## REVISED CONSOLIDATED CASH FLOW STATEMENT (as of January 20, 2011) 2010/2011 Budget

	2010/2011 0006€1															
		tober dget	November Budget	December Budget	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total	Total 2009/2010 Bud	Difference dget/2009-2010
Rental Activities																
Rent Income	\$ 1	,108,184.00 \$	1,186,164.00 \$	1,153,329.00 \$	1,116,446.00 \$	1,124,848.00 \$	1,220,868.00 \$	1,153,882.00 \$	1,164,689.00 \$	1,184,564.00 \$	1,163,338.00 \$	1,301,580.00 \$	1,273,151.00 \$	14,151,043.00	14,891,760.00 \$	(740,717.00)
Rent Expenses	\$	(316,597.00) \$	(342,141.00) \$	(377,471.00) \$	(354,197.00) \$	(349,354.00) \$	(321,205.00) \$	(328,281.00) \$	(334,942.00) \$	(316,813.00) \$	(306,631.00) \$	(331,798.00) \$	(319,228.00) \$	(3,998,658.00)	(4,910,951.00) \$	912,293.00
Real Estate Taxes	\$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(105,201.00) \$	(105,201.00) \$	(105,201.00) \$	(1,275,804.00)	(1,460,940.00) \$	185,136.00
Amortization/Depreciation	\$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(181,169.00) \$	(181,169.00) \$	(181,169.00) \$	(181,169.00) \$	(2,172,612.00)	(2,169,316.00) \$	(3,296.00)
Debt Service - Interest		(445,314.00) \$	(447,341.00) \$	(444,194.00) \$	(446,210.00) \$	(445,637.00) \$	(437,340.00) \$	(444,464.00) \$	(441,319.00) \$	(443,299.00) \$	(440,157.00) \$	(442,124.00) \$	(441,538.00) \$	(5,318,937.00)	(5,429,489.95) \$	110,552.95
Net Rental Income	\$	58,592.00 \$	109,001.00 \$	43,983.00 \$	28,358.00 \$	42,176.00 \$	174,642.00 \$	93,456.00 \$	100,747.00 \$	136,594.00 \$	130,180.00 \$	241,288.00 \$	226,015.00 \$	1,385,032.00 \$	921,063.05 \$	463,968.95
Revenues																
Sales(Lots and Homes)	\$				\$	-			\$	<u>-</u>			\$	<u>-</u>		
Total Revenues	\$	- \$	- \$	- \$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-		
Cost of Sales	\$	<u>-</u>			\$	<u>-</u>			\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>		
Corporate Gross Profit	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-		
Gross Profit	\$	58,592.00 \$	109,001.00 \$	43,983.00 \$	28,358.00 \$	42,176.00 \$	174,642.00 \$	93,456.00 \$	100,747.00 \$	136,594.00 \$	130,180.00 \$	241,288.00 \$	226,015.00 \$	1,385,032.00 \$	921,063.05 \$	463,968.95
Operating Expenses																
Auto Expenses	\$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	2,400.00	8,618.06 \$	(6,218.06)
Bank Charges	\$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	600.00	1,191.36 \$	(591.36)
Computer Consultant	\$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	14,400.00	14,939.03 \$	(539.03)
Executive Compensation	\$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	180,000.00	180,000.00 \$	-
Office Administration	\$	5,000.00 \$	5,000.00 \$	8,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	72,000.00	70,000.00 \$	2,000.00
Payroll Burden	\$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	6,480.00	4,426.40 \$	2,053.60
Equipment Rental	\$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	8,520.00	24,355.00 \$	(15,835.00)
General Insurance			\$	23,287.00 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,287.00	23,803.00 \$	(516.00)
Legal - General	\$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	60,000.00	80,610.29 \$	(20,610.29)
