WC & AN Miller Companies Balance Sheet April 30, 2010

		•		
		Current Month		Prior Month
		ASSETS		
Current Assets				
Cash and Cash Equivalents	\$	2,476,077.59	\$	2,341,613.88
Accounts Receivable, net		4,360,995.71		4,893,314.20
Other Receivables		893,164.51		800,279.16
Inventory		1,856,625.43		1,805,460.55
Prepaid Expenses	-	122,527.66		168,577.86
Total Current Assets	-	9,709,390.90	-	10,009,245.65
Fixed Assets				
Land		8,278,840.50		8,278,840.50
HLP, II Land		538,905.48		538,905.48
Buildings		41,752,868.62		41,752,868.62
Property and Equipment		1,722,997.46		1,722,997.46
Capital Improvements - Opt		648,671.00		648,671.00
Improvements		17,413,344.38		17,406,299.13
Less: Accumulated Depreciation	_	17,206,322.72		17,025,334.05
Net Fixed Assets		53,149,304.72	-	53,323,248.14
Other Assets				
Deferred Leasing Commissions,		526,234.68		492,823.76
Deferred Finance Charges, net		940,181.91		940,181.91
Accum Amort Def		(12,614.17)		(12,614.17)
Deposit		17,630.05		17,630.05
Deferred Taxes		6,721,709.00		6,721,709.00
Escrow Water		0.00		(9,679.56)
Real Estate Tax Escrow		400,819.01	_	513,402.81
Total Other Assets	_	8,593,960.48		8,663,453.80
TOTAL ASSETS	\$_	71,452,656.10	\$	71,995,947.59

WC & AN Miller Companies Balance Sheet April 30, 2010

Current Month

Prior Month

LIABILITIES AND STOCKHOLDERS' DEFICIT

Current Liabilities			
Accounts Payable	\$	46,648.36	\$ 19,736.61
2007 Payroll Tax Liability		528,032.68	539,032.68
Accrued Income Taxes		464.00	464.00
Accrued Expenses		1,278,903.77	1,328,840.37
Security Deposits		319,230.26	319,586.93
Prepaid Rent Income	_	297,133.06	223,517.83
Total Current Liabilities		2,470,412.13	2,431,178.42
Long-Term Liabilities			
Notes Payable (1)		89,210,911.94	89,307,347.87
Guaranty Reserve	_	34,310.06	34,310.06
Total Long-Term Liabilities	_	89,245,222.00	89,341,657.93
Total Liabilities	-	91,715,634.13	91,772,836.35
Minority Interest (2)	***	(5,837,907.26)	(5,836,210.66)
Total Minority Interest	_	(5,837,907.26)	(5,836,210.66)
Stockholders' Deficit			
Common Stock		800,200.00	800,200.00
Dividend		(149,999.99)	(100,000.00)
Retained Earnings (Deficit)	_	(15,075,270.78)	(14,640,878.10)
Total Stockholders' Deficit		(14,425,070.77)	(13,940,678.10)
TOTAL LIABILITIES & STOCKHOLDERS' DEFI	\$	71,452,656.10	\$ 71,995,947.59

^{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.

WC & AN Miller Companies Long Term Debt April 30, 2010

		Current Month		Budget	Prior Month
N/P Cur Wash Securties	\$	200,000.00	\$	200,000.00	200,000.00
NP Cur Sub Debent		440,000.00		440,000.00	440,000.00
N/P MetLife		26,881,034.97		26,881,034.96	26,925,226.36
N/P Burke & Herbert - SVR		13,441,673.34		13,420,612.56	13,457,404.79
Key Bank Loan		17,820,136.20		17,856,084.80	17,838,448.74
N/P - TIAA Loan		22,177,837.60		22,141,114.00	22,196,038.15
N/P - Haymount Mezz	**************************************	8,250,229.83	-	8,250,229.96	8,250,229.83
Total Long Term Debt	\$	89,210,911.94	\$	89,189,076.28	89,307,347.87

Notes Repayment Schedule

- 1. Washington Securities On Demand
- 2. Subordinated Debentures On Demand with 1 year notice
- 3. MetLife 1/1/2013
- 4. Burke & Herbert 7/6/2016
- 5. Key Bank Loan 6/30/2021
- 6. TIAA 10/1/2018

For Management Purposes Only

May 26, 2010

WC & AN Miller Companies Income Statement For the Seven Months Ending April 30, 2010

