

WC & AN Miller Companies
Balance Sheet
July 31, 2011

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 2,230,847.54	\$ 1,580,115.21
Accounts Receivable	838,680.61	732,887.69
Straightline Rent	2,701,465.97	2,701,465.97
Miscellaneous Receivables	(164,678.39)	(66,058.83)
Provision for Loss	0.00	0.00
Other Receivables	968,560.77	970,250.65
Inventory	83,066.34	1,828,202.90
Prepaid Expenses	78,404.62	53,700.48
Total Current Assets	<u>6,736,347.46</u>	<u>7,800,564.07</u>
Fixed Assets		
Land	6,310,994.50	6,310,994.50
HLP, II Land	538,905.48	538,905.48
Buildings	49,009,174.12	49,009,174.12
Property and Equipment	276,109.46	276,109.46
Capital Improvements - Opt	28,883.00	28,883.00
Improvements	12,598,300.72	12,579,476.88
Less: Accumulated Depreciation	<u>18,967,227.19</u>	<u>18,809,505.65</u>
Net Fixed Assets	<u>49,795,140.09</u>	<u>49,934,037.79</u>
Other Assets		
Deferred Leasing Commissions,	769,320.35	777,688.03
Deferred Finance Charges, net	772,017.13	772,017.13
Deposit	17,630.05	17,630.05
Deferred Taxes	7,240,432.00	7,240,432.00
Real Estate Tax Escrow	<u>707,910.13</u>	<u>645,033.88</u>
Total Other Assets	<u>9,507,309.66</u>	<u>9,452,801.09</u>
TOTAL ASSETS	<u>\$ 66,038,797.21</u>	<u>\$ 67,187,402.95</u>

WC & AN Miller Companies
Balance Sheet
July 31, 2011

Current Month Prior Month

LIABILITIES AND STOCKHOLDERS' DEFICIT

Current Liabilities		
Accounts Payable	\$ 103,215.89	\$ 77,749.13
2007 Payroll Tax Liability	363,032.68	374,032.68
Accrued Income Taxes	0.00	0.00
Accrued Expenses	1,809,473.58	1,559,595.34
Security Deposits	349,685.94	347,279.94
Prepaid RE Income	19,821.09	29,731.63
Prepaid Rent Income	463,676.04	489,783.39
	<hr/>	<hr/>
Total Current Liabilities	3,108,905.22	2,878,172.11
	<hr/>	<hr/>
Long-Term Liabilities		
Notes Payable (1)	86,968,727.68	87,080,398.57
Guaranty Reserve	0.00	0.00
	<hr/>	<hr/>
Total Long-Term Liabilities	86,968,727.68	87,080,398.57
	<hr/>	<hr/>
Total Liabilities	90,077,632.90	89,958,570.68
	<hr/>	<hr/>
Minority Interest (2)	(6,096,811.68)	(6,091,537.55)
	<hr/>	<hr/>
Total Minority Interest	(6,096,811.68)	(6,091,537.55)
	<hr/>	<hr/>
Stockholders' Deficit		
Common Stock	800,200.00	800,200.00
Dividend	(150,000.00)	(150,000.00)
Retained Earnings (Deficit)	(18,592,224.00)	(17,329,830.17)
	<hr/>	<hr/>
Total Stockholders' Deficit	(17,942,024.00)	(16,679,630.17)
	<hr/>	<hr/>
TOTAL LIABILITIES & STOCKHOLDERS' DEFICI	\$ 66,038,797.22	\$ 67,187,402.96
	<hr/>	<hr/>

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.

August 29, 2011

Unaudited - For Management Purposes Only

WC & AN Miller Companies
Long Term Debt
July 31, 2011

		Current Month		Budget	Prior Month
N/P Cur Wash Securities	\$	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		26,189,397.59		26,189,397.00	26,237,229.63
N/P Burke & Herbert - SVR		12,446,624.62		12,446,633.00	12,470,728.18
Key Bank Loan		17,550,932.48		17,570,783.00	17,570,783.27
N/P - TIAA Loan		21,891,543.16		21,851,420.00	21,911,427.66
N/P - Haymount Mezz		8,250,229.83		8,250,229.96	8,250,229.83
Total Long Term Debt	\$	86,968,727.68	\$	86,948,462.96	87,080,398.57

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
7. Cardinal Bank - 8/14/2021

WC & AN Miller Companies
Income Statement
For the Ten Months Ending July 31, 2011

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Rental Activities						
Rent Income	\$ 1,224,824.80	1,163,338.00	61,486.80	11,378,314.99	11,576,312.00	(197,997.01)
Rent Expenses	(511,735.26)	(306,631.00)	(205,104.26)	(3,711,287.43)	(3,347,632.00)	(363,655.43)
Real Estate Taxes	(101,632.74)	(105,201.00)	3,568.26	(1,013,809.41)	(1,065,402.00)	51,592.59
Depreciation	(167,554.02)	(181,169.00)	13,614.98	(1,675,754.98)	(1,810,274.00)	134,519.02
Debt Service-Interest	(438,124.92)	(440,157.00)	2,032.08	(4,393,989.62)	(4,435,275.00)	41,285.38
Net Rental Income	5,777.86	130,180.00	(124,402.14)	583,473.55	917,729.00	(334,255.45)
Revenues						
Sales	630,000.00	0.00	630,000.00	630,000.00	0.00	630,000.00
Total Revenues	630,000.00	0.00	630,000.00	630,000.00	0.00	630,000.00
Cost of Sales	1,784,186.56	0.00	1,784,186.56	1,784,186.56	0.00	1,784,186.56
Corporate Gross Profit	(1,154,186.56)	0.00	(1,154,186.56)	(1,154,186.56)	0.00	(1,154,186.56)
Gross Profit	(1,148,408.70)	130,180.00	(1,278,588.70)	(570,713.01)	917,729.00	(1,488,442.01)
Operating Expenses						
Auto Expenses	0.00	200.00	(200.00)	1,533.29	2,000.00	(466.71)
Bank Charges	1.90	50.00	(48.10)	165.80	500.00	(334.20)
Computer Supplies	17,562.20	0.00	17,562.20	17,562.20	0.00	17,562.20
Computer Consultant	1,193.75	1,200.00	(6.25)	13,890.72	12,000.00	1,890.72
Office Administration	6,000.00	6,000.00	0.00	70,000.00	60,000.00	10,000.00
Equipment Rental	378.52	710.00	(331.48)	7,098.95	7,100.00	(1.05)
General Insurance	0.00	0.00	0.00	23,815.00	23,287.00	528.00
Legal - General	0.00	5,000.00	(5,000.00)	14,441.91	50,000.00	(35,558.09)
Legal - Loans/Lenders	3,376.80	0.00	3,376.80	17,215.86	0.00	17,215.86
Legal - Haymount	29,886.76	0.00	29,886.76	183,372.44	0.00	183,372.44
Leasing Commission - Corp	0.00	0.00	0.00	29,782.50	0.00	29,782.50
Health Insurance	1,498.00	1,800.00	(302.00)	14,472.00	17,100.00	(2,628.00)
Management Meals	92.77	100.00	(7.23)	1,663.41	1,000.00	663.41
Annual Shareholder Meeting	0.00	0.00	0.00	2,616.71	1,500.00	1,116.71
Office Supplies	398.50	350.00	48.50	4,805.88	3,500.00	1,305.88
Other Taxes and Licenses	683.19	0.00	683.19	48,430.11	17,950.00	30,480.11
Payroll Taxes	459.00	540.00	(81.00)	6,558.50	5,400.00	1,158.50
Postage	271.82	260.00	11.82	3,500.94	2,600.00	900.94
Accounting	556.19	1,500.00	(943.81)	21,608.17	15,000.00	6,608.17