Leasing Commission - Corp															17,336.55 \$	(17,336.55)
Health Insurance	\$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	20,700.00	15,448.00 \$	5,252.00
Management Meals	\$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	1,200.00	1,301.49 \$	(101.49)
Offices Supplies	\$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	4,200.00	4,040.11 \$	159.89
Other Taxes and Licenses	\$	1,300.00 \$	- \$	400.00 \$	250.00 \$	- \$	15,000.00 \$	- \$	1,000.00			\$	80.00 \$	18,030.00	63,890.59 \$	(45,860.59)
Other Real Estate Taxes			\$	2,700.00					\$	2,700.00		\$	10,845.30 \$	16,245.30	3,743.07 \$	12,502.23
Postage	\$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	3,120.00	3,111.66 \$	8.34
Accounting	\$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	18,000.00	15,623.25 \$	2,376.75
Promotion & Entertainment				<b>A</b>	F F00 00				\$	=			\$	-	7,803.38 \$	(7,803.38)
Internal Control Audit/Review Audit and Tax Returns				\$	5,500.00 45,000.00				ć				\$	5,500.00 45,000.00	\$ 70.484.0F ¢	5,500.00
Rent	ė	6,204.00 \$	6,204.00 \$	5,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	74,448.00	70,481.05 \$ 87,526.37 \$	(25,481.05) (13,078.37)
	ş ç			250.00 \$	250.00 \$					250.00 \$	250.00 \$	250.00 \$	250.00 \$			
Telephone Management Travel	ç	250.00 \$ 2,500.00 \$	250.00 \$ 2,500.00 \$	2,500.00 \$	2,500.00 \$	250.00 \$ 2,500.00 \$	250.00 \$ 2,500.00 \$	250.00 \$ 2,500.00 \$	250.00 \$ 2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	3,000.00 30,000.00	2,403.20 \$ 27,479.47 \$	596.80 2,520.53
Payroll Processing Fees	\$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	1,800.00	1,886.37 \$	(86.37)
Board of Directors Fees	Ś	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	108,000.00	108,000.00 \$	(00.57)
Shareholders Annual Meeting	Ÿ	3,000.00 ¥	3,000.00 \$	3,000.00 \$	\$	- -	3,000.00 \$	\$	1,500.00	3,000.00 \$	3,000.00 \$	3,000.00 ¥	\$,000.00 \$	1,500.00	785.68 \$	714.32
Board Travel and Meals Dead Storage	\$	- \$	7,000.00 \$	- \$	-	\$	- \$	- \$	7,000.00 \$	- \$	- \$	7,000.00	\$	21,000.00	17,565.19 \$ 16,466.33 \$	3,434.81 (16,466.33)
Total Operating Expenses	\$	50,814.00 \$	56,514.00 \$	78,901.00 \$	101,564.00 \$	50,814.00 \$	65,814.00 \$	50,814.00 \$	60,314.00 \$	53,514.00 \$	50,814.00 \$	57,814.00 \$	\$ 61,739.30 \$	739,430.30	872,834.90	(133,404.60)
Net Operating Income	\$	7,778.00 \$	52,487.00 \$	(34,918.00) \$	(73,206.00) \$	(8,638.00) \$	108,828.00 \$	42,642.00 \$	40,433.00 \$	83,080.00 \$	79,366.00 \$	183,474.00 \$	164,275.70 \$	645,601.70 \$	48,228.15 \$	597,373.55
Other Income and Expenses																
Miscellaneous Income		\$	=	\$	- \$	=							\$	=	1,917.92 \$	(1,917.92)
Interest Income	\$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	14,400.00	16,291.04 \$	(1,891.04)
Subordinated Debentures	\$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(38,117.28)	(38,297.76) \$	180.48
Total Other Income and Expenses	\$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(23,717.28) \$	(20,088.80) \$	(3,628.48)
Net Income	\$	5,801.56 \$	50,510.56 \$	(36,894.44) \$	(75,182.44) \$	(10,614.44) \$	106,851.56 \$	40,665.56 \$	38,456.56 \$	81,103.56 \$	77,389.56 \$	181,497.56 \$	162,299.26 \$	621,884.42 \$	28,139.35 \$	593,745.07

