W.C. and A.N. Miller Development Company 2012/2013 Budget Summary

	Buc	Total lget 2012/2013
Rental Activities		
Rent Income	\$	16,410,685.00
Rent Expenses	\$	(4,406,877.00)
Real Estate Taxes	\$	(1,364,430.00)
Amortization/Depreciation	\$	(1,960,020.00)
Debt Service - Interest	\$	(4,555,742.00)
Net Rental Income	\$	4,123,616.00
Gross Profit	\$	4,123,616.00
Total Operating Expenses	\$	1,117,778.00
Total Other Income and Expenses	\$	65,182.24
Net Income	\$	3,071,020.24
Total Adjustment to Reconcile Net Income to Cash	\$	(225,680.00)
Net Cash provided from Operations	\$	2,845,340.24
Increase or (Decrease) in Long Term Debt	\$	3,219,515.71
Net Increase (Decrease) in Cash (Free Cash Flow)	\$	6,064,855.95
Shareholder Dividend	\$	-
Cash Balance at Beginning of Period	\$	1,920,425.45
Increase (Decrease) in Cash during Period	\$	6,064,855.95
Cash at End of Period	\$	7,985,281.40

W.C. and A.N. Miller Development Company 2012/2013 Budget

Comparison

	Bu	Total dget 2012/2013	stimated Total ctual 2011/2012	Difference Budget v Actual		
Rental Activities						
Rent Income	\$	16,410,685.00	\$ 14,628,982.00	\$	1,781,703.00	
Rent Expenses	\$	(4,406,877.00)	\$ (4,092,492.00)	\$	(314,385.00)	
Real Estate Taxes	\$	(1,364,430.00)	(1,295,281.00)	\$	(69,149.00)	
Amortization/Depreciation	\$	(1,960,020.00)	\$ (1,974,435.00)	\$	14,415.00	
Debt Service - Interest	\$	(4,555,742.00)	\$ (5,026,275.00)	\$	470,533.00	
Net Rental Income	\$	4,123,616.00	\$ 2,240,499.00	\$	1,883,117.00	
Gross Profit	\$	4,123,616.00	\$ 2,240,499.00	\$	1,883,117.00	
Operating Expenses						
Auto Expenses	\$	9,600.00	\$ 1,444.72	\$	8,155.28	
Bank Charges	\$	300.00	\$ 224.83	\$	75.17	
Computer Consultant	\$	9,600.00	\$ 13,843.75	\$	(4,243.75)	
Computer Supplies	\$	-	\$ 1,978.76	\$	(1,978.76)	
Executive Compensation	\$	252,000.00	\$ 252,000.00	\$	-	
Executive Bonus	\$	-	\$ 40,000.00	\$	(40,000.00)	
Office Administration	\$	102,000.00	\$ 94,000.00	\$	8,000.00	
Payroll Burden	\$	19,700.00	\$ 17,802.20	\$	1,897.80	
Equipment Rental	\$	7,200.00	\$ 6,388.92	\$	811.08	
General Insurance	\$	25,000.00	\$ 23,445.00	\$	1,555.00	
Legal - General	\$	60,000.00	\$ 60,643.41	\$	(643.41)	
Legal - Loans/Lenders	\$	-	\$ 10,000.00	\$	(10,000.00)	
Legal - Haymount	\$	125,000.00	\$ 241,067.19	\$	(116,067.19)	
Health Insurance	\$	19,458.00	\$ 18,538.00	\$	920.00	
Management Meals	\$	4,500.00	\$ 4,904.81	\$	(404.81)	
Offices Supplies	\$	6,000.00	\$ 10,142.84	\$	(4,142.84)	
Other Taxes and Licenses	\$	3,620.00	\$ 119,307.33	\$	(115,687.33)	
Other Real Estate Taxes	\$	5,600.00	\$ 5,443.90	\$	156.10	

		Total	E	stimated Total		Difference
	В	udget 2012/2013	Ac	ctual 2011/2012	В	udget v Actual
Public Relations	\$	-	\$	10,017.68	\$	(10,017.68)
Postage	\$	4,500.00	\$	4,751.47	\$	(251.47)
Accounting	\$	9,000.00	\$	9,093.38	\$	(93.38)
Promotion & Entertainment	\$	-	\$	2,193.30	\$	(2,193.30)
Internal Control Audit/Review	\$	6,000.00	\$	4,315.00	\$	1,685.00
Audit and Tax Returns	\$	51,000.00	\$	48,152.63	\$	2,847.37
Rent	\$	90,000.00	\$	81,774.64	\$	8,225.36
Telephone	\$	5,100.00	\$	4,904.16	\$	195.84
Management Travel	\$	36,000.00	\$	26,744.31	\$	9,255.69
Payroll Processing Fees	\$	3,600.00	\$	3,255.52	\$	344.48
Board of Directors Fees	\$	214,000.00	\$	162,000.00	\$	52,000.00
Shareholders Annual Meeting	\$	7,000.00	\$	10,404.65	\$	(3,404.65)
Board Travel and Meals	\$	40,000.00	\$	36,961.37	\$	3,038.63
Charitable Contributions	\$	2,000.00	\$	500.00	\$	1,500.00
Total Operating Expenses	\$	1,117,778.00	\$	1,326,243.77	\$	(208,465.77)
Net Operating Income	\$	3,005,838.00	\$	914,255.23	\$	2,091,582.77
Other Income and Expenses						
Miscellaneous Income						
Unamortized Loan Fee's						
Interest Income	\$	65,182.24	\$	7,488.73	\$	57,693.51
Total Other Income and Expenses	\$	65,182.24	\$	7,488.73	\$	57,693.51
Net Income	\$	3,071,020.24	\$	921,743.96	\$	2,149,276.28
Adjustments to reconcile net income to net cash provided by Operations						
Amortization/Depreciation	\$	1,960,020.00	\$	1,969,235.16	\$	(9,215.16)
Accounts receivable	\$	-	\$	39,269.73	\$	(39,269.73)
Required Building Improvements	\$	(445,069.00)	\$	(426,149.52)	\$	(18,919.48)
Optional Building Improvements	\$	(430,376.00)	\$	-	\$	(430,376.00)
Tenant Improvements	\$	(891,914.00)	\$	(638,527.70)	\$	(253,386.30)
Leasing Commission	\$	(573,019.00)	\$	(511,293.90)	\$	(61,725.10)

		Total	I	Estimated Total		Difference
	В	udget 2012/2013	A	ctual 2011/2012	Ві	udget v Actual
Notes Receivable	\$	39,319.00	\$	(14,287.34)	\$	53,606.34
Real Estate Tax Escrows	\$	(9,641.00)	\$	146,424.86	\$	(156,065.86)
Accrued Real Estate Taxes	\$	1,364,430.00	\$	628,774.14	\$	735,655.86
Real-estate Tax Payments	\$	(1,364,430.00)	\$	(885,441.65)	\$	(478,988.35)
Accrued Expenses	\$	-	\$	275,936.37	\$	(275,936.37)
2007 Payroll tax payment	\$	-	\$	(383,493.41)	\$	383,493.41
Springvale Meadows expense	\$	-	\$	(31,714.41)	\$	31,714.41
Minority Interest	\$	-	\$	(520.80)	\$	520.80
Prepaid Expenses	\$	-	\$	312,344.77	\$	(312,344.77)
Prepaid Insurance	\$	-	\$	(5,441.10)	\$	5,441.10
Accounts Payable	\$	-	\$	(66,181.96)	\$	66,181.96
Security Deposits	\$	-	\$	26,121.28	\$	(26,121.28)
Prepaid RE Tax Income	\$	-	\$	37,041.65	\$	(37,041.65)
Prepaid Rent Income	\$	-	\$	83,142.58	\$	(83,142.58)
Security deposit on refinance	\$	600,000.00	\$	(600,000.00)	\$	1,200,000.00
Closing cost for refinance	\$	(475,000.00)	\$		\$	(475,000.00)
Total Adjustments	\$	(225,680.00)	\$	(44,761.25)	\$	(180,918.75)
Net Cash provided from Operations	\$	2,845,340.24	\$	876,982.71	\$	1,968,357.53
Increase or (Decrease) in Long Term Debt	\$	3,219,515.71	\$	(1,320,201.89)	\$	4,539,717.60
Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$	6,064,855.95	\$	(443,219.18)	\$	6,508,075.13
Shareholder Dividend	\$	-	\$	(200,000.00)	\$	200,000.00
Cash Balance at Beginning of Period	\$	1,920,425.45	\$	2,563,644.63	\$	(643,219.18)
Increase (Decrease) in cash during period	\$	6,064,855.95	\$	(643,219.18)	\$	6,708,075.13
Cash at End of Period	\$	7,985,281.40	\$	1,920,425.45	\$	6,064,855.95