Rental Activities Rent Income Rent Expenses Real Estate Taxes Depreciation Debt Service-Interest	Current Month Actual \$ 1,185,753.04 (778,917.42) (120,518.58) (180,988.67) (448,381.80)	Current Month Budget 1,221,269.00 (325,467.00) (129,120.00) (156,261.00) (466,362.00)	Current Month Variance (35,515.96) (453,450.42) 8,601.42 (24,727.67) 17,980.20	Year to Date Actual 9,358,034.52 (3,288,900.19) (843,833.03) (1,264,819.53) (3,154,913.30)	Year to Date Budget 8,989,968.00 (2,420,159.00) (903,840.00) (1,093,827.00) (3,273,679.00)	Year to Date Variance 368,066.52 (868,741.19) 60,006.97 (170,992.53) 118,765.70
	(343,053.43)	144,059.00	(487,112.43)	805,568.47	1,298,463.00	(492,894.53)
	0.00	0.00	00.00	0.00	0.00	0.00
	0.00	0.00	0.00	8,000.00	0.00	8,000.00
	0.00	00.00	0.00	(8,000.00)	00.00	(8,000.00)
	(343,053.43)	144,059.00	(487,112.43)	797,568.47	1,298,463.00	(500,894.53)
	685.00	800.00	(115.00)	4,754.02	5,600.00	(845.98)
	18.36	00.009	(581.64)	481.26	4,200.00	(3,718.74)
	00.000,1	1,000.00	0.00	8,939.03	7,000.00	1,939.03
	5,000.00	5,000.00	0.00	45.000.00	35,000,00	10 000 00
	0.00	00'0	0.00	11.64	0.00	11.64
	2,210.29	2,190.61	19.68	17,228.41	15,334.27	1,894.14
	0.00	00:0	0.00	23,934.19	30,500.00	(6,565.81)
	5,024.48	7,500.00	(2,475.52)	23,057.82	62,500.00	(39,442.18)
	0.00	00:0	0.00	5,298.80	0.00	5,298.80
	60.0000	0.00	9,336.69	10.8/8/87	0.00	28,978.01
	1.371.00	0.00	0.00	8 503 00	10,500.55	0.00
	0.00	100.00	(100.00)	711.03	700:00	(11,03)
	0.00	0.00	0.00	785.68	2,500.00	(1.714.32)
	(20.00)	300.00	(320.00)	2,306.39	2,100.00	206.39
	28,691.01	0.00	28,691.01	37,460.55	6,250.60	31,209.95
	0.00	0.00	0.00	234.00	0.00	234.00
	382.50	1,530.00	(1,147.50)	2,512.50	7,762.00	(5,249.50)
	449.01	720.00	199.01	2,006.90	1,750.00	256.90

May 26, 2010

WC & AN Miller Companies Income Statement For the Seven Months Ending April 30, 2010

Accounting Review/Audit/Tax Return Promotion and Entertainment Rent Executive Compensation Storage Telephone Management Travel Payroll Processing Fees Interest Expense Board of Directors fees RE Tax Exp Board Travel and Meals Total Operating Expenses Net Operating Income Debt Service (Interest) Other Pr Yr Adj - 2007 Pay Tax Liab Total Other Income and Expenses	Current Month Actual 2,489.25 0.00 0.00 6,061.16 15,000.00 1,537.13 141.51 1,070.20 143.47 0.00 9,000.00 0.00 0.00 1,428.25 (3,176.44) 0.00 (1,748.19)	Current Month Budget 1,500.00 0.00 6,138.75 15,000.00 2,500.00 2,500.00 9,000.00 0.00 9,000.00 3,000.00 3,000.00 3,000.00 (1,76.44)	Current Month Variance 989.25 0.00 0.00 (77.59) 0.00 1,537.13 (108.49) (1,429.80) (56.53) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Year to Date Actual 13,078.25 70,481.05 7,023.56 54,755.98 105,000.00 10,368.56 1,195.46 16,252.40 1,114.67 1,114.67 1,118.87.60 2,455.99 11,887.60 205,324.16 11,438.46 (22,415.56) (539,032.68)	Year to Date Budget 10,500.00 65,000.00 5,081.00 42,971.25 105,000.00 1,750.00 1,750.00 1,100.00 63,000.00 4,500.00 14,000.00 553,935.67 744,527.33 0.00 (1235.08)	Year to Date Variance 2,578.25 5,481.05 1,942.56 11,784.73 0.00 1,868.56 (554.54) (1,247.60) 14.67 1.01 0.00 (2,044.01) (2,112.40) 38,308.64 (539,203.17) (180.48) (539,032.68)
	(434,392.68)	88,523.20	(522,915.88)	(344,685.62)	743,292.25	(1,087,977.87)
						An appropriately to the second

W.C. and A.N. MILLER COMPANIES STATEMENT OF CASH FLOW For the Month Ended April 30, 2010

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	(434,393)	(344,686)
Adjustments to Reconcile Net Income to Net Cash		
Provided by Operating Activities		
Dividend	(50,000)	(150,000)
Depreciation and amortization	180,989	1,277,434
Loss on disposition of fixed assets		-
Income allocated to minority interest	(1,697)	(5,161)
Accounts receivable	532,318	76,350
Other receivables	(92,885)	(33,417)
Inventory	(51,165)	(83,009)
Deferred income taxes	、	-
Prepaid expenses	46,050	352,244
Current maturities of long term debt	,	-
Accounts payable	15,912	552,739
Accrued income taxes		(35,112)
Accrued expenses	(49,937)	280,674
Security deposits	(357)	(26,669)
Prepaid rent income	73,615	96,455
Total Adjustments	602,844	2,302,529
Net Cash Provided by (Used for) Operating Activities	168,452	1,957,844
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(7,045)	(554,172)
Acquisition of deferred financing charges	(33,411)	(103,486)
Acquisition of real estate tax escrow	112,584	(142,135)
Acquisition of water escrow	(9,680)	(142,133)
Disposition of guaranty reserve	(9,000)	U
Disposition of deposit	-	-
Net Cash Used for Investing Activities	62,448	(799,793)
Cash Flow for Financing Activities:		
Disposition of long term debt	(96,436)	(641,384)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	(96,436)	(641,384)
Net Increase (Decrease) in Cash and Cash Equivalents	134,464	516,667
Cash and cash equivalents, Beginning of Period	2,341,614	1,959,410
and the three thre	2,371,017	1,535,410
CASH AND CASH EQUIVALENTS, END OF YEAR	2,476,077 \$	2,476,077

890x WCAN Miller-CONSOLIDATED (Commercial Residential) Statement of Operations April 30, 2010