For Management Purposes Only

August 30, 2011

WC & AN Miller Companies
Income Statement
For the Ten Months Ending July 31, 2011

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Review/Audit/Tax Return	0.00	0.00	0.00	45,000.00	45,000.00	0.00
Internal Control Review	0.00	0.00	0.00	5,240.00	5,500.00	(260.00)
Promotion and Entertainment	57.73	0.00	57.73	599.38	0.00	599.38
Charitable Contribution	500.00	0.00	500.00	500.00	0.00	500.00
Rent	6,620.21	6,204.00	416.21	62,944.86	62,040.00	904.86
Executive Compensation	18,000.00	15,000.00	3,000.00	180,000.00	150,000.00	30,000.00
Executive Comp Comm Fees	0.00	0.00	0.00	8,370.00	0.00	8,370.00
Storage	0.00	0.00	0.00	2,240.00	0.00	2,240.00
Telephone	313.59	250.00	63.59	3,183.46	2,500.00	683.46
Management Travel	971.25	2,500.00	(1,528.75)	17,465.66	25,000.00	(7,534.34)
Payroll Processing Fees	164.82	150.00	14.82	4,059.60	1,500.00	2,559.60
Board of Directors fees	13,500.00	9,000.00	4,500.00	98,500.00	90,000.00	8,500.00
RE Tax Exp	0.00	0.00	0.00	5,100.17	5,400.00	(299.83)
Board Travel and Meals	8,891.98	0.00	8,891.98	27,544.29	14,000.00	13,544.29
Total Operating Expenses	111,378.98	50,814.00	60,564.98	943,281.81	619,877.00	323,404.81
Net Operating Income	(1,259,787.68)	79,366.00	(1,339,153.68)	(1,513,994.82)	297,852.00	(1,811,846.82)
Other Income and Expenses						
Miscellaneous Income	0.00	0.00	0.00	51,500.00	0.00	51,500.00
Interest Income	570.29	1,200.00	(629.71)	4,789.41	12,000.00	(7,210.59)
Debt Service (Interest) Other	(3,176.44)	(3,176.44)	0.00	(31,764.40)	(31,764.40)	0.00
Total Other Income and Expenses	(2,606.15)	(1,976.44)	(629.71)	24,525.01	(19,764.40)	44,289.41
Net Income	\$ (1,262,393.83)	77,389.56	(1,339,783.39)	(1,489,469.81)	278,087.60	(1,767,557.41)

For Management Purposes Only

W.C. and A.N. MILLER COMPANIES
STATEMENT OF CASH FLOW
For the Month Ended JULY 31, 2011

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	(1,262,394)	(1,488,263)
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Dividend	-	(150,000)
Depreciation and amortization	167,476	1,675,364
Loss on disposition of fixed assets	-	-
Income allocated to minority interest	(5,274)	(32,820)
Accounts receivable	(7,173)	411,692
Other receivables	1,690	73,894
Inventory	1,745,137	1,730,706
Deferred income taxes		-
Prepaid expenses	(24,704)	371,770
Current maturities of long term debt		-
Accounts payable	14,467	(93,369)
Accrued income taxes		-
Accrued expenses	249,878	738,744
Security deposits	2,406	24,558
Prepaid Real Estate Tax Income	(9,911)	(70,062)
Prepaid rent income	(26,107)	(106,521)
Total Adjustments	<u>2,107,884</u>	<u>4,573,955</u>
Net Cash Provided by (Used for) Operating Activities	<u>845,490</u>	<u>3,085,692</u>
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(18,824)	(484,386)
Acquisition of deferred financing charges	(1,387)	(377,985)
Acquisition of real estate tax escrow	(62,876)	(468,026)
Acquisition of water escrow	-	-
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	<u>(83,087)</u>	<u>(1,330,397)</u>
Cash Flow for Financing Activities:		
Disposition of long term debt	(111,671)	(1,082,294)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	<u>(111,671)</u>	<u>(1,082,294)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	650,732	673,001
Cash and cash equivalents, Beginning of Period	<u>1,580,115</u>	<u>1,557,846</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>2,230,847</u>	<u>2,230,847</u>

<i>Current Assets</i>	
Petty Cash	500
Cash - Checking	279,933
Cash Savings Burke & Herbert	747,141
Cash - Security Dep.	62,168
Accounts Receivable	535,094
A/R CAM	252,732
Allowance For Bad Debt	<u>(349,767)</u>
Total Current Assets	<u>1,527,801</u>
 <i>Prepaid Expenses</i>	
Prepaid Insurance Expense	51,700
Prepaid Real Estate Tax Expense	7,846
Prepaid Expenses	<u>3,879</u>
Total Prepaid Expenses	<u>63,425</u>
 <i>Escrow Accounts</i>	
Escrow - Taxes	<u>463,739</u>
Total Escrow Accounts	<u>463,739</u>
 <i>Long-term Assets</i>	
A/R Other	213,150
Accrued Interest Rcv	1,611
Deposits - Utility	3,705
Notes Receivable	<u>141,519</u>
Total Long-term Assets	<u>359,985</u>
 <i>Fixed Assets</i>	
Land	6,297,962
Land Improvement	1,612,553
Buildings	48,831,228
A/D Buildings	<u>(14,728,918)</u>
A/D Tenant Improvements	<u>(3,415,225)</u>
A/D Improvements	<u>(506,888)</u>
A/D Tenant Improvements	<u>(28,935)</u>
Furniture	32,045
A/D Furniture & Equipment	<u>(9,495)</u>
Equipment	48,086
Capital Impr. - Bldg	52,165
Deferred Charges	461,165
Loan Fees	1,011,985
Accum. Amort.	<u>(12,614)</u>
Capital Impr. - Tenant	10,939,537
Acc.Amort.-Lease Com	<u>(712,765)</u>
Lease Commission	992,925
Acc. Amort. Loan Lease	<u>(287,528)</u>
Total Fixed Assets	<u>50,577,283</u>
 <i>Total Assets</i>	
	<u><u>52,992,233</u></u>

Liabilities & Owners Equity

Liabilities

Current Liabilities

Prepaid Rent	459,340
A/P Other	64,965
Accrued Expense	405,862
Accrued Capital Expenditure	182,365
Accrued Insurance	0
Accrued Real Estate Taxes	324,036
Note Payable	17,550,932
Unrefundable Security Deposit	250
Tenant Security Dep	324,351
Prepaid Income	19,821
Accrued Interest	206,814

Total Current Liabilities 19,538,737

Long Term Liabilities

Notes Payable 60,527,565

Total Long Term Liabilities 60,527,565

Total Liabilities 80,066,302

Owners' Equity

Owners' Distributions (1,673,201)

Earned Surplus (25,400,868)