8/30/2012 15:31

W.C. and A.N. Miller Development Company 2012/2013 Budget CONSOLIDATED CASH FLOW STATEMENT

		October	November	December	January	February	March	April	May	June	July	August	September	Total	Estimated Total	Difference
Rental Activities		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget I	Budget 2012/2013	Actual 2011/2012	Budget v Actual
	¢ 1	.282.591.00 \$	1.292.122.00 \$	1.275.767.00 \$	1.278.813.00 \$	1.318.764.00 \$	1 400 070 00	1.335.539.00 \$	1.357.250.00 \$	1.419.913.00 \$	1.491.078.00 \$	1 262 176 00 \$	1 507 902 00 \$	16.410.685.00 \$	14 628 982 00 \$	1 701 702 00
Rent Income		, - ,	, , , , , , , , , , , , , , , , , , , ,	, ,	, ,	,,	-,, +	,,	,,	, .,	, . ,	,,	1,507,802.00 \$, .,	1.,020,>02.00 4	1,701,700.00
Rent Expenses			(423,723.00) \$		(392,441.00) \$, , , , ,	. , , , .	. , , , .	(382,372.00) \$	() /	(339,122.00) \$	(348,445.00) \$. , , , , ,		(', ' - , ' ' - / +	
Real Estate Taxes		/ / /	(-) /	(113,310.00) \$	(- , ,	(- / / /	(- / / /	(113,310.00) \$	(113,310.00) \$		(114,880.00) \$	(114,880.00) \$		() // !		
Amortization/Depreciation		` ' ' '		(163,335.00) \$. , , , , ,	. , , , .	. , , , .	. , , , , ,	(,, .	(163,335.00) \$	(,, .	(163,335.00) \$	(,, .	() / /- /		
Debt Service - Interest	\$ ((381,444.00) \$	(382,921.00) \$	(380,512.00) \$	(381,981.00) \$	(381,510.00) \$	(375,231.00) \$	(380,540.00) \$	(378,133.00) \$	(379,577.00) \$	(377,170.00) \$	(378,604.00) \$	(378,119.00) \$	§ (4,555,742.00) §	(5,026,275.00) \$	470,533.00
Net Rental Income	\$	250,742.00 \$	208,833.00 \$	244,794.00 \$	227,746.00 \$	289,502.00 \$	456,746.00 \$	322,483.00 \$	320,100.00 \$	415,740.00 \$	496,571.00 \$	356,912.00 \$	533,447.00 \$	4,123,616.00 \$	2,240,499.00 \$	1,883,117.00
Revenues																
Sales(Lots and Homes)																
Cost of Sales																
Gross Profit	\$	250,742.00 \$	208,833.00 \$	244,794.00 \$	227,746.00 \$	289,502.00 \$	456,746.00 \$	322,483.00 \$	320,100.00 \$	415,740.00 \$	496,571.00 \$	356,912.00 \$	533,447.00 \$	4,123,616.00 \$	2,240,499.00 \$	1,883,117.00
Operating Expenses																
Auto Expenses	\$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	9,600.00 \$	1,444.72 \$	8,155.28
Bank Charges	\$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	25.00 \$	300.00 \$	224.83 \$	75.17
Computer Consultant	\$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	800.00 \$	9,600.00 \$	13,843.75 \$	(4,243.75)
Computer Supplies	\$	-											\$	- \$	1,978.76 \$	(1,978.76)
Executive Compensation	\$	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 \$	21,000.00 \$	21,000.00 \$	21,000.00 \$	\$ 252,000.00 \$	252,000.00 \$	
Executive Bonus				,		,					,		\$	- \$	40,000.00 \$	(40,000.00)
Office Administration	\$	8,500.00 \$	8,500.00 \$	8.500.00 \$	8.500.00 \$	8.500.00 \$	8.500.00 \$	8,500.00 \$	8.500.00 \$	8,500.00 \$	8.500.00 \$	8,500.00 \$	8,500.00 \$	102,000.00 \$	94,000.00 \$	8,000.00
Payroll Burden	\$	900.00 \$	900.00 \$	1.600.00 \$	3,400.00 \$	2,400.00 \$	2,200.00 \$	2,200.00 \$	2,200.00 \$	1,200.00 \$	900.00 \$	900.00 \$	900.00 \$		17,802.20 \$,
Equipment Rental	\$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$	600.00 \$		6,388.92 \$,
General Insurance	Ψ	\$	25.000.00	σσοισσ φ	σσσ.σσ φ	\$	5 25,000.00 \$	23,445.00 \$								
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 \$		60,643.41 \$,
Legal - Loans/Lenders	Ψ	5,000.00 ψ	Σ,000.00 ψ	3,000.00 ψ	Σ,000.00 ψ	5,000.00 φ	Σ,000.00 ψ	Σ,000.00 ψ	5,000.00 φ	Σ,000.00 ψ	Σ,000.00 ψ	5,000.00 ψ	\$,000.00	5 - \$	· · · · · · · · · · · · · · · · · · ·	, ,
Legal - Haymount			\$	50.000.00	\$	50,000.00	•	- \$	25,000.00				4	125,000.00 \$	241,067.19 \$	` ' '
Health Insurance	•	1,536.00 \$	1,536.00 \$	1,536.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$	1,650.00 \$		18,538.00 \$	` ' '
Management Meals	Φ	300.00 \$	300.00 \$	1,200.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$			
e e e e e e e e e e e e e e e e e e e	Ф	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$	500.00 \$		10,142.84	, ,
Offices Supplies Other Taxes and Licenses	Ф	300.00 \$ \$	2,500.00	300.00 \$	10.00 \$	200.00 \$	10.00 \$	300.00 \$	600.00	300.00 \$	300.00 \$	300.00 \$	300.00 4	3,620.00 \$	119,307.33	` ' '
		э	,	2 000 00	10.00 \$	200.00 \$	10.00 \$	300.00 \$	600.00	2 000 00			4			, , ,
Other Real Estate Taxes			\$	2,800.00					3	2,800.00			4	5,600.00 \$	5,443.90 \$	
Public Relations	Φ	277.00 #	277.00 0	277.00 Ф	277.00 Ф	277.00 0	275.00 #	277.00 #	277.00 #	275.00 #	275.00 \$	277.00 #	275.00 #	- \$.,	` ' '
Postage	\$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$	375.00 \$		4,751.47 \$	` ,
Accounting	\$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$	750.00 \$		9,093.38 \$	` /
Promotion & Entertainment													\$	- \$,	` ' '
Internal Control Audit/Review			\$	6,000.00									\$	6,000.00 \$	4,315.00 \$,
Audit and Tax Returns			\$	51,000.00									\$	51,000.00 \$	48,152.63 \$	
Rent	\$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$	7,500.00 \$		81,774.64 \$	*
Telephone	\$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$	425.00 \$		4,904.16 \$	
Management Travel	\$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$	3,000.00 \$		26,744.31 \$,
Payroll Processing Fees	\$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	300.00 \$	3,600.00 \$	3,255.52 \$	
Board of Directors Fees	\$	19,500.00 \$	19,500.00 \$	19,500.00 \$	19,500.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	17,000.00 \$	\$ 214,000.00 \$	162,000.00 \$	
Shareholders Annual Meeting					\$	7,000.00	\$	-					\$	7,000.00 \$	10,404.65 \$	(3,404.65)
Board Travel and Meals		\$	10,000.00	\$	10,000.00		\$	10,000.00		\$	10,000.00		\$	40,000.00 \$	36,961.37 \$	3,038.63
Charitable Contributions	\$	500.00 \$	- \$	- \$	500.00 \$	- \$	- \$	500.00 \$	- \$	- \$	500.00 \$	- \$	<u> </u>	2,000.00 \$	500.00 \$	1,500.00
Total Operating Expenses	\$	72,311.00 \$	109,311.00 \$	183,211.00 \$	84,935.00 \$	128,125.00 \$	70,735.00 \$	81,525.00 \$	96,325.00 \$	72,525.00 \$	79,925.00 \$	69,425.00 \$	69,425.00	\$ 1,117,778.00 \$	1,326,243.77	(208,465.77)
Net Operating Income	\$	178,431.00 \$	99,522.00 \$	61,583.00 \$	142,811.00 \$	161,377.00 \$	386,011.00 \$	240,958.00 \$	223,775.00 \$	343,215.00 \$	416,646.00 \$	287,487.00 \$	464,022.00	\$ 3,005,838.00 \$	914,255.23 \$	2,091,582.77
Other Income and Expenses																
Miscellaneous Income																
Unamortized Loan Fee's																
Interest Income	\$	1,593.95 \$	5,689.50 \$	5,776.42 \$	5,699.04 \$	5,430.50 \$	5,491.92 \$	5,592.67 \$	5,835.61 \$	5,664.50 \$	5,789.21 \$	6,184.41 \$	6,434.49 \$	65,182.24 \$	7,488.73 \$	57,693.51
	¢															
Total Other Income and Expenses	\$	1,593.95 \$	5,689.50 \$	5,776.42 \$	5,699.04 \$	5,430.50 \$	5,491.92 \$	5,592.67 \$	5,835.61 \$	5,664.50 \$	5,789.21 \$	6,184.41 \$	6,434.49 \$	65,182.24 \$	7,488.73 \$	57,693.51
Net Income	\$	180,024.95 \$	105,211.50 \$	67,359.42 \$	148,510.04 \$	166,807.50 \$	391,502.92 \$	246,550.67 \$	229,610.61 \$	348,879.50 \$	422,435.21 \$	293,671.41 \$	470,456.49 \$	3,071,020.24 \$	921,743.96 \$	2,149,276.28