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget	Variance YTD	% Var.	Budget Total Year
Income Residential Potential Potential Rent Income Retail Potential Vacancies Vacancy - Retail	211,757 547,808 377,417 (66,250) (23,361)	210,049 560,099 320,601 (46,299)	1,708 (12,291) 56,816 (19,951) (23,361)	1,466,928 3,787,556 2,354,308 (352,108) (138,200)	1,468,387 3,885,865 2,190,563 (365,703)	(1,459) (98,310) 163,745 13,595 (138,200)	%6 %6 %7 %8 %0 %0	2,527,745 6,675,265 3,836,068 (524,718)
Total Rental Income	1,047,369	1,044,449	2,920	7,118,483	7,179,112	(60,629)	.1%	12,514,361
Other Adjustments to Income: Concession Model Allowance Quarters Allowance	(17,261) (1,450) -	(33,854) (2,900) (380)	16,593 1,450 380	(172,219) (11,131) (823)	(153,050) (20,300) (2,660)	(19,169) 9,169 1,837	-13% 45% 69%	(279,379) (34,800) (4,560)
Total Adjustments to Inco	(18,711)	(37,134)	18,423	(184,173)	(176,010)	(8,163)	-2%	(318,739)
Reimbursable Income: Operating Expenses OE - Annex Operating / Taxes	82,430 2,800 586	86,442 2,778	(4,012) 22 586	585,953 19,600	968,787 44,136	(382,833) (24,536)	-40% -56%	1,402,879
Insurance Real Estate Tax PY Recoveries - Miller	20 (9,132) (2,292)	20 48,611	(57,743) (2,292)	241,929 963,412	140 432,494	(4,517) - (190,565) 963,412	4 8 8 4 8 8 8 8	241 678,211
Total Reimbursable Income Other Income:	74,412	137,851	(63,439)	1,806,418	1,445,557	360,860	25%	2,138,464
Parking/Garage Contracting Revenue Parking Concession (Income	220 41,019 (4.978)	220 42,292	- (1,273) (4 978)	1,540 296,415 (34,845)	1,540	3,652	0 1% 8	2,640 504,224
Storage Rent Vacancies - Storage Percentage Rent	1,797 (330) 5,797	1,550	(330)	(3,291) (3,291)	10,774	(3,291)	%0 80%	17,924
Legal Late Fee	4,047	332	3.715	4,350	t	4,350	%%	- 243
Pet Charges - Monthly Returned Check	1,946	1,250 70	696 (45)	11,181	8,750 490	2,431 2,431 (390)	28% 80%	3,984 15,000 840
Early Lease Break Owner Income-Asset Manageme Misc. Income	410 21,091 7,618	20,171 1,533	410 919 6,084	510 147,148 47,525	1,694 149,495 10,733	(1,184) (2,347) 36.792	-70% -2% 343%	3,388 253,237 18,400
Other Rent Fees	006	150	750	3,837	1,050	2,787	265%	1,800

Description	Actual	Budget	Variance	Actual	Budget	Variance	%	Budget	
والدويل فالدوول		MORRE	Month	QI A	ATY.	ATP.	Var.	Total Year	
Credit Check		300	(300)	75	2,100	(2.025)	%96-	3 600	
Collection of Bad Debt	,		ı	2,521	•	2.521	%0	200,0	
Interest Income - Security	24		24	66	•	00	860	•	
Interest Income	3,096	•	3,096	23,407		23 407	° %		
	•			************		10110	8	•	
Total Other Income:	82,683	73,666	9,017	585,029	524,228	60,801	12%	892.286	
Total Octaber	***************************************	***************************************	***************************************		property described by the second	Automy, in contrast c	***************************************		
lotal Gross income	1,185,753	1,218,832	(33,080)	9,325,757	8,972,888	352,870	4%	15,226,371	
		Doublessinglisations		***************************************	***************************************				
Operating Expense:									
Full Service Expenses:									
Administrative Expenses:									
Advertising	3,337	3.000	(337)	26 374	000 66	0	è	•	
Tenant Promotions	. •	375	375	170,02	2 425	(1/6,6)	%91 -	36,300	
Credit Checks	(318)	360	678	875	2,123	1,530	32%	4,800	
Signage	. •	200	500	788	240,7	Ç (92%	4,320	
Office Equipment Rent	,	420	200	!	0,000	5,053	85%	6,000	
Management Fee	6 042	275	750		2,940	2,940	100%	5,040	
Contract Admin Salary	0,042 8.664	0,044	1 1	41,981	41,981	•	%	72,191	
lenal	100,0	0,400	(2,106)	46,552	44,051	(2,501)	% 9-	76,326	
Information Management Office		320	350	ı	2,450	2,450	100%	4,200	
monmanor management serv	•	100	100	867	200	(167)	-24%	1,200	
	190	•	(190)	315	1,800	1,485	83%	2,400	
Printing/Reproduction		100	100	682	700	4	3%	1,200	
rapel, rads, Etc.	318	200	(118)	1,352	1,400	48	3%	2,400	
rood & beverages	110	100	(10)	089	200	70	3%	1,200	
	1,571	1,085	(486)	8,723	7,595	(1,128)	-15%	13,020	
rostage	•	9	09	,	120	120	100%	180	
bad Debt	429,621	525	(429,096)	436,261	3,671	(432,590)	%666-	6.319	
License rees	•	•	3	•	•	. 1	%0	4 750	
Furniture and Misc. Equipme	215	320	105	753	2,240	1,487	%99	3.840	
Misc. Admin. Expense	83	300	217	1,118	2,100	982	47%	3,600	
Dank rees	t i	,		106	t .	(106)	%0		
Total Administrative	449 730	20 202	(420 438)	201 200	200 177				
		707107	(44.9,450)	767' /00	140,583	(421,859)	-530%	249,286	
Unites: Floringty	6	1							
Water & Sewer	813	1,725	912	8,844	12,075	3,231	27%	20,700	
Gas	000,1	4,326	2,726	6,799	30,282	20,483	%89	51,912	
	8	00	12	550	260	10	7%	096	
Total Utilities	2,481	6,131	3,650	19,194	42.917	23.723	55%	73 570	
			-		· · · · · · · · · · · · · · · · · · ·) = . () = .	?	410,01	