Total Owner's Equity (27,074,069)

Total Liabilities and Owner's Equity 52,992,233

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>Income</i>								
Residential Potential	212,899	210,194	2,705	2,109,518	2,093,652	15,866	1%	2,514,978
Potential Rent Income	555,417	546,031	9,386	5,520,445	5,411,341	109,104	2%	6,505,156
Retail Potential	348,559	335,777	12,783	3,352,927	3,263,760	89,167	3%	3,936,194
Vacancies	(58,383)	(56,094)	(2,289)	(741,160)	(752,622)	11,462	2%	(864,810)
Vacancy - Retail	(16,852)	0	(16,852)	(191,316)	0	(191,316)	0%	0
Total Rental Income	1,041,641	1,035,908	5,732	10,050,415	10,016,131	34,285	0%	12,091,519
<i>Other Adjustments to Income:</i>								
Concession	(50,042)	(30,744)	(19,298)	(366,087)	(284,032)	(82,055)	-29%	(295,372)
Model Allowance	(1,775)	(1,525)	(250)	(16,795)	(15,250)	(1,545)	-10%	(18,300)
Total Adjustments to Inco	(51,817)	(32,269)	(19,548)	(382,882)	(299,282)	(83,600)	-28%	(313,672)
<i>Reimbursable Income:</i>								
Operating Expenses	59,312	69,145	(9,833)	627,573	833,110	(205,537)	-25%	971,400
Real Estate Tax	32,719	15,747	16,972	323,582	228,011	95,571	42%	451,095
PY Recoveries - Miller	0	0	0	(201,522)	0	(201,522)	0%	0
Total Reimbursable Income	92,031	84,893	7,138	749,632	1,061,121	(311,488)	-29%	1,422,495
<i>Other Income:</i>								
Parking/Garage	62,092	220	61,872	89,072	28,450	60,622	213%	28,890
Contracting Revenue	47,516	53,832	(6,316)	537,949	538,320	(371)	0%	645,984
Parking Concession (Income	(5,008)	(4,799)	(209)	(48,525)	(47,990)	(535)	-1%	(57,588)
Storage Rent	1,420	1,090	330	14,834	11,531	3,303	29%	13,711
Vacancies - Storage	(232)	0	(232)	(2,810)	0	(2,810)	0%	0
Percentage Rent	2,118	2,118	0	21,182	51,122	(29,940)	-59%	55,358
Other Utilities	0	939	(939)	0	1,878	(1,878)	-100%	3,756
Late Fee	(559)	332	(891)	8,557	3,320	5,237	158%	3,984
Pet Charges - Monthly	2,496	1,400	1,096	22,564	14,000	8,564	61%	16,800
Guest Suite Fees	150	0	150	1,410	0	1,410	0%	0
Returned Check	0	35	(35)	25	350	(325)	-93%	420
Early Lease Break	415	0	415	33,295	0	33,295	0%	0
Owner Income-Asset Manageme	15,449	8,879	6,570	155,836	86,800	69,036	80%	107,624
Misc. Income	13,678	7,568	6,109	90,690	76,833	13,857	18%	91,670
Other Rent Fees	1,606	550	1,056	12,596	5,500	7,096	129%	6,600
Credit Check	324	250	74	3,174	2,500	674	27%	3,000
Collection of Bad Debt	0	0	0	4,336	0	4,336	0%	0
Interest Income - Security	22	0	22	223	0	223	0%	0
Interest Income	1,483	1,040	442	16,739	12,081	4,658	39%	14,124
Total Other Income:	142,970	73,455	69,515	961,147	784,696	176,452	22%	934,333
Total Gross Income	1,224,824	1,161,987	62,838	11,378,313	11,562,665	(184,352)	-2%	14,134,675
<i>Operating Expense:</i>								
<i>Full Service Expenses:</i>								
<i>Administrative Expenses:</i>								
Advertising	1,852	2,455	603	32,035	28,910	(3,125)	-11%	33,320
Tenant Promotions	687	850	163	3,987	7,000	3,013	43%	8,700
Credit Checks	782	310	(472)	5,155	3,100	(2,055)	-66%	3,720
Signage	0	0	0	1,914	300	(1,614)	-538%	400
Model-Accessories/Decoratio	0	0	0	75	5,400	5,325	99%	5,450
Management Fee	6,374	6,374	0	63,408	63,076	(332)	-1%	75,824
Contract Admin Salary	5,623	4,120	(1,503)	43,305	40,480	(2,825)	-7%	48,720
Legal	0	120	120	1,986	1,200	(786)	-65%	1,440
Information Management Serv	26	125	99	865	1,250	385	31%	1,500
Contract Other Training	250	0	(250)	802	1,950	1,148	59%	1,950
Training & Education	0	0	0	8	0	(8)	0%	0
Printing/Reproduction	73	142	69	2,151	1,420	(731)	-52%	1,704
Paper, Pads, Etc.	0	225	225	1,919	2,250	331	15%	2,700

890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)
Statement of Operations
JULY 31, 2011