Cash Flow from Operating Activities

	October November December January February March April May June July August September Total Estimated Total Difference	
Net Income	Budget Pudget Budget Budget Budget Pudget Budget Budget Budget Pudget Budget Budget Budget Pudget Pudget<	
Adjustments to reconcile net income to net cash provided by Operations		
Amortization/Depreciation Accounts receivable Required Building Improvements	\$ 163,335.00 \$ 1,960,020.00 \$ 1,969,235.16 \$ (9,215.16) \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	3)
Optional Building Improvements Tenant Improvements	\$\((5,500.00) \\$ \((350.00) \\$ \((44,876.00) \\$ \\ (44,876.00) \\$ \\ (44,876.00) \\$ \\ (891,914.00) \\$ \\ (638,527.70) \\$ \\ (253,386.30) \\$))
Leasing Commission Notes Receivable	\$ (39,558.00) \$ (54,055.00) \$ (91,558.00) \$ (521.00) \$ (101,839.00) \$ (56,91.00) \$ (29,564.00) \$ (131,115.00) \$ (487.00) \$ (47,635.00) \$ (76,996.00) \$ (573,019.00) \$ (511,293.90) \$ (61,725.10) \$ 3,745.00 \$ 3,760.00 \$ 3,760.00 \$ 3,792.00 \$ 3,808.00 \$ 3,808.00 \$ 3,808.00 \$ 3,809.00 \$ 2,205.00 \$ 2,205.00 \$ 2,205.00 \$ 2,205.00 \$ 39,319.00 \$ (14,287.34) \$ 53,606.34))
Real Estate Tax Escrows Accrued Real Estate Taxes	(76,521.00) $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,521.00)$ $(76,580.00)$	_
Real-estate Tax Payments Accrued Expenses	\$ (447,863.00) \$ (916,567.00) \$ (1,364,430.00) \$ (885,441.65) \$ (478,988.35) \$ - \$ 275,936.37 \$ (275,936.37)	7)
2007 Payroll tax payment Springvale Meadows expense	\$ - \$ (383,493.41) \$ 383,493.41 \$ - \$ (31,714.41) \$ 31,714.41	1
Minority Interest Prepaid Expenses	\$ - \$ (520.80) \$ 520.80 \$ - \$ 312,344.77 \$ (312,344.77)	7)
Prepaid Insurance Accounts Payable	\$ - \$ (5,441.10) \$ 5,441.10 \$ - \$ (66,181.96) \$ 66,181.96	5
Security Deposits Prepaid RE Tax Income	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	5)
Prepaid Rent Income Security deposit on refinance	\$ - \$ 83,142.58 \$ (83,142.58) \$ 600,000.00 \$ (600,000.00) \$ 1,200,000.00 \$ (475,000.00) \$ (475,000.00) \$ (475,000.00) \$ (475,000.00))
Closing cost for refinance Total Adjustments	\$\\\ \begin{array}{c c c c c c c c c c c c c c c c c c c	_
Net Cash provided from Operations	\$ 508,543.95 \$ 208,326.50 \$ 13,493.42 \$ (217,448.96) \$ 179,128.50 \$ 232,614.92 \$ 398,012.67 \$ (96,640.39) \$ 257,034.50 \$ 584,170.21 \$ 408,517.41 \$ 369,587.49 \$ 2,845,340.24 \$ 876,982.71 \$ 1,968,357.53	í
Cash Flows from Financing Activities Cardinal Bank (Spring Valley Retail) Guardian Life (Shops at Sumner Place) Key Bank Loan (Sumner Highland Apt)	\$ 14,443,982.28 \$ 14,426,098.60 \$ 14,406,196.71 \$ 14,388,155.22 \$ 14,370,038.38 \$ 14,346,037.99 \$ 14,327,745.25 \$ 14,307,445.85 \$ 14,288,991.94 \$ 14,268,535.91 \$ 14,249,919.49 \$ 14,231,225.33 \$ 30,000,000.00 \$ 29,957,388.00 \$ 29,914,631.00 \$ 29,871,729.00 \$ 29,828,682.00 \$ 29,785,487.00 \$ 29,742,146.00 \$ 29,698,658.00 \$ 29,655,022.00 \$ 29,611,237.00 \$ 29,567,304.00 \$ 29,523,221.00 \$ 17,239,998.22 \$ 17,218,363.94 \$ 17,196,613.02 \$ 17,174,744.83 \$ 17,152,758.73 \$ 17,130,654.09 \$ 17,108,430.27 \$ 17,086,086.62 \$ 17,063,622.50 \$ 17,018,330.25 \$ 16,995,500.81	
Teachers Loan (Spring Valley Office) Haymount Mezz	\$ 21,578,760.30 \$ 21,556,907.52 \$ 21,534,925.45 \$ 21,512,813.32 \$ 21,490,570.36 \$ 21,468,195.79 \$ 21,445,688.84 \$ 21,423,048.72 \$ 21,400,274.65 \$ 21,377,365.83 \$ 21,354,321.47 \$ 21,331,140.76 \$ 8,250,229.83 \$ 8,250,2	
Total Long Term Debt	\$91,512,970.63 \$91,408,987.89 \$91,302,596.01 \$91,197,672.20 \$91,092,279.30 \$90,980,604.70 \$90,874,240.19 \$90,765,469.02 \$90,658,140.92 \$90,548,405.83 \$90,440,105.04 \$90,331,317.73	
Increase or (Decrease) in Long Term Debt	\$ 4,401,168.61 \$ (103,982.74) \$ (106,391.88) \$ (104,923.81) \$ (105,392.90) \$ (111,674.60) \$ (108,771.17) \$ (107,328.10) \$ (109,735.09) \$ (108,787.31) \$ 3,219,515.71 \$ (1,320,201.89) \$ 4,539,717.60	,
Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$ 4,909,712.56 \$ 104,343.76 \$ (92,898.46) \$ (322,372.77) \$ 73,735.60 \$ 120,940.32 \$ 291,648.16 \$ (205,411.56) \$ 149,706.40 \$ 474,435.12 \$ 300,216.62 \$ 260,800.18 \$ 6,064,855.95 \$ (443,219.18) \$ 6,508,075.13	į
Shareholder Dividend	\$ - \$ (200,000.00) \$ 200,000.00)
Cash Balance at Beginning of Period Increase (Decrease) in cash during period Cash at End of Period	\$ 1,920,425.45 \$ 6,830,138.01 \$ 6,934,481.78 \$ 6,841,583.32 \$ 6,519,210.55 \$ 6,592,946.15 \$ 6,713,886.48 \$ 7,005,534.63 \$ 6,800,123.07 \$ 6,949,829.48 \$ 7,424,264.60 \$ 7,724,481.22 \$ 1,920,425.45 \$ 2,563,644.63 \$ (643,219.18) \$ 4,909,712.56 \$ 104,343.76 \$ (92,898.46) \$ (322,372.77) \$ 73,735.60 \$ 120,940.32 \$ 291,648.16 \$ (205,411.56) \$ 149,706.40 \$ 474,435.12 \$ 300,216.62 \$ 260,800.18 \$ 6,064,855.95 \$ (643,219.18) \$ 6,708,075.13 \$ 6,830,138.01 \$ 6,934,481.78 \$ 6,841,583.32 \$ 6,519,210.55 \$ 6,592,946.15 \$ 6,713,886.48 \$ 7,005,534.63 \$ 6,800,123.07 \$ 6,949,829.48 \$ 7,424,264.60 \$ 7,724,481.22 \$ 7,985,281.40 \$ 7,985,281.40 \$ 1,920,425.45 \$ 6,064,855.95 \$ (643,219.18) \$ 6,708,075.13 \$ (643,219.18) \$ 6,708,075.13 \$ (643,219.18) \$ 6,841,583.32 \$ 6,841,583.32 \$ 6,519,210.55 \$ 6,592,946.15 \$ 6,713,886.48 \$ 7,005,534.63 \$ 6,800,123.07 \$ 6,949,829.48 \$ 7,424,264.60 \$ 7,724,481.22 \$ 7,985,281.40 \$ 7,985,281.40 \$ 1,920,425.45 \$ 6,064,855.95 \$ (643,219.18) \$ 6,708,075.13 \$ (643,219.18) \$ 6,708,075.13 \$ (643,219.18) \$ 6,841,583.32 \$ 6,841,583.32 \$ 6,519,210.55 \$ 6,592,946.15 \$ 6,713,886.48 \$ 7,005,534.63 \$ 6,800,123.07 \$ 6,949,829.48 \$ 7,424,264.60 \$ 7,724,481.22 \$ 7,985,281.40 \$ 7,985,281.40 \$ 1,920,425.45 \$ 6,064,855.95 \$ (643,219.18) \$ (643,21	<u>3</u>
Cash Reserve	\$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00 \$ 1,500,000.00	
Cash available for dividends and reinvesting	\$ 5,330,138.01 \$ 5,434,481.78 \$ 5,341,583.32 \$ 5,019,210.55 \$ 5,092,946.15 \$ 5,213,886.48 \$ 5,505,534.63 \$ 5,300,123.07 \$ 5,449,829.48 \$ 5,924,264.60 \$ 6,224,481.22 \$ 6,485,281.40	
Cash available for dividends	\$ 411,335.51 \$ 463,507.39 \$ 417,058.16 \$ 255,871.78 \$ 292,739.58 \$ 353,209.74 \$ 499,033.82 \$ 396,328.04 \$ 471,181.24 \$ 708,398.80 \$ 858,507.11 \$ 988,907.20	
Cash for reinvestments	\$ 4,918,802.51 \$ 4,970,974.39 \$ 4,924,525.16 \$ 4,763,338.78 \$ 4,800,206.58 \$ 4,860,676.74 \$ 5,006,500.82 \$ 4,903,795.04 \$ 4,978,648.24 \$ 5,215,865.80 \$ 5,365,974.11 \$ 5,496,374.20	