Description	Actual	Budget	Variance	Actio	a de la companya de l		à	ć
	Month	Month	Month	YTD	YTD	YTD	% Var.	Budget Total Year
Repairs & Maintenance:								
Snow Removal	•	1,000	1,000	44,382	8.500	(35,882)	422%	003 8
Exterminating	120	150	30	096	1.050	(300,000)	700	900,
Security Contract	•	,	•	138	2001	(130)	2 6	000'1
Security Systems	,	750	750	2 805	מא א	(136)	8 6	, ,
Fire Protection		550	550	3.26F	0000	24,74	49%	009'6
Trash Removal	2.098	2300	303	3,203	0,000	282	15%	7,400
Uniforms		004	707	CO1'#1	000'61	945	%	25,500
Mileage Reimb	ı	9	200	999	800	134	17%	1,450
	. ;	081	130	178	910	732	80%	1,560
Engineer services	275	250	(25)	2,050	1,750	(300)	-17%	3,000
Maintenance Salary	5,697	4,217	(1,480)	35,341	28,781	(6,560)	-23%	49.866
L & G Supplies	•	100	100	808	700	(108)	-15%	1 200
Maintenance and Cleaning Su	•	125	125	670	875	206	7307	2021.
Maint. & Cleaning Contr.	2.104	2.475	371	17 505	18 AEO	(1000)	9/57	000'1
L & G Contract	2.498	1 192	(4 306)	17,406	10,430	(1,033)	% <u>0</u> -	31,450
Annliance Supplies	5	1 6	(000,1)	004,71	18,240	1,834	10%	29,000
Gleen/Decom/Minden	20	OG :	(0¢)	360	320	(10)	-3%	009
Glass/Doors/vvindows		100	100	1,485	700	(785)	-112%	1,200
R & M Locks & Keys	94	75	(19)	356	525	169	35%	006
Electric Maint. Contracts	•	,	•	680		(680)	%0	}
R & M Electrical	69	250	181	1.534	1.750	216	12%	3 000
R & M Plumbing	1	250	250	549	1 750	1 201	0/71	3,000
Plumbing Maintenance Contra	•	800	003	0,000	067,1	102,1	%60 ****	3,000
R&M Carpet/Floor	•	7 200	900	700'6	009'6	(4,207)	-/5%	009'6
B & M Boof	1 1	1,455	1,455	3,700	3,590	(110)	-3%	11,450
	000	000,1	006	200	5,500	2,000	91%	6,500
	193	009	407	4,069	4,200	131	3%	7,200
HVAC Contract	1	300	300	265	2,100	1,835	87%	3,600
R & M Tools/Supplies	,	100	100	269	700		%0	1.200
R & M Drywall	•	100	100	•	700	700	100%	1,200
Painting - Tenant Turnover	1,760	4,300	2,540	21,930	10,900	(11.030)	-101%	33.300
Hardware Supplies	•	ı	•	656	•	(656)	%0	•
Other Maintenance Service C	930	200	(430)	15,669	3.500	(12.169)	-348%	000
R & M General	138	350	212	257	2.450	2.193	%68	4 200
Tenant Expense Reimbursemen	19,112	ŧ	(19,112)	(262)		597	%0	,
	With some belief and the same							
Total Repairs & Maintenan	35,689	23,969	(11,720)	202,198	147,821	(54.377)	-37%	264 776
	***************************************			discounting the sale of the sales	-			
Total Full Service Expens	487,900	50,392	(437,508)	788,643	336,131	(452.512)	-135%	587 634
	Marie de la company de la comp			-	-			
1								
CAM Expenses: CAM Administrative:								
Misc. Administrative	2 349	1 588	(782)	7		į	;	
Management Fee	(94 421)	006,1	(102)	14,41	14,264	47	%	22,952
	(1 mr. 1 m)	10,000	770'041	771,077	361,106	140,384	38%	611,320

890x WCAN Miller-CONSOLIDATED (Commercial Residential) Statement of Operations April 30, 2010