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Food & Beverages	15	150	135	998	1,500	502	33%	1,800
Telephone	1,587	1,295	(292)	15,486	12,950	(2,536)	-20%	15,540
Phones - Office	396	0	(396)	396	0	(396)	0%	0
Postage	35	25	(10)	110	250	140	56%	300
Cable Charges	148	0	(148)	1,324	0	(1,324)	0%	0
Bad Debt	115,356	1,051	(114,305)	64,607	10,468	(54,139)	-517%	12,575
License Fees	4,750	4,750	0	4,750	4,750	0	0%	4,750
Furniture and Misc. Equipme	0	108	108	38	1,080	1,042	96%	1,296
Misc. Admin. Expense	162	275	113	2,724	2,750	26	1%	3,300
Bank Fees	24	25	1	88	250	162	65%	300
Total Administrative	138,141	22,400	(115,741)	248,134	190,334	(57,800)	-30%	225,289
<i>Utilities:</i>								
Electricity	30,432	1,760	(28,672)	240,501	18,120	(222,381)	-999%	21,680
Electricity-Vacant	133	0	(133)	895	0	(895)	0%	0
Water & Sewer	9,529	4,430	(5,099)	67,019	44,300	(22,719)	-51%	53,160
Gas	242	75	(167)	10,567	930	(9,637)	-999%	1,080
Gas - Vacant Units	101	0	(101)	576	0	(576)	0%	0
Total Utilities	40,438	6,265	(34,173)	319,558	63,350	(256,208)	-404%	75,920
<i>Repairs & Maintenance:</i>								
Snow Removal	0	0	0	25,207	20,000	(5,207)	-26%	20,000
Exterminating	367	130	(237)	2,341	2,500	159	6%	2,760
Security Contract	540	0	(540)	2,261	0	(2,261)	0%	0
Security Systems	423	250	(173)	5,538	3,250	(2,288)	-70%	4,000
Fire Protection	1,360	1,365	5	10,314	6,315	(3,999)	-63%	7,415
Trash Removal	1,532	2,000	468	15,879	20,000	4,121	21%	24,000
Bulk Trash Collection	300	0	(300)	1,422	600	(822)	-137%	800
Uniforms	0	0	0	250	1,250	1,000	80%	1,500
Mileage Reimb	61	50	(11)	349	500	151	30%	600
Engineer Services	275	275	0	3,025	2,750	(275)	-10%	3,300
Maintenance Salary	2,643	4,928	2,284	43,371	48,414	5,043	10%	58,269
L & G Supplies	163	140	(23)	2,588	1,400	(1,188)	-85%	1,680
Maintenance and Cleaning Su	727	100	(627)	5,573	1,000	(4,573)	-457%	1,200
Maint. & Cleaning Contr.	12,104	2,671	(9,433)	112,569	26,710	(85,859)	-321%	32,052
L & G Contract	1,201	1,850	649	26,731	35,500	8,769	25%	45,200
R & M Asphalt & Concrete	0	0	0	0	1,500	1,500	100%	1,500
Appliance Supplies	684	150	(534)	2,913	1,500	(1,413)	-94%	1,800
Glass/Doors/Windows	0	250	250	1,588	2,500	912	36%	3,000
R & M Locks & Keys	295	50	(245)	3,784	500	(3,284)	-657%	600
Electric Maint. Contracts	(127)	125	252	776	1,250	474	38%	1,500
R & M Electrical	523	200	(323)	7,087	2,000	(5,087)	-254%	2,400
R & M Plumbing	249	165	(84)	2,060	1,650	(410)	-25%	1,980
Plumbing Maintenance Contra	227	2,000	1,773	8,237	13,000	4,763	37%	15,000
R&M Carpet/Floor	0	500	500	3,885	5,000	1,115	22%	6,000
R & M Roof	0	0	0	2,920	5,100	2,180	43%	7,600
R & M HVAC	942	535	(407)	7,157	5,350	(1,807)	-34%	6,420
HVAC Contract	3,373	250	(3,123)	9,183	2,500	(6,683)	-267%	3,000
R & M Tools/Supplies	0	85	85	138	850	712	84%	1,020
R & M Elevator	1,804	0	(1,804)	13,523	0	(13,523)	0%	0
R & M Drywall	0	25	25	2,179	250	(1,929)	-771%	300
Painting - Tenant Turnover	3,460	3,375	(85)	25,190	41,250	16,060	39%	48,000
Hardware Supplies	0	0	0	149	0	(149)	0%	0
Appliance Contracts	0	0	0	0	450	450	100%	600
Other Maintenance Service C	1,612	0	(1,612)	11,120	14,200	3,080	22%	14,200
R & M General	0	167	167	2,438	1,670	(768)	-46%	2,004
Tenant Expense Reimbursemen	673	0	(673)	(466)	0	466	0%	0
Total Repairs & Maintenan	35,409	21,636	(13,773)	361,278	270,709	(90,568)	-33%	319,700
Total Full Service Expens	213,988	50,300	(163,688)	928,970	524,393	(404,576)	-77%	620,909

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>CAM Expenses:</i>								
<i>CAM Administrative:</i>								
Misc. Administrative	1,666	1,592	(74)	18,961	18,367	(594)	-3%	21,550
Management Fee	30,584	28,883	(1,701)	286,666	287,096	430	0%	351,786
Asset Management Fee	8,742	8,879	137	84,700	86,799	2,100	2%	107,625
Telephone Expense	1,476	1,568	92	14,240	15,680	1,440	9%	18,816
Renting Expenses	0	0	0	18	0	(18)	0%	0
Total CAM Administrative	42,468	40,921	(1,547)	404,584	407,942	3,358	1%	499,777
<i>CAM Utilities:</i>								
Electricity	42,131	70,145	28,014	356,551	637,542	280,991	44%	780,250
Water & Sewer	33,495	7,049	(26,446)	107,643	100,412	(7,231)	-7%	124,484
Gas	103	334	231	22,656	38,903	16,247	42%	46,820
Total CAM Utilities	75,729	77,528	1,799	486,849	776,857	290,007	37%	951,554
<i>CAM Repairs & Maintenance:</i>								
Snow Removal	0	0	0	124,631	98,681	(25,950)	-26%	98,681
Exterminating	481	470	(11)	6,704	6,798	94	1%	7,738
Security Contract	6,512	6,275	(237)	62,793	61,950	(843)	-1%	74,650
Security Systems	743	0	(743)	743	0	(743)	0%	0
Fire Protection	1,657	650	(1,007)	23,982	16,141	(7,841)	-49%	17,766
Trash Removal	11,395	9,406	(1,989)	89,732	93,010	3,278	4%	111,672
Maintenance & Cleaning Supp	0	350	350	22,704	22,124	(580)	-3%	23,124
Engineer Services	23,115	22,799	(315)	249,806	225,618	(24,188)	-11%	271,216
Engineering Benefits & Taxe	4,823	4,438	(386)	70,288	44,609	(25,680)	-58%	53,484
Maint. & Clean. Contract	14,446	25,316	10,870	148,025	238,456	90,430	38%	288,276
Porter Service	7,032	9,141	2,109	77,617	90,195	12,578	14%	108,477
L & G Supplies	3,509	250	(3,259)	29,191	26,312	(2,879)	-11%	28,207
R & M Parking & Garage	1,990	1,800	(190)	20,344	18,000	(2,344)	-13%	21,600
L & G Contract	3,473	4,949	1,476	33,461	37,520	4,059	11%	47,418
R & M Asphalt & Concrete	3,820	0	(3,820)	5,820	15,180	9,360	62%	17,530
Glass/Doors/Windows	325	0	(325)	1,621	5,250	3,629	69%	7,000
R & M Electrical	16,381	1,000	(15,381)	37,727	36,135	(1,592)	-4%	46,485
R & M Plumbing	223	680	457	11,076	24,562	13,486	55%	28,922
R&M Emergency Generator	0	300	300	4,354	5,260	906	17%	6,642
R & M Roof	965	1,200	235	7,451	13,310	5,859	44%	14,760
R & M HVAC	10,456	6,386	(4,070)	74,392	70,324	(4,068)	-6%	84,784
R&M Tools & Supplies	0	0	0	0	2,400	2,400	100%	2,400
R&M Keys & Locks	0	285	285	2,680	3,300	620	19%	4,020
R & M Elevators	3,472	5,076	1,603	29,514	41,095	11,581	28%	49,576
R & M General	16,833	950	(15,883)	97,813	110,023	12,210	11%	113,323
Garage Contractor	16,877	18,057	1,180	181,451	179,861	(1,590)	-1%	219,260
Total CAM Repairs & Maint	148,527	119,777	(28,750)	1,413,920	1,486,112	72,192	5%	1,747,010
<i>CAM Financial Expense:</i>								
Insurance	4,027	4,993	966	47,747	49,930	2,183	4%	59,916
Tax Appeal Fees	240	0	(240)	37,894	0	(37,894)	0%	0
Taxes - Payroll	328	767	440	4,822	7,554	2,732	36%	9,089
Employee Benefit	0	181	181	0	1,778	1,778	100%	2,140
Insurance - Property	1,671	2,373	702	21,621	23,730	2,109	9%	28,476
Insurance - Workmen's Compe	0	0	0	(176)	0	176	0%	0
Insurance - Medical, Life,	2	1,146	1,143	2,407	11,445	9,038	79%	13,736
Contracted Employee Appreci	0	0	0	101	0	(101)	0%	0
Interest on Security Deposi	67	150	83	1,310	1,500	190	13%	1,800
Real Estate Tax	101,633	105,202	3,569	1,013,809	1,065,405	51,595	5%	1,275,808
Total CAM Financial Expen	107,967	114,812	6,845	1,129,534	1,161,341	31,807	3%	1,390,965
Total CAM Expenses	374,691	353,038	(21,653)	3,434,888	3,832,253	397,365	10%	4,589,305