8/30/2012 15:29

Prepared By: McShea Management, Inc.

Portfolio ID:

801 - 880

Group Name: All Total RSF:

491,481

Kardin Consolidation System Software:

Version:

32.22

WC & AN Miller Consolidatiion.co

File: Date: Page:

8/2/2012 5:24:01 PM 1 of 2

McShea Management, Inc.

WC & AN Miller Portfolio 2012/2013 - Annual Summary

	Total	\$/RSF
Income		
Rental Income		
Recovery Income	14,050,579	28.59
Other Income	1,318,597	2.68
	1,041,507	2.12
Total Income	16,410,683	33.39
Operating Expenses - Recoverable		
CAM Administrative	676,587	1.38
Limited CAM Utilities	390,509	0.79
Utilities	566,489	1.15
Limited CAM R&M	389,492	0.79
Common Area R&M	1,793,587	3.65
CAM Financial Expenses	1,442,836	2.94
Total Operating Expenses - Recoverable	5,259,500	10.70
Operating Expenses - Unrecoverable		
Non CAM Building R&M	129,241	0.26
Janitorial	15,060	0.03
Non CAM Administrative Expenses	324,399	0.66
Non CAM Utilities	4,659	0.01
Turnover Expense	36,875	0.08
Security Deposit Interest Expense	1,572	0.00
Total Operating Expenses - Unrecoverable	511,806	1.04
Net Operating Income	10,639,377	21.65
Non-Operating Expenses		
Depreciation & Amortizaton Expense	1,960,021	3.99
Total Non-Operating Expenses	1,960,021	3.99
Cash Flow after Non-Operating Expenses	8,679,356	17.66
Debt Service		
Debt Service	6,766,446	13.77
Total Debt Service	6,766,446	13.77
Cash Flow after Debt Service	1,912,910	3.89
Asset Level Expenses		
Other Sources of Cash	20.040	
Capital Expenditures	-39,319	-0.08
Accrued Depreciation & Amortization	2,340,005	4.76
Changes In Assets	-1,504,089 -1,382,438	-3.06
Total Asset Level Expenses		-2.81
Total Asset Level Expenses	-585,841	-1.19

Prepared By: McShea Management, Inc.

Portfolio ID:

801 - 880

Total RSF:

Group Name: All

491,481

Software: Kardin Consolidation System

Version:

WC & AN Miller Consolidatiion.co 8/2/2012 5:24:01 PM

Date: Page:

File:

2 of 2

McShea Management, Inc.

WC & AN Miller Portfolio 2012/2013 - Annual Summary

Cach Flow after Accet Level Expenses	2 400 754	F 00
Cash Flow after Asset Level Expenses	2,498,751	5.08

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All Total RSF: 491,481 McShea Management, Inc.

Software: Kardin Consolidation System

Version:

32.22

WC & AN Miller Consolidation.co 8/2/2012 5:32:10 PM

File: Date: Page:

1 of 8

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	lun 42 I	Iol 40	10			
				500 12	Juli-10	1 60-10	Wai-13	Api-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total	\$/RSF
Income															
Rental Ir	ncome														
51100	Rent Potential	595,670	592,949	583,731	586,617	607,182	608,928	610,614	612,492	618,845	619,571	601,291	607,542	7,245,431	14.74
51102	Retail Potential	381,704	389,073	396,795	397,182	397,602	398,147	398,147	398,300	401,030	405,337	405,453	407,900	4,776,670	9.72
51108	Rent Potential	218,501	219,021	219,393	219,688	220,053	220,388	221,004	221,864	222,784	223,907	225,038	225,396	2,657,038	5.41
51170	Model Allowance	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-1,575	-18,900	-0.04
51171	Quarters Allowance	-2,490	-2,490	-2,490	-2,490	-2,490	-2,490	-2,490	-2,490	-2,490	-2.490	-2,490	-2,490	-29,880	-0.06
51250	Vacancies	-55,178	-54,457	-54,457	-42,171	-42,239	-39,037	-40,876	-33,724	-12,049	-13,939	-12,091	-13,939	-414,157	-0.84
51260	Concession	-16,809	-19,309	-18,309	-30,958	-18,911	-11,308	-6,475	-7,975	-12,059	-12,434	-6,475	-4,600	-165,623	-0.34
Total Rei	ntal Income	1,119,823	1,123,212	1,123,088	1,126,293	1,159,622	1,173,052	1,178,349	1,186,891	1,214,486	1,218,378	1,209,151	1,218,234		50.500
Recover	y Income							.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,100,001	1,214,400	1,210,070	1,209,151	1,210,234	14,050,579	28.59
51500	Operating Expenses	63,462	64,308	63,110	63,110	64,347	64,271	65,842	65,611	65,516	65,501	64,375	174,647	204 400	4.00
51800	Real Estate Tax	12,612	12,818	12,249	12,249	12,635	168,333	13,106	13,106	13,106	119,020	13,051		884,100	1.80
Total Red	covery Income	76,074	77,126	75,359	75,359	76,982	232,604	70.040	12.10.22.2	0.004.00000	Management	1100.	32,214	434,497	88.0
Other Inc	come		,.20	70,000	70,000	70,802	232,004	78,948	78,717	78,622	184,521	77,426	206,861	1,318,597	2.68
51104	Storage Rent	1,115	1,115	1,115	1,140	1,140	1,140	1,140	1.110	4 4 4 0	11.11.12				
51300	Parking Income	200	200	200	200	200	200	200	1,140	1,140	1,140	1,140	940	13,407	0.03
51320	Contracting Revenue	47,916	54,117	48,856	48,893	54,046	52,691	49.684	200	50,200	200	200	200	52,400	0.11
51325	Parking Concession	-2,924	-2,924	-2,924	-2,924	-2,924	-2,924	-2.924	62,364	47,481	47,015	46,794	53,898	613,755	1.25
51600	Percentage Rent	0	0	0	0	0	-2,924	-2,924	-2,924	-2,924	-2,924	-2,924	-2,924	-35,088	-0.07
52100	Late Fee	124	124	124	124	124	124	124	0 124	0	12,093	0	0	12,093	0.02
52105	Pet Rent	2,160	2,160	2,160	2.160	2,160	2,160	2,160	2,160	124	124	124	124	1,488	0.00
52172	Guest Suite Fee Income	0	600	600	600	0	0	2,100	600	2,160	2,160	2,160	2,160	25,920	0.05
52400	Early Lease Break	1,761	0	0	0	0	1,761	0	0	0	0	0	0	2,400	0.00
52850	Owner Income-Asset Manage	13,170	13,186	12,998	13,042	13,555	13,741	13,903	14,037	0	0	0	0	3,522	0.01
52900	Misc. Income	20,577	20,627	11,627	11,377	11,327	11,804	11,454	11,454	14,400 11,754	14,414	14,214	14,284	164,943	0.34
52902	Other Rent Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,504	11,454	11,604	156,564	0.32
52950	Credit Check	324	324	324	324	324	324	324	324		1,000	1,000	1,000	12,000	0.02
52999	Interest Income	1,271	1,256	1,240	1,225	1,209	1,193	1,177	1,161	324 1,145	324	324	324	3,888	0.01
				metro di	.,	.,	1,100	1,177	1,101	1,145	1,129	1,113	1,096	14,215	0.03