Cash Flow from operating activities

## REVISED CONSOLIDATED CASH FLOW STATEMENT (as of January 20, 2011) 2010/2011 Budget

		October Budget	November Budget	December Budget	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total	Total 2009/2010 Bud	Difference get/2009-2010
Net Income	\$	5,801.56 \$	50,510.56 \$	(36,894.44) \$	(75,182.44) \$	(10,614.44) \$	106,851.56 \$	40,665.56 \$	38,456.56 \$	81,103.56 \$	77,389.56 \$	181,497.56 \$	162,299.26 \$	621,884.42 \$	28,139.35 \$	593,745.07
Adjustments to reconcile net income to net cash provided by Operations																
Amortization/Depreciation	\$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	2,171,904.00	2,169,316.00 \$	2,588.00
Accounts receivable Required Building Improvements	\$	161,103.00 \$	125,694.00 \$	125,694.00 (51,230.00)									\$ \$	412,491.00 (51,230.00)	238,954.00 \$ (267,730.00) \$	173,537.00 216,500.00
Optional Building Improvements	\$	-	¥	\$	-		\$	- \$	- \$	- \$	- \$	-	\$	-	\$	-
Tenant Improvements	\$	(6,759.00) \$	(7,910.00) \$	(8,510.00) \$	(37,885.00) \$	(112,833.00) \$	(100,507.00) \$	(13,247.00) \$	(36,550.00) \$	(44,255.00) \$	(36,488.00) \$	(150,768.00) \$	(6,460.00) \$	(562,172.00)	(442,426.00) \$	(119,746.00)
Leasing Commission	\$	(117,731.00) \$	(13,299.00) \$	(6,512.00) \$	(53,504.00) \$	(82,995.00) \$	(32,643.00) \$	(8,557.00) \$	(10,480.00) \$	(114,733.00) \$	(73,876.00) \$	- \$	(4,527.00) \$	(518,857.00)	(161,625.00) \$	(357,232.00)
Notes Receivable	\$ ¢	6,512.00 \$	6,590.00 \$ 66,917.00 \$	6,669.00 \$	6,749.00 \$	6,830.00 \$	2,910.00 \$ 227,917.00 \$	1,640.00 \$	1,652.00 \$ (63,083.00) \$	1,665.00 \$ (63,083.00) \$	1,677.00 \$ (63,083.00) \$	1,690.00 \$	1,703.00 \$ 329,917.00 \$	46,287.00 57,004.00 \$	187,977.00 \$ 71,012.00 \$	(141,690.00) (14,008.00)
Real Estate Tax Escrows Accrued Real Estate Taxes	\$ \$	(63,083.00) \$ 106,689.00 \$	106,689.00 \$	(63,083.00) \$ 106,689.00 \$	(63,083.00) \$ 106,689.00 \$	(63,083.00) \$ 106,689.00 \$	106,689.00 \$	(63,083.00) \$ 106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	(63,083.00) \$ 106,689.00 \$	106,689.00 \$	1,280,268.00 \$	1,421,636.00 \$	(141,368.00)
Real-estate Tax Payments	Ψ.	100,003.00 \$	100,003.00 φ	100,003.00 \$	100,005.00 \$	\$	(401,500.00)	100,003.00 \$	100,003.00 \$	100,003.00	100,003.00 \$	\$	(878,768.00) \$	(1,280,268.00) \$	(1,458,451.00) \$	178,183.00
2007 Pay roll tax payments	\$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(132,000.00)	(66,000.00) \$	(66,000.00)
Springvale Meadows Expences		\$	(20,000.00) \$	(25,000.00)									\$	(45,000.00)	(129,781.86) \$	84,781.86
Executive Bonus													\$	-		
Total Adjustments	\$	256,723.00 \$	434,673.00 \$	254,709.00 \$	128,958.00 \$	24,600.00 \$	(27,142.00) \$	193,434.00 \$	168,220.00 \$	56,275.00 \$	104,911.00 \$	64,520.00 \$	(281,454.00) \$	1,378,427.00 \$	1,562,881.14 \$	(184,454.14)
Net Cash provided from Operations	\$	262,524.56 \$	485,183.56 \$	217,814.56 \$	53,775.56 \$	13,985.56 \$	79,709.56 \$	234,099.56 \$	206,676.56 \$	137,378.56 \$	182,300.56 \$	246,017.56 \$	(119,154.74) \$	2,000,311.42 \$	1,591,020.49 \$	409,290.93
Cash Flows from Financing activities																
Washington Securities	\$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00			