890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)
Statement of Operations
JULY 31, 2011

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>Non-CAM Expenses:</i>								
<i>Non-CAM Administrative:</i>								
Misc Admin Expense	0	65	65	210	650	440	68%	780
Asset Management Fee	6,707	0	(6,707)	71,137	0	(71,137)	0%	0
Legal Expense	16,171	6,750	(9,421)	194,482	36,000	(158,482)	-440%	39,000
Professional Svcs	0	650	650	3,005	11,200	8,195	73%	13,600
Business License Expense	28	0	(28)	28	0	(28)	0%	0
Bad Debt Expense	0	0	0	77,003	0	(77,003)	0%	0
Bank Fees	0	97	97	0	970	970	100%	1,164
Total Non-CAM Adminstrati	22,905	7,562	(15,343)	345,864	48,820	(297,044)	-608%	54,544
<i>Non-CAM Utilities</i>								
Electricity	809	600	(209)	6,647	6,000	(647)	-11%	7,200
Water & Sewer	0	0	0	325	0	(325)	0%	0
Gas	99	0	(99)	2,274	0	(2,274)	0%	0
Total Non-CAM Utilities	909	600	(309)	9,246	6,000	(3,246)	-54%	7,200
<i>Non-CAM Repairs & Maintenance</i>								
R & M Plumbing	0	0	0	2,677	0	(2,677)	0%	0
R & M HVAC	0	0	0	330	0	(330)	0%	0
R & M General	875	300	(575)	3,120	3,360	240	7%	4,230
Total Non-CAM Repairs & M	875	300	(575)	6,127	3,360	(2,767)	-82%	4,230
Total Non-CAM Expenses	24,689	8,462	(16,227)	361,237	58,180	(303,057)	-521%	65,974
Total Operating Expense	613,367	411,801	(201,567)	4,725,095	4,414,826	(310,269)	-7%	5,276,188
Net Operating Income	611,457	750,186	(138,729)	6,653,218	7,147,839	(494,621)	-7%	8,858,486
<i>Owners' Expense:</i>								
Depreciation Expense	147,394	147,393	(1)	1,474,150	1,473,930	(220)	0%	1,768,725
Amortization Expense	20,160	20,161	1	201,605	201,610	5	0%	241,924
Debt Service-Interest	438,125	440,157	2,032	4,393,990	4,435,279	41,289	1%	5,318,941
Total Owners' Expense	605,679	607,711	2,032	6,069,745	6,110,819	41,074	1%	7,329,590
Earnings after Interest & D	5,778	142,475	(136,697)	583,474	1,037,020	(453,546)	-44%	1,528,897
<i>Balance Sheet Items:</i>								
<i>Capital & Lease Commissions</i>								
Capital Impr. - Bldg	0	0	0	52,165	51,230	(935)	-2%	51,230
Capital Impr - Tenant	18,902	36,488	17,586	432,610	404,944	(27,666)	-7%	562,172
Lease Commission	1,387	73,876	72,489	378,909	514,330	135,421	26%	518,857
Accrued Capital	(72,222)	0	72,222	(138,498)	0	138,498	0%	0
Total Capital & Lease Com	(51,933)	110,364	162,297	725,186	970,504	245,318	25%	1,132,259
<i>Prepaid/Delinquent Adjustments:</i>								
Delq./Prepaid (-) Beginning	196,585	0	196,585	622,493	0	622,493	0%	0
Delq./Prepaid Ending	(328,486)	0	(328,486)	(328,486)	0	(328,486)	0%	0
Allowance For Bad Debt	115,356	0	115,356	36,990	0	36,990	0%	0
Provision for Loss	0	0	0	(3,940)	0	(3,940)	0%	0

890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)
Statement of Operations
JULY 31, 2011

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Prepaid Income	(9,911)	0	(9,911)	(70,061)	0	(70,061)	0%	0
Net Change Prepaid/Delinq	(26,454)	0	(26,454)	256,996	0	256,996	0%	0
<i>Change in Assets:</i>								
A/R Other	(13,107)	0	(13,107)	31,171	0	31,171	0%	0
Deposits - Utility	0	0	0	(2,050)	0	(2,050)	0%	0
Notes Receivable	1,690	1,677	13	73,894	42,894	31,000	72%	46,287
Prepaid Expenses	(1,583)	0	(1,583)	(2,733)	0	(2,733)	0%	0
Prepaid Insurance	(13,070)	0	(13,070)	(7)	0	(7)	0%	0
Prepaid Taxes	3,923	0	3,923	331,147	0	331,147	0%	0
Escrow - Taxes	(62,876)	(62,921)	45	(807,922)	(625,596)	(182,326)	-29%	(650,111)
Escrow - Taxes (Contra Acco	0	0	0	584,068	0	584,068	0%	0
Acc Depreciation/Amortizati	167,554	167,557	(3)	1,673,811	1,675,570	(1,759)	0%	2,010,649
Net Change in Assets	82,530	106,313	(23,783)	1,881,378	1,092,868	788,511	72%	1,406,825
<i>Change in Liabilities:</i>								
Accrued Interest	2,137	0	2,137	355	0	355	0%	0
Accrued Expense	86,480	0	86,480	43,760	0	43,760	0%	0
Accrued Insurance	(3,854)	0	(3,854)	0	0	0	0%	0
Accrued Real Estate Taxes	94,887	0	94,887	315,901	0	315,901	0%	0
Note Payable	(19,851)	(19,851)	0	(193,785)	(193,785)	0	0%	(233,809)
Unrefundable Security Depos	0	0	0	250	0	250	0%	0
Tenant Security Dep	2,406	0	2,406	24,308	0	24,308	0%	0
Notes Payable	(91,820)	(87,625)	(4,195)	(888,510)	(847,266)	(41,244)	-5%	(1,019,748)
A/P Other	0	0	0	(6,193)	0	(6,193)	0%	0
Net Change in Liabilities	70,385	(107,476)	177,860	(703,915)	(1,041,051)	337,136	32%	(1,253,557)
<i>Change in Equity</i>								
Earned Surplus	0	0	0	1,944	0	1,944	0%	0
Owners' Distribution	(76,000)	(65,000)	(11,000)	(1,082,000)	(907,000)	(175,000)	-19%	(983,000)
Net Change in Equity	(76,000)	(65,000)	(11,000)	(1,080,056)	(907,000)	(173,056)	-19%	(983,000)
Total Balance Sheet Items	102,394	(176,527)	278,921	(370,782)	(1,825,688)	1,454,905	80%	(1,961,991)
Cash Flow	108,171	(34,052)	142,223	212,691	(788,668)	1,001,359	127%	(433,094)