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All Total RSF: 491,481 McShea Management, Inc.

Software: Kardin Consolidation System

Version: 32.22

File: WC & AN Miller Consolidation.co

Date: 8/2/2012 5:32:10 PM Page: 2 of 8

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total	\$/RSF
Total Oth	ner Income	86,694	91,785	77,321	77,161	82,160	83,214	78,242	91,641	126,804	88,179	75,599	82,707	1,041,507	2.12
Total Incom	ne	1,282,591	1,292,122	1,275,767	1,278,813	1,318,764	1,488,870	1,335,539	1,357,250	1,419,913	1,491,078	1,362,176	1,507,802	16,410,683	33.39
Operati	ng Expenses - Recov	erable													
CAM Ad	ministrative														
73001	Misc Administrative	4,627	1,991	2,353	3,166	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	28,065	0.06
73200	Management Fee	36,925	37,430	36,808	36,912	38,288	38,675	38,948	39,705	41,799	40,629	39,732	40,207	466,059	0.95
73203	Asset Management Fee	13,170	13,186	12,998	13,042	13,555	13,741	13,903	14,037	14,400	14,414	14,214	14,284	164,943	0.34
73600	Telephone Expense	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	17,520	0.04
Total CA	M Administrative	56,182	54,067	53,619	54,581	55,294	55,866	56,302	57,193	59,650	58,494	57,396	57,943	676,587	1.38
Limited	CAM Utilities													10010 (cm) • (cm) on 0 m.	
63600	Telephone	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	1,557	18,684	0.04
64500	Electricity	22,749	17,746	20,992	19,591	22,140	27,216	26,314	26,258	25,073	24,277	18,380	21,578	272,314	0.55
64510	Water & Sewer	6,493	6,665	5,421	6,390	5,294	5,470	7,711	8,602	7,099	9,988	10,054	8,748	87,935	0.18
64520	Gas	317	973	2,245	2,666	2,491	797	545	325	320	292	332	273	11,576	0.02
Total Lim	nited CAM Utilities	31,116	26,941	30,215	30,204	31,482	35,040	36,127	36,742	34,049	36,114	30,323	32,156	390,509	0.79
Utilities															
74500	Electricity	39,062	33,640	32,880	35,481	30,787	33,669	34,228	31,342	39,048	39,048	43,765	37,683	430,633	0.88
74510	Water & Sewer	5,018	14,814	4,799	5,209	16,240	5,147	5,376	17,854	4,714	8,056	16,186	5,208	108,621	0.22
74520	Gas	368	2,292	3,728	7,398	5,363	3,539	3,330	337	220	220	220	220	27,235	0.06
Total Util	ities	44,448	50,746	41,407	48,088	52,390	42,355	42,934	49,533	43,982	47,324	60,171	43,111	566,489	1.15
Limited (CAM R&M														
64540	Snow Removal	0	0	3,000	5,000	5,000	7,000	0	0	0	0	0	0	20,000	0.04
64620	Exterminating	175	175	175	175	175	175	175	975	175	975	175	175	3,700	0.01
64630	Security Contract	540	790	540	740	790	540	540	790	540	740	790	540	7,880	0.02
64635	Security System	150	250	400	250	150	500	150	250	400	250	150	500	3,400	0.01
64640	Fire Protection	3,250	450	1,765	750	450	4,005	750	450	2,340	750	450	1,765	17,175	0.03
65500	Administrative and Engineeri	290	290	290	290	290	290	290	290	290	290	290	290	3,480	0.01
65502	L & G Supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.00

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481 McShea Management, Inc.

Software: Kardin Consolidation System

Version:

32.22

WC & AN Miller Consolidatiion.co 8/2/2012 5:32:10 PM

File: Date:

Page: 3 of 8

	1	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	lul 42	A 40	0 10		
65505	Cleaning and Janitorial Suppl	3,530	275	275	10,835	275	3,530	275	275	275	Jul-13 275	Aug-13 275	Sep-13 275	Total	\$/RSF
65506	Maint. & Cleaning Contr.	11,478	11,478	11,351	11,745	11,723	11,723	11,723	11,723	11,723	11,723	11,723		20,370	0.04
65510	L & G Contract	1,910	1,410	1,410	1,410	2,910	2.910	1,410	2,910	4.410	1,410	1,410	11,723	139,832	0.28
65580	Glass/Doors/Windows	690	140	6,040	690	140	1,440	690	140	1,440	690	1,410	1,410	24,920	0.05
65585	R & M Locks & Keys	275	275	275	275	275	275	275	275	275	275	275	1,440 275	13,680	0.03
65595	R & M Electrical	750	750	1,200	2,900	1,075	1,200	750	750	1,200	2,900	1,075	1,200	3,300	0.01
65600	R & M Plumbing	475	475	1,050	1,025	475	1,050	475	475	1,050	475	475	1,050	15,750 8,550	0.03
65630	R & M Roof	0	0	1,750	0	0	0	250	1,500	3,500	250	0	0	7.250	0.02
65640	R & M HVAC	4,955	5,405	5,905	2,705	1,405	2,405	955	1,405	2,405	4,455	1,405	2,405	35,810	0.01
65654	R & MLocks & Keys	125	3,005	125	125	125	125	125	125	125	125	125	125	4.380	0.07
65655	R & M Elevator	13,290	1,225	1,825	1,225	1,225	1,225	1,825	1,825	1,225	1,225	1,825	1,225	29,165	0.06
65910	R & M General	750	2,550	7,650	5,600	750	0	2,550	5,500	0	750	750	2,500	29,350	0.06
Total Lin	nited CAM R&M	42,758	29,068	45,151	45,865	27,358	38,518	23,333	29,783	31,498	27,683				
Commo	n Area R&M		20,000	10,101	40,000	27,000	30,310	20,000	29,703	31,480	27,683	21,458	27,023	389,492	0.79
74540	Snow Removal	0	0	20,800	43,500	44,000	14,500	0	0	0	0	0	•	100 000	
74620	Exterminating	486	486	486	501	501	2,251	901	751	501	901	751	0 501	122,800	0.25
74630	Security Contract	5,791	5,991	6,294	6,016	5,791	5,641	5,791	5,991	6,992	7,108	7,065	5,741	9,017	0.02
74640	Fire Protection	700	0	60	0	360	5,185	2,500	4,000	125	360	0	0	74,212 13,290	0.15
74700	Trash Removal	10,275	10,075	10,075	10,275	10,075	10,075	10,275	10,075	10,075	10,275	10,075	10,075	121,700	0.03
74800	Maintenance & Cleaning Sup	350	6,033	1,000	350	350	350	6,033	1,650	350	350	350	350	17,516	0.25
74900	Administrative and Engineeri	30,589	23,119	23,119	25,035	23,795	23,795	23,795	31,488	23,795	25,035	23,795	23,795	301,157	0.61
74910	Engineer Benefits & Taxes	9,337	8,500	6,750	7,254	6,951	8,701	6,951	9,616	6,951	7,254	6,951	6,951	92,169	0.19
75000	Maint. & Clean. Contract	16,433	16,405	16,405	16,296	16,296	16,446	16,446	16,781	17,675	17,675	17,675	17,661	202,198	0.41
75005	Day Porter	11,307	8,713	8,713	9,010	9,010	9,010	9,010	11,682	9,010	9,010	9.010	9,010	112,496	0.23
75502	L & G Supplies	9,245	7,500	14,150	0	0	4,350	2,175	3,000	3,320	280	280	1,630	45,930	0.09
75506	R & M Parking & Garage	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	0.04
75510	L & G Contract	3,749	3,619	3,619	3,619	3,619	3,619	3,619	3,619	4,479	4,679	4,879	4,479	47,598	0.10
75530	R & M Asphalt & Concrete	5,700	66,400	850	0	0	12,200	2,350	5,500	12,825	1,500	4,350	3,000	114,675	0.23
75580	Glass/Doors/Windows	0	800	0	0	800	2,200	0	800	0	0	800	0	5,400	0.01
75595	R & M Electrical	2,995	3,645	995	3,745	6,445	3,995	2,995	1,895	995	2,995	1,145	1,745	33,590	0.07
												10000	11.00	1	

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All Total RSF: 491,481 McShea Management, Inc.

