061.50	\$ 17,429,559.81	\$ 17,408,947.59	\$ 17,388,224.23	\$ 17,367,389.14	\$ 17,346,441.71	\$ 17,325,381.34	\$ 17,304,207.42	\$ 17,282,919.34	\$ 17,261,516.48				
Teachers Loan (Spring Valley Office)	\$ 21,831,180.78	\$ 21,810,821.49	\$ 21,790,341.74	\$ 21,769,740.82	\$ 21,749,018.01	\$ 21,728,172.59	\$ 21,707,203.84	\$ 21,686,111.22	\$ 21,664,893.60	\$ 21,643,550.44	\$ 21,622,081.00	\$ 21,600,484.54				
Haymount Mezz	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83				
<b>Total Long Term Debt</b>	\$ 88,282,895.68	\$ 88,174,550.58	\$ 88,065,402.30	\$ 87,957,815.08	\$ 87,849,667.33	\$ 87,737,014.54	\$ 87,627,706.45	\$ 87,515,865.67	\$ 87,405,397.82	\$ 87,292,393.57	\$ 87,180,756.28	\$ 87,068,516.08				
<b>Increase or (Decrease) in Long Term Debt</b>	\$ (105,822.29)	\$ (108,345.10)	\$ (109,148.28)	\$ (107,587.22)	\$ (108,147.75)	\$ (112,652.79)	\$ (109,308.09)	\$ (111,840.78)	\$ (110,467.85)	\$ (113,004.25)	\$ (111,637.29)	\$ (112,240.20)	\$ (1,320,201.89)	\$ (1,318,628.89)	\$ (1,573.00)	\$ 94,479.00
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ 71,147.05	\$ 200,540.92	\$ 43,346.43	\$ 107.99	\$ 121,249.99	\$ (394,764.84)	\$ 17,434.94	\$ 222,394.29	\$ (83,770.09)	\$ (769,107.86)	\$ 173,406.38	\$ (144,691.70)	\$ 74,972.35	\$ 27,333.61	\$ 47,638.74	\$ (453,953.27)
<b>Shareholder Dividend</b>							\$ (200,000.00)						\$ (200,000.00)	\$ -	\$ (200,000.00)	\$ (150,000.00)
<b>Summary</b>															\$ -	
															\$ -	
															\$ -	
<b>Cash Balance at Beginning of Period</b>	\$ 2,563,644.63	\$ 2,634,791.68	\$ 2,835,332.60	\$ 2,878,679.03	\$ 2,878,787.02	\$ 3,000,037.01	\$ 2,605,272.17	\$ 2,422,707.11	\$ 2,645,101.40	\$ 2,561,331.31	\$ 1,792,223.45	\$ 1,965,629.83		\$ 2,597,868.09	\$ -	\$ 1,557,845.66
<b>Increase (Decrease) in cash during period</b>	\$ 71,147.05	\$ 200,540.92	\$ 43,346.43	\$ 107.99	\$ 121,249.99	\$ (394,764.84)	\$ (182,565.06)	\$ 222,394.29	\$ (83,770.09)	\$ (769,107.86)	\$ 173,406.38	\$ (144,691.70)	\$ (742,706.50)	\$ 27,333.61	\$ (770,040.11)	\$ 1,005,799.00
<b>Cash at End of Period</b>	\$ 2,634,791.68	\$ 2,835,332.60	\$ 2,878,679.03	\$ 2,878,787.02	\$ 3,000,037.01	\$ 2,605,272.17	\$ 2,422,707.11	\$ 2,645,101.40	\$ 2,561,331.31	\$ 1,792,223.45	\$ 1,965,629.83	\$ 1,820,938.13	\$ 1,820,938.13	\$ 2,625,201.70	\$ (804,263.57)	\$ 2,563,644.66