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
<i>Income</i>														
51108	Residential Potential	209,043	210,083	209,105	209,553	210,073	212,057	212,312	212,251	212,141	212,899	210,549	210,777	2,530,844
51100	Potential Rent Income	553,348	546,895	550,301	547,463	552,595	552,946	554,774	552,893	553,813	555,417	546,509	547,307	6,614,261
51102	Retail Potential	332,750	334,491	330,067	321,971	332,977	334,757	331,462	335,314	350,579	348,559	336,015	336,420	4,025,362
51250	Vacancies	(76,883)	(77,599)	(79,358)	(70,731)	(78,331)	(83,087)	(83,516)	(70,710)	(62,562)	(58,383)	(56,094)	(56,094)	(853,348)
51252	Vacancy - Retail	(32,750)	(16,828)	(22,577)	(8,811)	(19,804)	(25,406)	(14,202)	(19,804)	(14,281)	(16,852)	0	0	(191,316)
	Total Rental Income	985,508	997,042	987,538	999,445	997,510	991,267	1,000,831	1,009,943	1,039,689	1,041,641	1,036,978	1,038,410	12,125,803
<i>Other Adjustments to Income:</i>														
51260	Concession	(20,503)	(35,648)	(38,250)	(39,936)	(28,329)	(26,139)	(32,629)	(44,372)	(52,237)	(50,042)	(11,919)	579	(377,427)
51170	Model Allowance	(1,450)	(1,595)	(1,625)	(1,625)	(1,625)	(1,775)	(1,775)	(1,775)	(1,775)	(1,775)	(1,525)	(1,525)	(19,845)
	Total Adjustments to	(21,953)	(37,243)	(39,875)	(41,561)	(27,954)	(27,914)	(34,404)	(46,147)	(54,012)	(51,817)	(13,444)	(946)	(397,272)
<i>Reimbursable Income:</i>														
	Operating Expenses	70,960	(8,008)	56,178	61,957	146,671	59,635	60,424	59,812	60,633	59,312	69,145	69,145	765,863
51800	Real Estate Tax	37,614	25,918	24,524	36,780	30,934	65,235	4,579	35,145	30,134	32,719	131,567	91,517	546,666
51135	PY Recoveries - Miller	0	0	0	(136,558)	(64,965)	0	0	0	0	0	0	0	(201,522)
	Total Reimbursable I	108,574	17,910	80,702	(37,821)	112,640	124,870	65,003	94,957	90,768	92,031	200,713	160,662	1,111,007
<i>Other Income:</i>														
51300	Parking/Garage	220	220	220	220	220	220	220	220	25,220	62,092	220	220	89,512
51320	Contracting Revenue	53,269	57,086	57,653	58,467	48,446	54,762	52,914	58,755	49,081	47,516	53,832	53,832	645,613
51325	Parking Concession (In	(4,168)	(4,799)	(5,231)	(4,799)	(4,799)	(4,904)	(4,904)	(4,904)	(5,008)	(5,008)	(4,799)	(4,799)	(58,123)
51104	Storage Rent	1,797	1,797	897	1,520	1,520	1,520	1,520	1,420	1,420	1,420	1,090	1,090	17,014
51254	Vacancies - Storage	(330)	(330)	(330)	(330)	(330)	(232)	(232)	(232)	(232)	(232)	0	0	(2,810)
51600	Percentage Rent	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	25,418
51850	Other Utilities	0	0	0	0	0	0	0	0	0	0	939	939	1,878
52100	Late Fee	1,229	1,047	2,011	2,399	2,976	1,135	831	(3,872)	1,360	(559)	332	332	9,221
52105	Pet Charges - Monthly	2,024	2,154	2,221	2,277	2,250	2,061	2,304	2,279	2,498	2,496	1,400	1,400	25,364
52172	Guest Suite Fees	0	0	0	0	0	0	0	1,110	150	150	0	0	1,410
52300	Returned Check	0	0	0	0	0	0	0	0	25	0	35	35	95
52400	Early Lease Break	70	1,500	725	20,036	191	4,700	0	30	5,627	415	0	0	33,295
52850	Owner Income-Asset Man	11,625	6,862	7,454	7,798	45,091	15,300	14,889	15,304	16,063	15,449	11,566	9,258	176,660
52900	Misc. Income	6,818	7,168	7,436	14,674	8,098	8,160	8,081	8,218	8,359	13,678	7,418	7,418	105,527
52901	Miscellaneous	400	0	(400)	0	0	0	0	0	0	0	0	0	0
52902	Other Rent Fees	1,034	2,500	1,600	1,300	903	550	595	1,158	1,350	1,606	550	550	13,696
52950	Credit Check	150	30	120	120	324	216	648	810	432	324	250	250	3,674
52925	Collection of Bad Debt	0	0	0	0	0	0	4,336	0	0	0	0	0	4,336
52998	Interest Income - Secu	23	23	23	23	23	20	22	21	22	22	0	0	223
52999	Interest Income	1,036	1,688	3,295	1,632	1,562	1,584	1,570	1,514	1,374	1,483	1,028	1,015	18,782
	Total Other Income:	77,314	79,064	79,812	107,456	108,594	87,213	84,913	83,950	109,860	142,970	75,979	73,659	1,110,785

Actual/Budget Spreadsheet
JULY 31, 2011

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
	Total Gross Income	1,149,443	1,056,773	1,108,177	1,027,519	1,190,790	1,175,436	1,116,343	1,142,703	1,186,305	1,224,824	1,300,226	1,271,784	13,950,323
	Operating Expense:													
	Full Service Expenses:													
	Administrative Expenses:													
62100	Advertising	3,879	4,398	4,730	2,356	1,953	2,950	2,507	3,336	4,074	1,852	1,955	2,455	36,445
62200	Tenant Promotions	199	0	1,130	688	241	764	0	279	0	687	850	850	5,687
62905	Credit Checks	0	137	342	0	129	646	705	1,364	1,049	782	310	310	5,775
62925	Signage	106	0	0	0	0	0	1,454	0	354	0	100	0	2,014
62955	Model-Accessories/Deco	0	0	0	4	0	0	0	71	0	0	50	0	125
63200	Management Fee	6,042	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	76,156
63300	Contract Admin Salary	4,224	4,310	4,000	4,329	4,000	4,000	4,000	3,932	4,887	5,623	4,120	4,120	51,545
63400	Legal	0	0	72	168	71	1,159	244	149	123	0	120	120	2,226
63422	Information Management	26	620	26	26	30	30	24	26	30	26	125	125	1,115
63448	Contract Other Trainin	290	75	0	0	0	0	0	187	0	250	0	0	802
63450	Training & Education	0	0	0	0	0	0	0	0	8	0	0	0	8
63505	Printing/Reproduction	196	0	82	92	165	8	141	1,286	109	73	142	142	2,435
63510	Paper, Pads, Etc.	87	124	453	269	119	159	391	3	314	0	225	225	2,369
63515	Food & Beverages	64	0	165	54	43	169	211	28	249	15	150	150	1,298
63600	Telephone	1,081	1,168	1,614	1,227	1,616	1,632	789	2,439	2,332	1,587	1,295	1,295	18,076
63602	Phones - Office	0	0	0	0	0	0	514	293	(807)	396	0	0	396
63605	Postage	48	0	0	0	0	26	0	0	0	35	25	25	160
63608	Cable Charges	0	0	0	362	186	187	146	146	150	148	0	0	1,324
63700	Bad Debt	1,543	17,222	42,742	(91,831)	(56,800)	4,336	0	30,702	1,338	115,356	1,053	1,054	66,714
63801	License Fees	0	0	0	0	0	0	0	0	0	4,750	0	0	4,750
63870	Furniture and Misc. Eq	0	38	0	0	0	0	0	0	0	0	108	108	254
63900	Misc. Admin. Expense	576	200	196	15	856	224	187	236	71	162	275	275	3,274
63905	Bank Fees	16	8	16	0	0	0	0	0	24	24	25	25	138
	Total Administrative	18,377	34,674	61,943	(75,865)	(41,018)	22,664	17,688	50,850	20,679	138,141	17,302	17,653	283,088
	Utilities:													
64500	Electricity	1,271	1,055	1,537	5,589	5,898	822	2,146	163,342	28,409	30,432	1,760	1,800	244,061
64503	Electricity-Vacant	0	0	0	0	0	0	149	383	229	133	0	0	895
64510	Water & Sewer	3,453	2,157	662	2,580	930	2,191	1,743	36,470	7,305	9,529	4,430	4,430	75,879
64520	Gas	(29)	(32)	(275)	363	122	338	(237)	9,696	378	242	90	60	10,717
64531	Gas - Vacant Units	0	0	0	0	0	0	282	83	111	101	0	0	576
	Total Utilities	4,696	3,179	1,924	8,532	6,950	3,350	4,082	209,973	36,433	40,438	6,280	6,290	332,128
	Repairs & Maintenance:													
64540	Snow Removal	0	0	3,482	12,440	8,925	0	360	0	0	0	0	0	25,207
64620	Externimating	846	120	120	120	180	120	120	131	217	367	130	130	2,601
64630	Security Contract	0	0	0	0	540	540	100	1	540	540	0	0	2,261
64635	Security Systems	362	250	1,079	365	1,318	800	250	328	365	423	350	400	6,288
64640	Fire Protection	450	450	1,157	633	0	2,097	450	505	3,212	1,360	550	550	11,414