Software:

Kardin Consolidation System

Version:

32.22

File: Date: WC & AN Miller Consolidation.co 8/2/2012 5:32:10 PM

Page:

4 of 8

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total	\$/RSF
75600	R & M Plumbing	1,650	750	2,900	1,650	450	1,300	1,650	450	1,000	4,250	1,650	750	18,450	0.04
75625	R&M Emergency Generator	900	0	0	0	0	1,425	900	0	0	0	0	1,425	4,650	0.01
75630	R & M Roof	1,850	1,490	900	1,700	250	700	5,650	2,390	3,800	1,050	300	300	20,380	0.04
75640	R & M HVAC	4,780	9,005	7,880	4,980	4,155	12,380	6,730	4,155	3,830	6,930	7,505	5,730	78,060	0.16
75650	R & M Tools & Supplies	0	500	0	0	500	0	0	500	0	0	500	0	2,000	0.00
75654	R & M Keys & Locks	400	550	400	400	400	400	400	550	400	400	400	400	5,100	0.01
75655	R & M Elevators	2,423	3,623	3,483	3,533	3,623	2,423	2,423	3,623	2,423	3,923	4,373	2,423	38,296	0.08
75665	R & M General	9,445	12,900	6,700	8,900	10,650	6,200	23,950	26,115	5,250	2,650	6,600	1,100	120,460	0.25
77600	Garage Contractor	19,068	16,979	18,715	18,716	9,029	16,150	11,014	12,257	11,706	11,177	11,699	14,333	170,843	0.35
Total Co	mmon Area R&M	149,273	208,883	156,094	167,281	158,851	165,097	147,359	158,689	127,303	119,603	121,954	113,200	1,793,587	3.65
	ancial Expenses														
67120	Taxes - Real Estate	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,016	9,467	9,467	9,467	109,545	0.22
67200	Insurance - Property	2,246	2,246	2,246	2,246	2,246	2,246	2,246	2,358	2,358	2,358	2,358	2,358	27,512	0.06
77120	RE Tax	104,294	104,294	104,294	104,294	104,294	104,294	104,294	104,294	104,294	105,413	105,413	105,413	1,254,887	2.55
77200	Insurance	4,176	4,176	4,176	4,176	4,176	4,176	4,176	4,333	4,333	4,333	4,333	4,333	50,893	0.10
Total CA	M Financial Expenses	119,732	119,732	119,732	119,732	119,732	119,732	119,732	120,001	120,001	121,571	121,571	121,571	1,442,836	2.94
Total Opera	ating Expenses - Recoverable	443,509	489,437	446,218	465,750	445,107	456,608	425,786	451,940	416,482	410,788	412,873	395,003	5,259,500	10.70
Operati	ng Expenses - Unrece	overable		t			t								
Non CAR	M Building R&M														
64701	Bulk Trash Removal	475	0	0	0	475	0	0	0	0	475	0	0	1,425	0.00
65410	Employee Uniforms	250	0	0	0	500	0	250	0	500	0	0	0	1,500	0.00
65501	Maintenance Salary	4,667	4,667	4,667	4,667	4,667	4,667	4,794	4,794	4,794	4,794	4,794	4,794	56,766	0.12
65560	Appliance Supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.00
65565	Kitchen and Bath Supplies	30	30	30	30	30	30	30	30	30	30	30	30	360	0.00
65590	Electrical Contractor	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.00
65605	Plumbing Contracts	500	4,500	500	500	500	500	4,500	500	500	500	4,500	500	18,000	0.04
65645	HVAC Contractor Repairs	400	400	600	400	600	400	400	400	400	600	600	400	5,600	0.01
65650	R & M Tools/Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
65661	Paint Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.00

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

491,481 Total RSF:

McShea Management, Inc.

Software: Kardin Consolidation System

Version:

32.22 WC & AN Miller Consolidation.co

File: Date:

8/2/2012 5:32:10 PM

Page:

5 of 8

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13		\$/RSF
65680	Painting Contracts	650	0	4,000	0	650	0	0	0	650	0	500	650	7,100	0.01
65761	Appliance Contracts	0	0	150	0	0	150	0	0	150	0	0	150	600	0.00
65775	Miscellanous Contracts	10,545	495	495	495	495	495	4,495	495	495	495	495	495	19,990	0.04
85910	R & M General	1,500	2,500	800	400	1,400	400	400	1,400	400	400	1,400	400	11,400	0.02
Total No	n CAM Building R&M	19,392	12,967	12,117	6,867	9,692	7,517	15,244	7,994	8,794	7,669	12,694	8,294	129,241	0.26
Janitoria	ıl														
64700	Trash Removal	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	15,060	0.03
Total Jar	nitorial	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	15,060	0.03
Non CAI	M Administrative Expenses														
62100	Advertising	2,634	2,284	2,634	2,284	2,134	2,784	2,134	2,284	2,634	3,719	2,134	2,634	30,293	0.06
62200	Tenant Promotions	600	400	1,550	400	400	400	400	600	1,400	400	400	400	7,350	0.01
62905	Credit Check Services	324	324	324	324	324	324	324	324	324	324	324	324	3,888	0.01
62925	Signage	450	1,200	0	0	0	1,140	450	450	450	750	0	550	5,440	0.01
62955	Decorations	100	0	1,310	60	250	0	60	60	0	250	0	0	2,090	0.00
63200	Management Fee	6,725	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	82,180	0.17
63302	Contract Admin Salary	5,575	5,575	5,575	5,575	5,575	5,575	5,715	5,715	5,715	5,715	5,715	5,715	67,742	0.14
63400	Legal	300	300	550	300	300	550	300	300	550	300	300	550	4,600	0.01
63422	Information Management Ser	30	80	30	30	80	30	30	80	30	30	80	30	560	0.00
63448	Contract Other Training	50	800	50	150	50	0	550	500	50	0	50	0	2,250	0.00
63505	Printing and Reproduction	100	100	400	0	0	1,255	0	100	0	0	0	0	1,955	0.00
63510	Office Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.00
63515	Food and Beverages	75	75	75	75	75	75	75	75	75	75	75	75	900	0.00
63605	Postage	40	40	40	40	40	40	40	40	40	40	40	40	480	0.00
63608	Cable Charges	134	134	134	134	134	134	134	134	134	134	134	134	1,608	0.00
63700	Bad Debt	546	548	548	549	550	551	553	555	557	560	563	563	6,643	0.01
63801	Rental License Fee	0	0	0	0	0	0	0	0	0	4,750	0	0	4,750	0.01
63900	Misc. Admin. Expense	160	80	150	160	80	150	160	80	150	160	80	150	1,560	0.00
63905	Bank Fees	35	35	35	35	35	35	35	35	35	35	35	35	420	0.00
65415	Local Mileage and Travel	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
67100	Taxes - Payroll	870	870	870	870	870	870	890	890	890	890	890	890	10,562	0.02

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software: Kardin Consolidation System