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Description	Actual	Budget	Variance	Actual	Budget	Variance	% ;	Budget	
Telephone Expense Administ. Salary Admin. Taxes & Bene.	1,629	1,428	(201)	6,603	CI - 66	389	var. 4% 0%	l otal Year 17,130 -	
Total CAM Administrative	(90,443)	51,616	142,059	244,542	385,362	140,820	37%	651,403	
CAM Utilities: Electricity Water & Sewer Gas	94,359 11,537 3,955	62,697 4,993 8,945	(31,663) (6,544) 4,990	434,772 67,817 43,227	468,543 54,253 70,557	33,772 (13,563) 27,330	7% -25% 39%	803,251 99,920 75,769	
Total CAM Utilities	109,851	76,635	(33,216)	545,815	593,353	47,538	8%	978,940	
CAM Repairs & Maintenance: Snow Removal Exterminating	4,865 470	2,462	(4,865) 1,992	287,270 5,419	58,200	(229,070) 865	-394%	58,200	
Security Contract Fire Protection Trash Removal	8,232 7,087 8,626	4,036 - 9,071	(4,197) (7,087) 446	39,895 17,331 59,560	33,149 5,454 64,798	(6,746) (11,877) 5,238	-20% -218% 8%	54,426 7,733 111,454	
Maintenance & Cleaning Supp Engineer Services Engineering Benefits & Taxe Maint, & Clean, Contract	964 25,011 6,557 19,749	350 22,869 4,725 24,182	(614) (2,142) (1,832) 4,432	12,464 167,344 43,913 176,546	10,532 160,086 34,176 167,113	(1,932) (7,257) (9,738) (9,432)	.28% .28% .6%	20,364 274,434 58,901 289,621	
Porter Service L & G Supplies R & M Parking & Garage L & G Contract	8,707 1,800 3,171	8,628 5,597 4,200 3,610	(79) 5,597 2,400 439	50,058 26,953 16,007 22,502	60,396 18,675 16,200 24,589	(5,724, 10,338 (8,277) 193 2,087	.5.° 17% 14% 8%	26,921 103,536 26,004 25,200 43,644	
K & M Asphalt & Concrete Glass/Doors/Windows Painting & Supplies R & M Electrical R & M Plumbino	2,059 (747) - 912	3,350	(1,209) 747 - 2,438	4,318 1,847 457 30,633	1,700 3,500 23,215	(2,618) 1,653 (457) (7,418)	-154% 47% 0% -32%	16,550 7,000 35,030	
R&M Emergency Generator R & M Roof R & M HVAC R&M Tools & Supplies	,534 (1,615) 4,457	870 870 2,299 6,119	(884) 870 3,914 1,662	12,996 1,266 7,942 36,070	18,650 3,580 12,733 43,108	5,654 2,314 4,792 7,038	30% 65% 38% 16%	27,150 5,420 21,718 70,478	
R&M Keys & Locks R & M Elevators R & M General Garage Contractor	247 3,417 11,035 26,036	3,477 9,350 13,221	163 60 (1,685) (12,814)	3,054 2,711 32,537 77,225 171,029	5,250 3,170 30,019 54,955 97,901	2,186 459 (2,518) (22,270) (73,128)	42% 14% -8% -75%	5,250 5,520 51,514 93,444 164,008	
l otal CAM Repairs & Maint	142,575	130,326	(12,249)	1,307,355	957,434	(349,921)	-37%	1,585,993	

890x WCAN Miller-CONSOLIDATED (Commercial Residential) Statement of Operations April 30, 2010

05/25/2010 9:45 PM

Description	Actual Month	Budget Month	Variance	Actual	Budget YTD	Variance	% Var.	Budget Total Year	
CAM Financial Expense: Insurance	3,613	3,553	(09)	30,147	28,158	(1,989)	%/-	45,922	
:									
Taxes - Payroll	1,472	869	(603)	7,015	5,939	(1,076)		10,284	
Employee benefit		213	213	·	1,457	1,457		2,524	
ilisulance - Property	1,687	2,707	1,020	16,029	21,455	5,426		34,990	
insurance - Workmen's Compe	•	ı	,	,	2,019	2,019		2.019	
Insurance - Medical, Life,	816	1,498	682	581	10,487	906'6		17.977	
Contracted Employee Appreci	42	•	(42)	213		(213)		•	
Interest on Security Deposi	413	200	(213)	1,260	1,400	140		2 400	
Real Estate Tax	120,519	129,120	8,601	843,833	903,837	60,004	7%	1,551,409	
Total CAM Einandel East	001				-		•	***************************************	
oral Color I litational Experi	796,551	138,160	9,598	899,077	974,751	75,674	8%	1,667,525	
Total CAM Expenses	290 546	396 737	108 101	00000			1	Control descriptions of the supple	
	ot oloo	101,000	161,601	z,996,790	2,910,901	(82,889)	% ?	4,883,861	
					twinst the State and other state of	***************************************	Belleville		
Non-CAM Expenses:									
Non-CAM Administrative;									
Renting Expense	1	;		*					
Misc Admin Expense	ı			4,280	1	(4,286)	%0		
Asset Management Foo	147	472	425	428	2,375	1,947	82%	2,820	
I edal Expense	041,141	; į	(147,148)	147,148	•	(147,148)	%	•	
Logal Lyperiod	(56,098)	06/	27,448	68,936	31,600	(37,336)	-118%	47,450	
Desperational Process	•	ı	•	425	t	(425)	%	ı	
Professional oves	. :	1	,	440	2,400	1,960	82%	4,800	
Dad Deut Expense	401	ı	(401)	95,198		(95,198)	%0		
Dalik rees	82	83	7	984	583	(400)	%69-	1,000	
Total Non-CAM Adminstrati	120.022	0107							
	120,833	862,1	(119,675)	317,844	36,958	(280,886)	-760%	56,070	
				Andrews would be the factor of				***************************************	
Non-CAM Utilities									
Gas	56	ı	(56)	713		(713)	%0	•	
i		dell'amentales (all'all'all'ament			***************************************	Section and the section of the secti			
lotal Non-CAM Utilities	26	ı	(26)	713	1	(713)	%0	1	
							***************************************	***************************************	
Non-CAM Repairs & Maintenance									
K & M General			•	28,742	2,400	(26,342)	%666-	3,600	
Total Non-CAM Repairs & M	•			28 742	2 400	(76.342)	1 %000		
			1	40,174	4,400	(20,342)	% 8 8 8 8 8	3,600	

9

Page:

Description	Actual	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year	
Total Non-CAM Expenses	120,990	1,258	(119,731)	347,300	39,358	(307,941)	-782%	59 670	
Total Operating Expense	899,436	448,387	(451,049)	4,132,733	3,286,390	(846,343)	-26%	5.531.165	
Net Operating Income	286,317	770,445	(484,128)	5,193,025	5,686,498	(493,473)	%6-	9,695,206	
Owners' Expense:									
Depreciation Expense Amortization Expense	162,453 18,535	162,440 17,839	(13) (697)	1,137,163 127,657	1,137,089	(74) (2,784)	0% -2%	1,949,298 214,068	
Debt Service-Interest	448,382	466,702	18,320	3,154,913	3,276,056	121,142	4%	5,602,893	
Total Owners' Expense	629,370	646,980	17,610	4,419,733	4,538,017	118,284	3%	7,766,259	
Earnings after Interest & D	(343,053)	123,465	(466,518)	773,292	1,148,480	(375,189)	-33%	1,928,947	
Balance Sheet Items:									
Capital & Lease Commissions Capital Impr Bldg	•	96 836	90		7 0 0	;	;		
Capital Improvements	•	-	-		50.220	50,226	19%	361,758	
Capital Impr - Tenant	7,045	139,191	132,146	334,141	839,915	505,774	%09 1	1,119,702	
Lease Commission Accrued Capital	33,411 3.767	47,336	13,925	90,872	297,273	206,402	%69	482,569	
			(10110)	600,00	4	(38,069)	% 0	1	
Total Capital & Lease Com	44,223	213,363	169,140	683,112	1,460,665	777,553	44%	2,027,999	
Prepaid/Delinquent Adjustments:			;						
Delg.(-)/Prepaid Ending	939,402	, i	939,402	556,306	1	556,306	%0	ı	
Allowance For Bad Debt	429,621		429,621	(855,723) 429,621	I I	(855,723) 429.621	% %	1 1	
Frovision for Loss	•			(4,368)	1	(4,368)	%0		
Net Change Prepaid/Delinq	513,300	1	513,300	125,836	manifestification and the second	125,836	%0	•	
Change in Assets: A/R Other	92,634	:	92,634	86,897		86,897	%0	ı	

Description	Actual	Budget	Variance	Actual	Budget	Variance	%	Budget	
Motor Doccination	mionin	Month	Month	d Y		Ę	Var.	Total Year	
Donney Receivable	(92,885)	10,616	(103,502)	(33,598)	78,850	(112,448)	-143%	131.932	
Proposid Inclination	(668)		(668)	16,718		16,718	%0	! ,	
riepaid insulatioe	5,300		5,300	7,720	•	7.720	%0	•	
Prepaid laxes	42,584	•	42,584	270,491	,	270,491	%0	•	
Prepaid - Misc.	•	r	1	15,600	•	15.600	; % 0		
Escrow - Taxes	(211,579)	(066'29)	(143,589)	(466,298)	(475,930)	9 632	%	(818 000)	
Escrow - Taxes (Contra Acco	314,483	3	314,483	324,163		324.163	3 %	104 340	
Acc Depreciation/Amortizati	180,989	180,278	711	1,264,820	1,261,962	2.858	%%	2 163 372	
	***************************************	-		-					
Net Change in Assets	330,857	122,904	207,952	1,486,512	864,882	621,631	72%	1,580,764	
Change in Liabilities:									
Accrued Interest	(2,497)	,	(2.497)	(658)	,	(610)	è		
Accrued Expense	45.866	1	98 98	(000)		(oca)	8		
Accrued Real Estate Taxes	(00,444)	•	40,000	324,057		324,057	%	•	
Note Payable	(30,441)	• ((90,441)	82,060		82,060	%	•	
Toront Specific Des	(18,313)	(18,214)	(66)	(143,780)	(125,468)	(18,312)	-15%	(218.024)	
Motor December Dep	(357)	•	(357)	(25.919)		(25,919)	%0		
Notes Fayable	(78,123)	•	(78,123)	(497,604)	,	(497.604)	%0	,	
Deposits - Other	•	•	•	(750)	•	(750)	%		
					The state of the s				
Net Change in Liabilities	(143,864)	(18,214)	(125,650)	(262,593)	(125,468)	(137,125)	-109%	(218,024)	
Change in Equity									
Owners' Distribution	(160,000)		(160,000)	(1.045.000).	1	(4 045 000)	è		
		***************************************	(paping)	(oppiotoi)		(1,045,000)	% O	1	
Net Change in Equity	(160,000)	1	(160,000)	(1,045,000)	1	(1,045,000)	%0	-	
	***************************************		***************************************	White the first development of the second	Control of the contro		O-Wisapapa.		
Total Balance Sheet Items	496,070	(108,673)	604,742	(378,357)	(721.521)	343,164	48%	(665 260)	
								(22-12-2)	
Cash Flow	153,016	14,792	138,224	394,935	427,229	(32,294)	%8 <u>-</u>	(1.263.687)	
	## 1775 			And they do not have been seen to the seen of the seen			ii ii ii ii ii ii ii ii ii ii ii ii ii		