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
74500	Electricity	57,361	47,735	58,315	59,987	54,948	51,103	54,086	(111,261)	42,145	42,131	69,416	73,292	499,259
74510	Water & Sewer	14,640	11,456	8,507	9,368	13,889	9,878	11,957	(21,358)	15,810	33,495	17,023	7,049	131,715
74520	Gas	1,119	2,331	8,678	8,009	5,777	3,212	2,796	(9,466)	97	103	3,337	4,580	30,573
	Total CAM Utilities	73,121	61,522	75,501	77,363	74,615	64,193	68,839	(142,085)	58,052	75,729	89,776	84,921	661,546
CAM Repairs & Maintenance:														
74540	Snow Removal	0	0	36,414	57,443	27,145	3,629	0	0	0	0	0	0	124,631
74620	Exterminating	517	470	470	470	1,888	470	470	1,000	470	481	470	470	7,644
74630	Security Contract	4,666	4,714	5,288	10,496	5,662	3,757	9,455	6,264	5,977	6,512	6,425	6,275	75,493
74635	Security Systems	0	0	0	0	0	0	0	0	0	743	0	0	743
74640	Fire Protection	742	0	1,163	1,428	1,548	2,363	3,344	250	11,488	1,657	0	1,625	25,607
74700	Trash Removal	7,479	8,835	7,082	10,883	7,337	10,975	9,651	7,617	8,477	11,395	9,256	9,406	108,394
74800	Maintenance & Cleaning	0	5,850	2,299	1,254	0	34,103	(24,370)	2,387	1,181	0	650	350	23,704
74900	Engineer Services	27,780	25,539	25,865	24,747	22,199	24,201	23,236	28,401	24,723	23,115	22,799	22,799	295,405
74910	Engineering Benefits &	7,074	7,081	7,167	7,762	6,674	2,313	6,344	8,366	12,683	4,823	4,438	4,438	79,164
75000	Maint. & Clean. Contra	21,885	22,043	22,160	22,834	22,908	22,923	15,461	3,051	(19,685)	14,446	24,910	24,910	197,845
75005	Porter Service	7,612	7,326	9,592	9,567	9,342	(20,160)	31,848	8,600	6,859	7,032	9,141	9,141	95,899
75502	L & G Supplies	3,639	2,386	8,689	5,121	0	1,692	1,267	1,127	1,762	3,509	355	1,540	31,086
75506	R & M Parking & Garage	1,895	1,800	3,600	0	1,800	1,800	3,859	0	3,600	1,990	1,800	1,800	23,944
75510	L & G Contract	3,262	3,262	3,262	3,262	3,262	3,262	3,661	3,284	3,472	3,473	4,949	4,949	43,359
75530	R & M Asphalt & Concre	0	0	0	0	0	0	0	2,000	0	3,820	850	1,500	8,170
75580	Glass/Doors/Windows	0	0	0	0	0	920	376	0	0	325	1,750	0	3,371
75595	R & M Electrical	2,694	2,808	3,120	6,143	981	2,205	2,583	538	273	16,381	8,250	2,100	48,077
75600	R & M Plumbing	319	859	1,581	1,539	867	530	0	157	5,001	223	3,130	1,230	15,436
75625	R&M Emergency Generato	0	2,232	450	0	0	0	0	1,672	0	0	662	720	5,736
75630	R & M Roof	0	0	2,645	360	1,409	0	0	1,141	931	965	1,150	300	8,901
75640	R & M HVAC	5,951	3,639	4,142	6,347	2,749	3,681	17,897	8,100	11,430	10,456	11,974	2,486	88,852
75654	R&M Keys & Locks	594	542	0	59	626	254	180	245	180	0	435	285	3,400
75655	R & M Elevators	2,963	4,197	4,348	4,090	4,698	2,901	3,580	2,571	(3,307)	3,472	4,916	3,566	37,995
75665	R & M General	8,829	12,855	25,193	(542)	2,786	8,797	16,209	4,686	2,167	16,833	2,400	900	101,113
77600	Garage Contractor	26,929	7,884	19,456	17,052	17,665	24,108	16,923	17,495	17,062	16,877	16,602	22,798	220,850
	Total CAM Repairs &	134,831	124,323	193,986	190,315	141,544	134,723	141,975	108,952	94,744	148,527	137,311	123,587	1,674,818
CAM Financial Expense:														
77200	Insurance	5,039	5,039	5,039	5,039	5,039	5,110	5,110	5,158	3,147	4,027	4,993	4,993	57,733
77125	Tax Appeal Fees	0	0	3,536	378	240	24,647	2,952	2,952	2,952	240	0	0	37,894
67100	Taxes - Payroll	661	449	424	589	446	634	614	463	214	328	767	767	6,357
67105	Employee Benefit	0	0	0	0	0	0	0	0	0	0	181	181	362
67200	Insurance - Property	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	969	1,671	2,373	2,373	26,367
67202	Insurance - Workmen's	(1,195)	0	0	0	0	0	0	0	1,019	0	0	0	(176)
67210	Insurance - Medical, L	335	106	42	0	21	21	588	260	1,030	2	1,146	1,146	4,698
67220	Contracted Employee Ap	29	0	16	46	0	9	0	0	0	0	0	0	101
68100	Interest on Security D	344	75	75	57	124	78	303	119	66	67	150	150	1,610
	Real Estate Tax	107,672	107,672	106,954	107,406	107,426	67,813	102,720	102,257	102,257	101,633	105,202	105,202	1,224,213