Subordinated Debentures	\$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00			
Burke & Herbert (Spring Valley Retail)	\$	12,651,428.00 \$	12,630,838.00 \$	12,607,669.00 \$	12,586,815.00 \$	12,565,837.00 \$	12,537,401.00 \$	12,516,124.00 \$	12,492,285.00 \$	12,470,737.00 \$	12,446,633.00 \$	12,424,809.00 \$	12,402,854.00			
Met Life (Little Falls Mall)	\$	26,610,932.00 \$	26,565,077.00 \$	26,518,980.00 \$	26,472,639.00 \$	26,426,053.00 \$	26,379,220.00 \$	26,332,139.00 \$	26,284,809.00 \$	26,237,229.00 \$	26,189,397.00 \$	26,141,312.00 \$	26,092,972.00			
Key Bank Loan (Sumner Highland Apt)	\$ ¢	17,744,717.00 \$	17,725,804.00 \$ 22,009,109.00 \$	,, !	17,687,672.00 \$	17,668,451.00 \$	17,649,127.00 \$ 21,931,195.00 \$	17,629,699.00 \$	17,610,166.00 \$	17,590,527.00 \$ 21,871,541.00 \$	17,570,783.00 \$ 21,851,420.00 \$	17,550,932.00 \$ 21,831,180.00 \$	17,530,974.00 21,810,821.00			
Teachers Loan (Spring Valley Office Haymount Mezz *	\$	22,028,302.00 \$ 8,250,229.96 \$	8,250,229.96 \$	21,989,802.00 \$ 8,250,229.96 \$	21,970,382.00 \$ 8,250,229.96 \$	21,950,846.00 \$ 8,250,229.96 \$	8,250,229.96 \$	21,911,427.00 \$ 8,250,229.96 \$	21,891,543.00 \$ 8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96			
Total Long Term Debt	\$	87,925,608.96 \$	87,821,057.96 \$		87,607,737.96 \$	87,501,416.96 \$	87,387,172.96 \$	87,279,618.96 \$	87,169,032.96 \$	87,060,263.96 \$	86,948,462.96 \$	86,838,462.96 \$	86,727,850.96			
Increase or (Decrease) in Long Term Debt	\$	- \$	(104,551.00) \$	(107,588.00) \$	(105,732.00) \$	(106,321.00) \$	(114,244.00) \$	(107,554.00) \$	(110,586.00) \$	(108,769.00) \$	(111,801.00) \$	(110,000.00) \$	\$ (110,612.00) \$	- (1,197,758.00)	(1,826,816.00) \$	629,058.00
Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$	262,524.56 \$	380,632.56 \$	110,226.56 \$	(51,956.44) \$	(92,335.44) \$	(34,534.44) \$	126,545.56 \$	96,090.56 \$	28,609.56 \$	70,499.56 \$	136,017.56 \$	(229,766.74) \$	802,553.42 \$	(235,795.51) \$	1,038,348.93
Share Holder Dividend	\$	(50,000.00) \$	(50,000.00) \$	(50,000.00)									\$	(150,000.00) \$	(400,000.00) \$	250,000.00
Summary																
Cash Balance at Beginning of Period	\$	<b>1,557,845.66</b> \$	1,770,370.22 \$	2,101,002.78 \$	2,161,229.34 \$	2,109,272.90 \$	2,016,937.46 \$	1,982,403.02 \$	2,108,948.58 \$	2,205,039.14 \$	2,233,648.70 \$	2,304,148.26 \$	2,440,165.82			
Increase (Decrease) in cash during period	\$	212,524.56 \$	330,632.56 \$	60,226.56 \$	(51,956.44) \$	(92,335.44) \$	(34,534.44) \$	126,545.56 \$	96,090.56 \$	28,609.56 \$	70,499.56 \$	136,017.56 \$	(229,766.74) \$	652,553.42	(939,176.57) \$	1,591,729.99
Cash at End of Period	\$	1,770,370.22 \$	2,101,002.78 \$	2,161,229.34 \$	2,109,272.90 \$	2,016,937.46 \$	1,982,403.02 \$	2,108,948.58 \$	2,205,039.14 \$	2,233,648.70 \$	2,304,148.26 \$	2,440,165.82 \$	2,210,399.08 \$	2,210,399.08		
Burke and Herbert LC	\$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00		
Total Cash and Available Credit	\$	2,109,745.22 \$	2,440,377.78 \$	2,500,604.34 \$	2,448,647.90 \$	2,356,312.46 \$	2,321,778.02 \$	2,448,323.58 \$	2,544,414.14 \$	2,573,023.70 \$	2,643,523.26 \$	2,779,540.82 \$	2,549,774.08 \$	2,549,774.08		

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