2 Beginning Cash Balance 19 Budgeted Gross Income Before Debt Service 11 Budgeted Operating Expenses 12 Budgeted Adjustments to Cash Basis: 13 Budgeted Adjustments to Cash Basis: 14 Debt Service: 15 Subtract mortgage payment (principal and interest) 16 Subtract escrow funding (taxes, insurance, Tl, replacement) 17 In Budgeted Adjustments to Cash Basis: 18 Subtract escrow funding (taxes, insurance, Tl, replacement) 19 Total Cash Flow After Debt Service 20 Subtract escrow funding (taxes, insurance, Tl, replacement) 21 Budgeted Adjustments to Cash Basis: 22 Budgeted Gross Income - Adjustments 23 Rudgeted Gross Income - Adjustments 24 Add actual reimbursable income 25 Potential reimbursable income 26 Potential reimbursable income 27 Concessions different than budget 28 Concessions different than budget 29 Other revenue different than budget 20 Other revenue different than budget 20 Other cash receipt items 21 Subtract actual insurance expense Spring Valley Office 22 Subtract actual insurance expense 23 Budgeted Cross Income - Adjustments 24 Add budgeted first expense Spring Valley Office 25 Subtract actual insurance expense 26 Reimbursement from insurance reserves 27 Add budgeted insurance expense 28 Subtract actual insurance expense 29 Reimbursement from insurance reserves 30 Operating expenses different than budget 31 Other cash disbursement items 32 Add budgeted first expense different than budget 33 Add budgeted insurance expense 34 Add budgeted insurance expense 35 Subtract actual insurance expense 36 Subtract actual insurance expense 37 Add budgeted insurance expense 38 Subtract actual insurance expense 39 Reimbursement from insurance reserves 30 Other cash disbursement items 31 Add budgeted insurance expense 32 Add budgeted insurance expense 38 Subtract actual insurance expense 39 Add budgeted insurance expense 30 Other cash disbursement items 30 Add budgeted insurance expense 30 Add budgeted insurance expense 31 Add budgeted insurance expense 32 Add budgeted insurance expense 33 Add budgeted insurance expen	wc wice vice (1) harges (1)	McShea Management, Inc. WC & AN Miller Companies - Consolidated #890x Forecast Budgeted Jun-10 2,476,078 1,247,347 (466,298) (463,078) 778,269 (65,485) (613,119) (613	F May 28, 2010 nent, Inc. ss - Consolidated Budgeted Jun-10 1,933,811 1,241,347 (463,078) 778,269	Burdrated		
Budg Budg Budg Budg Budg Budg Budg Budg	vice vice (1)	🕫	Budgeted Jun-10 1,241,347 (463,078) 778,269	Budastad		
Budg Budg Budg Budg Budg Budg Budg Budg	vice It replacement) It replacement) In replacement)	8	Budgeted Jun-10 1,933,811 1,241,347 (463,078) 778,269	Rindneted		
Budg Budg Budg Budg Budg Budg Budg Budg	vice It replacement) It replacement) Analysis (1)	Forecast May-10 2,476,078 2,476,078 1,247,922 (466,298) 781,624 (65,485) (613,119) (168,505	Budgeted Jun-10 1,933,811 1,241,347 (463,078) 778,269	Budaeted		
Budg Budg Budg Debt Pebt Budg	vice Iterest) I, replacement) e (1) harges	2,476,078 1,247,922 (466,298) 781,624 (547,634) (65,485) (613,119)	1,933,811 1,241,347 (463,078) 778,269	Lud 40	Budgeted	Budgeted
Budg Budg Budg Budg Budg Budg Budg Budg	vice Iterest) T, replacement) e (1)	1,247,922 (466,298) 781,624 (547,634) (65,485) (613,119) 168,505	1,241,347 (463,078) 778,269	1,794,903	2,092,469	1,690,406
Budg Budg Budg	vice Iterest) It replacement) e (1) harges	(466,529) 781,624 781,624 (547,634) (65,485) (613,119) 168,505	(463,078) 778,269	1 257 447	1 241 568	1 250 145
Budd	vice Iterest) Iterest) Iterestation Iteresta	(547,634) (65,485) (613,119) (168,505	778,269	(420,880)	(455 872)	(441,549)
Budg	Iterest) Iterplacement) Iterplacemen	(547,634) (65,485) (613,119) 168,505		836,567	785,696	817,596
Budg	Ti, replacement) Ti, replacement) Ti, replacement) Ti, replacement)	(547,634) (65,485) (613,119) (613,119)				The state of the s
Bud	Ti, replacement) e (1) harges	(65,485) (613,119) 168,505	(547,634)	(547,634)	(547,634)	(547,634)
Budget A Budget A Tota Tota Accord	arges	168,505	(65,485)	(65,485)	(65,485)	(65,485)
Budget A Budget A Budget A Budget A Accord	arges	168,505	(2)	(2)	(21, (21, 21, 21, 21, 21, 21, 21, 21, 21, 21,	(515,515)
Budget A Budg Budg Accord	arges		165,150	223,448	172,577	204,477
Budg Tota	arges					
Tota Tota	arges					
Tota Tota		(140,899)	(140,597)	(139,710)	(135,850)	(135,850)
Tota Budg	harges	98,193	124,114	256,683	120,059	120,059
Tota Porta		1 (412,158	•	-	1
Tota Budg		(3,836)	(3,836)	(3,836)	(3,836)	(3,836)
Budg Budg		(45,038)	(54,303)	(30,031)	(66,058)	(73,436)
Tota Budg	(6)	30,680	13,000	5 900	14,849	2,600
Budg Budg	(3)	30,855	9.968	9.968	896'6	99636
Budg Tota		(17,040)	369,064	75,458	(54,968)	(74,595)
Budg						
Tota						
Subtract actual real estate tax to Reimbursement from tax reserve Add budgeted insurance expense Subtract actual insurance to be properating expenses different that Other cash disbursement items A/P and accruals Total Budgeted Operating Expense	Valley Office	129,120	129,120	129,778	129,778	129,778
Add budgeted insurance expense Subtract actual insurance to be pure to be pur	p	•	•	1	1	(982,764)
Subtract actual insurance to be personal popular actual insurance response of the control of the cash disbursement items A/P and accruals Total Budgeted Operating Expense		092 9	6 260	6 260	6 260	6.260
Reimbursement from insurance rooperating expenses different that Other cash disbursement items A/P and accruals Total Budgeted Operating Expense		(62,880)	1			
Operating expenses different than Other cash disbursement items A/P and accruals Total Budgeted Operating Expense	Se			B and the same of		
Accounts Receivable/Prenaid - Adiustr) het	13,221	(13,221)	1		
Total Budgeted Operating Expense		1	•	1	1	•
Total Budgeted Operating Expense		(380,781)	•		-	-
	- Adjustments	(295,060)	122,159	136,038	136,038	(438,271)
				THE RESERVE OF THE PROPERTY OF	MANAGEMENT AND	
	(F)	1E 116	(440 450)	45 000	020 300	000 300
Change in A/D CAM	‡) (£)	07440	(412,130)	000,01	200,013	600,002
	(9)	(175.201)	(117.596)	100.100	1	
		-	-			1
		-	•	1	1	1
Total Accounts Receivable/Prepaid -	Adjustments	(159,755)	(529,754)	115,596	206,079	235,609
Manufactor Control of Administration		(000 000)	400.040	660 640	2CL 037	(10 CT)
33 Monthly Cash Flow (Budget het of Adjustments)	(8)	(000,000)	170,019	320,340	403,170	(12,181)