Version: 32.22

File: WC & AN Miller Consolidation.co

Date: 8/2/2012 5:32:11 PM

Page: 6 of 8

WC & AN Miller Portfolio 2012/2013 - Monthly Detail

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13		\$/RSF
67105	Employee Benefit	178	178	178	178	178	178	184	184	184	184	184	184	2,172	0.00
67202	Insurance - Workers Comp	214	214	214	214	214	214	214	214	214	214	214	214	2,568	0.01
67210	Insurance - Medical, Liability	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	15,198	0.03
67220	Employee Appreciation	0	0	200	0	0	200	0	0	200	0	0	200	800	0.00
83400	Legal Expense	0	8,750	2,000	8,500	6,000	3,250	2,750	8,500	6,250	1,000	8,500	4,500	60,000	0.12
83415	Professional Services	0	0	0	1,200	650	0	0	0	0	650	1,200	0	3,700	0.01
83900	Misc. Administative	65	65	65	65	65	65	65	65	65	65	65	65	780	0.00
83905	Bank Fees	101	101	101	101	101	101	101	101	101	101	101	101	1,212	0.00
Total No	n CAM Administrative Expenses	20,798	30,504	25,385	29,595	26,456	26,272	23,515	29,637	28,399	28,697	29,435	25,706	324,399	0.66
Non CAI	M Utilities									1000		100	400	2,160	0.00
64503	Electricity - Vacants	180	180	180	180	180	180	180	180	180	180			3.71	
64531	Gas - Vacant Units	120	120	120	120	120	120	120	120	120	120	120		1,440 775	0.00
84500	Electricity	170	180	166	259	0	0	0		0	0			284	0.00
84520	Gas	40	47	79	118	0	0	0	0	0	0	0	0		
Total No	n CAM Utilities	510	527	545	677	300	300	300	300	300	300	300	300	4,659	0.01
Turnove	er Expense							2000			4 050	4.050	450	7,500	0.02
66505	T/O Cleaning	300	450	300	300	300	300	600		1,200	1,050			25,000	0.05
66561	T/O Painting	1,000	1,500	1,000	1,000	1,000	1,000	2,000	50.556	4,000	3,500		55586	4,375	
66620	T/O Flooring Repairs	175	263	175	175	175	175	350	525	700	613	788	263		
Total Tu	rnover Expense	1,475	2,213	1,475	1,475	1,475	1,475	2,950	4,425	5,900	5,163	6,638	2,213	36,875	0.08
Security	Deposit Interest Expense							0.0000			404	131	131	1,572	0.00
68100	Security Deposit Interest Exp	131	131	131	131	131	131	131	131	131	131		5,550)	/A/154	
Total Se	ecurity Deposit Interest Expense	131	131	131	131	131	131	131	131	131	131	131	131	1,572	0.00
Total Oper	rating Expenses - Unrecoverable	43,561	47,596	40,908	40,001	39,310	36,950	43, 39 5	43,742	44,779	43,214	50,452	37,898	511,806	1.04
Net Opera	ating Income	795,521	755,089	788,641	773,063	834,348	995,312	866,358	861,567	958,651	1,037,076	898,851	1,074,901	10,639,377	21.65

Non-Operating Expenses

Depreciation & Amortizaton Expense

Prepared By: McShea Management, Inc.

Accrued Depreciation & Amortization

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software:

Kardin Consolidation System

Version:

File: V

WC & AN Miller Consolidation.co

Date:

8/2/2012 5:32:11 PM

32.22

Page: 7 of 8

	1	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total	\$/RSF
74000	Depreciation	142,167	142,167	142,167	142,167	142,167	142,167	142,167	142,167	142,167	142,167	142,167	142,167	1,706,002	3.47
74001	Amortization	21,168	21,168	21,168	21,168	21,168	21,168	21,168	21,168	21,168	21,168	21,168	21,168	254,019	0.52
Total De	epreciation & Amortizaton Expens	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	1,960,021	3.99
Total Non-	Operating Expenses	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	163,335	1,960,021	3.99
Cash Flor	w after Non-Operating Expense	632,186	591,754	625,306	609,727	671,013	831,977	703,023	698,232	795,316	873,741	735,516	911,566	8,679,356	17.66
Debt S	ervice														
Debt Se	ervice														2.52
13100	Escrow - RE Taxes	75,350	75,350	75,350	75,350	75,350	75,350	75,350	75,350	75,350	76,920	76,920	76,920	908,906	
13103	Escrow - Insurance	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,230	1,230	1,230	1,230	1,230	14,347	0.03
23100	Notes Payable (Principal)	105,489	104,011	106,420	104,952	105,422	111,702	106,393	108,800	107,357	109,762	108,329	108,815	1,287,451	2.62
87501	Interest - 1st Trust	381,444	382,921	380,512	381,981	381,510	375,231	380,540	378,133	379,577	377,170	378,604	378,119	4,555,742	9.27
Total De	ebt Service	563,454	563,453	563,453	563,454	563,453	563,454	563,454	563,513	563,513	565,082	565,082	565,083	6,766,446	13.77
Total Deb	t Service	563,454	563,453	563,453	563,454	563,453	563,454	563,454	563,513	563,513	565,082	565,082	565,083	6,766,446	13.77
Cash Flo	w after Debt Service	68,732	28,301	61,853	46,274	107,560	268,523	139,569	134,720	231,803	308,659	170,434	346,483	1,912,910	3.89
Asset	Level Expenses														
Other S	Sources of Cash														
11500	Notes Receivable - Principal	-3,745	-3,760	-3,776	-3,792	-3,808	-3,823	-3,839	-3,856	-2,205	-2,222	-2,238	-2,255	-39,319	-0.08
Total O	Other Sources of Cash	-3,745	-3,760	-3,776	-3,792	-3,808	-3,823	-3,839	-3,856	-2,205	-2,222	-2,238	-2,255	-39,319	-0.08
Capital	I Expenditures													0000000	
14990	Bldg. Improvements - Requir	0	0	47,237	276,532	32,300	0	34,000	0	55,000	0			445,069	
14991	Bldg. Improvements - Option	0	0	0	0	0	0	5,500	380,000	0	0	44,876		430,376	
19000	Capital Impr Tenant	350	61,211	156,474	201,785	158,790	33,235	7,310	120,608	108,000	41,263	2,516		891,542	
19512	Lease Commission	0	39,558	54,055	91,558	521	101,839	5,691	29,564	131,115	487	41,635	76,996	573,018	
Total C	Capital Expenditures	350	100,769	257,766	569,875	191,611	135,074	52,501	530,172	294,115	41,749	89,027	76,996	2,340,005	4.76

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software:

Kardin Consolidation System

Version: 32.22

File:

WC & AN Miller Consolidation.co

Date: Page: 8/2/2012 5:32:11 PM 8 of 8

	. [Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total	\$/RSF
14210	A/D Buildings	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-77,608	-931,293	-1.89
14211	Accum. Amort Impr.	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-26,303	-315,633	-0.64
14501	A/D Furniture & Equip	-262	-262	-262	-262	-262	-262	-262	-262	-262	-262	-262	-262	-3,144	-0.01
19501	Acc Amort - Lease Comm	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-123,750	-0.25
19550	Acc. Amort. Cap.Lease	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-10,856	-130,269	-0.27
Total Acc	crued Depreciation & Amortizatio	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-125,341	-1,504,089	-3.06
Changes	In Assets														
13107	Escrow Taxes (Contra Acct)	-75,350	-75,350	-75,350	-75,350	-75,350	-75,350	-75,350	-75,350	-75,350	-76,920	-76,920	-76,920	-908,906	-1.85
13108	Escrow Insurance (Contra Ac	-1,171	-1,171	-1,171	-1,171	-1,171	-1,171	-1,171	-1,230	-1,230	-1,230	-1,230	-1,230	-14,347	-0.03
14212	Accrued Depr / Amort	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-38,265	-459,184	-0.93
Total Cha	anges In Assets	-114,786	-114,786	-114,786	-114,786	-114,786	-114,786	-114,786	-114,845	-114,845	-116,415	-116,415	-116,415	-1,382,438	-2.81
Total Asset	Level Expenses	-243,522	-143,118	13,864	325,956	-52,323	-108,875	-191,466	286,130	51,723	-202,228	-154,967	-167,015	-585,841	-1.19
Cash Flow	after Asset Level Expenses	312,254	171,419	47,990	-279,682	159,883	377,398	331,035	-151,411	180,080	510,887	325,401	513,497	2,498,751	5.08

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software:

Kardin Consolidation System

Version: 32.22

File:

WC & AN Miller Consolidation.co

Date: Page: 8/2/2012 5:32:55 PM 1 of 5

WC & AN Miller Portfolio 14990 Bldg. Improvements - Required

PCID	Allocation / Description	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
801-802	Sumner Place - FY 2013	Budget												
801	801 / Restroom RTUs (2N, 1S & 2S)	0	0	0	55,000	0	0	0	0	0	0	0	0	55,000
801	816 / Upgrade Hallway HVAC	0	0	0	16,184	0	0	0	0	0	0	0	0	16,184
801	819 / Sealcoat, and Stripe Parking Lots	0	0	0	0	0	0	0	0	14,773	0	0	0	14,773
802	816 / Upgrade Hallway HVAC	0	0	0	1,816	0	0	0	0	0	0	0	0	1,816
802	819 / Sealcoat, and Stripe Parking Lots	0	0	0	0	0	0	0	0	40,227	0	0	0	40,227
803-806 &	813 Spring Valley Retail - FY	2013 Budge	et											
812	812 / Parking Pay on Lane/Pay on Foot (w/out Cash Option)	0	0	0	89,097	0	0	0	0	0	0	0	0	89,097
807-810	Spring Valley Offices - F	Y 2013 Bud	get											
807	807 / Upgrade Access / Monitoring Panel	0	0	0	0	13,984	0	0	0	0	0	0	0	13,984
808	808 / Upgrade Access / Monitoring Panel	0	0	0	0	18,316	0	0	0	0	0	0	0	18,316
809	809 / Replace 1 RTU	0	0	0	0	0	0	17,000	0	0	0	0	0	17,000
809	809 / Construct Common Restrooms on Ground Floor	0	0	30,000	0	0	0	0	. 0	0	0	0	0	30,000
810	810 / Upgrade Monitoring Panel	0	0	5,362	0	0	0	0	0	0	0	0	0	5,362
810	810 / Replace 1 RTU	0	0	0	0	0	0	17,000	0	0	0	0	0	17,000
811	811 / Install New Parking Booth	0	0	11,875	0	0	0	0	0	0	0	0	0	11,875
811	811 / Parking Pay in Lane Upgrade	0	0	0	114,435	0	0	0	0	0	0	0	0	114,435
	Totals:	0	0	47,237	276,532	32,300	0	34,000	0	55,000	0	0	0	445,069

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software: Kare

Kardin Consolidation System

Version: 32.22

File:

WC & AN Miller Consolidatiion.co

Date: Page: 8/2/2012 5:32:55 PM 2 of 5

WC & AN Miller Portfolio 14991 Bldg. Improvements - Optional

PCID	Allocation / Description	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
801-802	Sumner Place - FY 2013	Budget												
801	801 / Mansard Roof - Strip shingles and replace with vinyl	0	0	0	0	0	0	0	360,000	0	0	0	0	360,000
807-810	Spring Valley Offices - F	Y 2013 Budg	get											
808	808 / Replace Elevator Operating Panel	0	0	0	0	0	0	0	0	0	0	26,217	0	26,217
808	808 / Replace Elevator Landing Buttons	0	0	0	0	0	0	0	0	0	0	7,354	0	7,354
808	808 / Replace Elevator / Hall Indicators	0	0	0	0	0	0	0	0	0	0	11,305	0	11,305
880	Sumner Highlands - FY	2013 Budget	t											
		0	0	0	0	0	0	0	0	0	0	0	0	0
	Monument Sign at new crosswalk	0	0	0	0	0	0	5,500	0	0	0	0	0	5,500
	Improve landscaping behind 4517 - 4525	0	0	0	0	0	0	0	20,000	0	0	0	0	20,000
	Totals:	0	0	0	0	0	0	5,500	380,000	0	0	44,876	0	430,376

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All

Total RSF: 491,481

McShea Management, Inc.

Software:

Kardin Consolidation System

Version: File:

WC & AN Miller Consolidatiion.co

Date:

8/2/2012 5:32:55 PM

32.22

3 of 5

Page:

WC & AN Miller Portfolio 19000 Capital Impr. - Tenant

PCID	Allocation / Description	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
801-802	Sumner Place - FY 2013	Budget											1012 (1112)	(10000000)
801	801 / Linked to Tenant Improvement	0	0	0	118,448	118,448	0	0	0	10,160	5,040	0	0	252,095
802	802 / Linked to Tenant Improvement	0	38,931	154,274	0	0	0	0	0	0	0	0	0	193,206
807-810	Spring Valley Offices - F	Y 2013 Budç	jet											
807	807 / Linked to Tenant Improvement	0	0	0	0	0	0	6,960	62,918	55,958	0	0	0	125,835
808	808 / Linked to Tenant Improvement	0	21,120	0	36,570	0	30,690	0	0	0	0	0	0	88,380
809	809 / Linked to Tenant Improvement	0	0	0	39,428	39,428	0	0	0	34,283	34,283	0	0	147,420
810	810 / Linked to Tenant Improvement	0	0	0	0	0	0	0	57,125	0	0	0	0	57,125
880	Sumner Highlands - FY 2	013 Budget												
	Dishwashers- 4 replacements	0	565	0	0	565	0	0	565	0	0	565	0	2,260
	Refrigerators- 2 replacements	0	0	1,200	0	0	0	0	0	0	1,200	0	0	2,400
	Furnace - 1 replacement	0	0	0	0	0	1,950	0	0	0	0	0	0	1,950
	Condensing Unit - 2 replacements	0	0	650	0	0	0	0	0	650	0	0	0	1,300
	Dryers- 3 replacements	0	595	0	0	0	595	0	0	0	0	595	0	1,785
	Water Heater - 2 replacements	0	0	0	1,600	0	0	0	0	1,600	0	0	0	3,200
	Washers - 2 replacements	0	0	0	740	0	0	0	0	0	740	0	0	1,480
	Range- 1 Replacement include plumber connection	0	0	0	0	0	0	0	0	0	0	1,006	0	1,006
	Microwaves - 6 replacements	350	0	350	0	350	0	350	0	350	0	350	0	2,100
	Hardwood Floors - 2 replacements due to damage	0	0	0	5,000	0	0	0	0	5,000	0	0	0	10,000
	Totals:	350	61,211	156,474	201,785	158,790	33,235	7,310	120,608	108,000	41,263	2,516	0	891,542

Prepared By: McShea Management, Inc.

Portfolio ID: 801 - 880

Group Name: All Total RSF: 491,481 McShea Management, Inc.

Software:

Kardin Consolidation System

Version: 32.22

File:

WC & AN Miller Consolidatiion.co

Date:

8/2/2012 5:32:55 PM

Page: 4 of 5

WC & AN Miller Portfolio 19501 Acc Amort - Lease Comm

PCID		Allocation / Description	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
801-802		Sumner Place - FY 2013	Budget											-	
801	801		-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-3,429	-41,152
803-806 &	813	Spring Valley Retail - FY	2013 Budge	t											
805	805		-39	-39	-39	-39	-39	-39	-39	-39	-39	-39	-39	-39	-468
806	806		-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-1,038	-12,456
807-810		Spring Valley Offices - F	Y 2013 Budg	jet	8										
807	807		-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-1,941	-23,292
808	808		-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-3,752	-45,019
809	809		-114	-114	-114	-114	-114	-114	-114	-114	-114	-114	-114	-114	-1,363
		Totals:	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-10,312	-123,750

Prepared By: McShea Management, Inc.

Portfolio ID: Group Name: All

Total RSF: 491,481

801 - 880

McShea Management, Inc.

Kardin Consolidation System

Version:

WC & AN Miller Consolidation.co

File: Date:

8/2/2012 5:32:55 PM

Page:

5 of 5

32.22

WC & AN Miller Portfolio 19512 Lease Commission

PCID	Allocation / Description	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
801-802	Sumner Place - FY 2013	3 Budget							, , , , ,		our to	Aug-10	оер-10	Total
801	801 / Linked to Leasing Commission - Broker 1	0	1,296	49,324	23,979	0	585	0	2,041	2,025	0	1,999	0	81,249
802	802 / Linked to Leasing Commission - Broker 1	0	38,262	0	0	0	0	0	956	15,668	0	0	11,311	66,196
807-810	Spring Valley Offices -	FY 2013 Budg	jet											
807	807 / Linked to Leasing Commission - Broker 1	0	0	4,731	0	521	85,533	5,691	0	85,533	487	0	54,586	237,081
808	808 / Linked to Leasing Commission - Broker 1	0	0	0	6,197	0	15,722	0	0	0	0	39,636	11,100	72,654
809	809 / Linked to Leasing Commission - Broker 1	0	0	0	32,074	0	0	0	0	27,889	0	0	0	59,963
810	810 / Linked to Leasing Commission - Broker 1	0	. 0	0	29,308	0	0	0	26,567	0	0	0	0	55,876
	Totals:	0	39,558	54,055	91,558	521	101,839	5,691	29,564	131,115	487	41,635	76,996	573,018