Cash Balance After Operating Activititics Pequired Building Improvements Capital Expenditure Payments: Required Building Improvements Tenant Improvements Lease Commissions Lease Commissions Total Capital Expenditure Payme Total Capital Expenditure Payments Payme Total Capital Expenditure Payme Total Capital Expend		A B C D	ц	9	エ		7
Cash Bala Exercised Cash Bala Exercised Cash Bala Cash	F		Cash Projection as	of May 28, 2010			
Cash Bala Pers Pe	- 7		McShea Manage	ement, Inc.	AND THE RESIDENCE AND THE RESI	ANALYSIS OF THE PROPERTY OF TH	
Cash Bala Pers Pe	8		WC & AN Miller Compan	ies - Consolidated			
Cash Bala Cash Bala Cash Bala Cash Bala Total Additional (1) (2) (3) (6)	4		×068#	A CONTRACTOR OF THE PARTY OF TH			
Cash Bala Cash	2			7	- Postorio	Doctoo	Durdantan
Capitial Example Capitial Example Capitial Example Cash Bala Cash Ba	9 /		Forecast Mav-10	Budgeted Jun-10	Budgeted Jul-10	Budgeted Aug-10	Sep-10
Capital Exequence		Cash Balance After Operating Activities	2,172,728	2,060,430	2,345,443	2,552,195	1,617,625
Cash Bala Cash		Conition Exponditure Downants:					
Optical Cash Bala Cash B	_	Required Building Improvements	(14,917)	(25,551)	(16,190)	The second secon	
Tena Leas	29	Optional Building Improvements		(21,917)		ı	
Leas Leas Total Total Total Leas	09	Tenant Improvements	(95,556)	(45,499)	(122,784)	(42,844)	(10,674)
Total	61	Lease Commissions	(8,444)	(12,560)		(8,945)	(56,385)
Cash Bala Recomme Cash Bala Tota Wha Pers Pers (1) (1) (2) (3) (3) (6)	62	Total Capital Expenditure Payments	(118,917)	(105,527)	(138,974)	(51,789)	(62,059)
Cash Bala Cash	2						
Cash Bala Recomme Re				0001101	0000	200 406	4 660 666
Recomme Reco		Cash Balance Atter Capital Expenditures	118,850,2	1,934,903	2,200,409	2,300,400	000,000,1
Cash Bala Cash	8 6		•	1		•	
Tota Wha Wha Cash Bala			(120,000)	(160,000)	(114,000)	(810,000)	(114,000)
Total Wha Wha Pers Pers (1) (2) (3) (4) (6)		Cach Balance after contribution (distribu	1 933 811	1 794 903	2 092 469	1.690.406	1.436.566
Tota Wha Wha Pers Pers (1) (2) (3) (4) (6) (
Total Wha Wha Pers Pers (1) (2) (3) (4) (6)	75					A COLUMN TO THE PROPERTY OF TH	
Wha Wha Pers Pers (1) (2) (3) (4) (6) (6)	6 8	Total cash outlays for month	(1,000,275)	(606,446)	(537,816)	(1,181,623)	(1,060,879)
Wha Pers Pers (1) (2) (3) (4) (5) (6)	81		A A CANADA				
Wha Pers Pers (1) (2) (3) (4) (4) (6) (6)	82					and decimands and the second s	A STATE OF THE STA
Pers Pers	83	What month(s) are real estate taxes paid?	DC Properties: March/Se	ptember - MD Properti	ies: September		
Pers Pers	82						
Pers Pers	98	****				The second secon	
Additional (1) (2) (3) (4) (6) (6)	87	Person preparing and Title:	Aniceh Zolfagharian, Assi	Istant Controller, McSr	nea Mgmt., Inc.		
Additional (1) (2) (3) (4) (4) (5) (6)	8	Person approving and Title:	Tami Ridgway, Controller	; McShea Managemer	nt, Inc.		
Additional (1) (2) (3) (4) (5) (6)	6						
(1) (2) (2) (4) (6) (6)							
(4) (5) (6) (6)		(E)	get, due to annual recovery cha	arges being budgeted	monthly and snow re	moval expense recov	veries charged Jun-
(4)	95	(2) Antenna rent and late fees					A STATE OF THE STA
(5)	92	1	of notes receivable; tenant impro	ovement reimburseme	ınt		
(5)	96	-		AND THE PROPERTY OF THE PROPER			
(e) (9)	97	-	Soft Consideration of the state	(ONO Pag Copy)			THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUMN T
(0)	86		fo May and line reats	liac video, alid rivo			
	S 5	(a)	10 May and June Jenes				