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
	Total CAM Financial	115,258	115,713	118,459	115,889	115,669	100,685	114,660	113,581	111,654	107,967	114,812	114,812	1,359,158
	Total CAM Expenses	367,317	344,221	424,689	421,410	371,562	339,260	367,423	119,529	304,786	374,691	389,552	367,500	4,191,941
	Non-CAM Expenses:													
	Non-CAM Administrative:													
	Misc Admin Expense	0	0	0	0	0	202	0	0	8	0	65	65	340
83203	Asset Management Fee	0	0	0	0	36,780	6,798	6,578	6,811	7,462	6,707	0	0	71,137
83400	Legal Expense	15,869	23,714	(205)	12,056	23,079	5,036	27,468	19,086	52,208	16,171	0	3,000	197,482
83415	Professional Svcs	0	55	0	0	0	550	2,400	0	0	0	2,400	0	5,405
83446	Business License Expen	0	0	0	0	0	0	0	0	0	28	0	0	28
83700	Bad Debt Expense	5,416	0	0	0	56,800	14,787	0	0	0	0	0	0	77,003
83905	Bank Fees	0	0	0	0	0	0	0	0	0	0	97	97	194
	Total Non-CAM Admins	21,285	23,769	(205)	12,056	116,659	27,373	36,447	25,897	59,678	22,905	2,562	3,162	351,588
	Non-CAM Utilities													
84500	Electricity	100	2,355	355	670	295	434	386	367	878	809	600	600	7,847
84510	Water & Sewer	0	0	0	0	0	325	0	0	0	0	0	0	325
84520	Gas	(161)	223	563	1,159	(26)	226	78	71	43	99	0	0	2,274
	Total Non-CAM Utilit	(61)	2,578	918	1,828	268	985	464	437	920	909	600	600	10,446
	Non-CAM Repairs & Maintenance													
85600	R & M Plumbing	0	0	0	0	0	0	2,677	0	0	0	0	0	2,677
85640	R & M HVAC	0	0	0	0	330	0	0	0	0	0	0	0	330
85655	R & M Elevators	0	0	0	0	0	1,716	0	0	(1,716)	0	0	0	0
85910	R & M General	780	(7,960)	2,400	1,438	2,081	460	1,536	1,285	226	875	550	320	3,990
	Total Non-CAM Repair	780	(7,960)	2,400	1,438	2,411	2,176	4,213	1,285	(1,490)	875	550	320	6,997
	Total Non-CAM Expenses	22,004	18,387	3,112	15,323	119,339	30,533	41,124	27,619	59,109	24,689	3,712	4,082	369,031
	Total Operating Expe	429,236	417,091	518,553	404,720	488,813	426,845	463,261	453,391	509,818	613,367	436,967	424,396	5,586,457
	Net Operating Income	720,208	639,682	589,624	622,799	701,977	748,591	653,081	689,312	676,487	611,457	863,259	847,388	8,363,866
	Owners' Expense:													
74000	Depreciation Expense	162,452	162,452	162,452	162,452	87,373	147,394	147,394	147,394	147,394	147,394	147,393	147,402	1,768,945
74001	Amortization Expense	18,537	18,537	18,537	18,537	26,656	20,160	20,160	20,160	20,160	20,160	20,161	20,153	241,919

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
	Debt Service-Interest	443,550	440,515	442,373	441,795	433,867	440,560	437,530	439,354	436,321	438,125	442,124	441,538	5,277,552
	Total Owners' Expense	624,539	621,504	623,362	622,784	547,896	608,114	605,084	606,908	603,875	605,679	609,678	609,093	7,288,516
	Earnings after Interest	95,668	18,179	(33,738)	16	154,081	140,477	47,997	82,404	72,611	5,778	253,581	238,295	1,075,350
Balance Sheet Items:														
Capital & Lease Commissions														
14990	Capital Impr. - Bldg	3,513	12,000	28	0	0	26,700	9,509	415	0	0	0	0	52,165
19000	Capital Impr - Tenant	0	17,716	19,264	43,436	58,899	84,284	16,562	43,113	130,434	18,902	150,768	6,460	589,838
	Lease Commission	139,093	6,410	10,449	(5,330)	75,424	11,266	55,390	32,987	51,834	1,387	0	4,527	383,436
21508	Accrued Capital	0	(7,705)	41,894	4,106	(46,171)	(29,632)	28,081	20,525	(77,372)	(72,222)	0	0	(138,498)
	Total Capital & Leas	142,606	28,421	71,634	42,211	88,152	92,617	109,542	97,040	104,896	(51,933)	150,768	10,987	886,941
Prepaid/Delinquent Adjustments:														
	Delq./Prepaid (-) Begi	622,493	584,077	491,867	430,428	435,262	276,373	125,714	79,214	178,080	196,585	0	0	3,420,093
	Delq./Prepaid Endin	(584,077)	(491,867)	(430,428)	(435,262)	(276,373)	(125,714)	(79,214)	(178,080)	(196,585)	(328,486)	0	0	(3,126,087)
11315	Allowance For Bad Debt	0	17,222	42,742	(112,231)	(56,800)	0	0	30,702	0	115,356	0	0	36,990
21926	Provision for Loss	(3,940)	0	0	0	0	0	0	0	0	0	0	0	(3,940)
22200	Prepaid Income	(12,082)	(9,987)	(7,892)	(9,987)	(9,987)	(35,650)	19,257	(10,703)	16,880	(9,911)	0	0	(70,061)
	Net Change Prepaid/D	22,393	99,445	96,289	(127,052)	92,103	115,009	65,758	(78,868)	(1,626)	(26,454)	0	0	256,996
Change in Assets:														
11400	A/R Other	(16,106)	(15,896)	(15,152)	(24,597)	134,801	(3,173)	(76,745)	(20,263)	81,407	(13,107)	0	0	31,171
11410	Deposits - Utility	0	(2,290)	0	240	(930)	0	0	0	930	0	0	0	(2,050)
11500	Notes Receivable	7,375	6,602	5,830	6,761	6,898	2,922	1,652	1,665	32,499	1,690	1,690	1,703	77,287
11325	Prepaid Expenses	(918)	1,969	(2,803)	841	2,006	(5,145)	4,498	647	(2,243)	(1,583)	0	0	(2,733)
12400	Prepaid Insurance	7,412	7,412	7,412	7,412	7,412	5,498	7,483	165	(37,141)	(13,070)	0	0	(7)
12700	Prepaid Taxes	37,666	37,666	37,666	37,666	37,666	14,128	41,589	41,589	41,589	3,923	0	0	331,147
13100	Escrow - Taxes	(65,404)	(62,880)	67,594	(62,884)	(62,882)	(62,886)	(62,897)	(369,936)	(62,872)	(62,876)	(62,921)	38,407	(832,437)
13107	Escrow - Taxes (Contra	0	0	0	0	0	32,830	0	551,238	0	0	0	0	584,068
	Acc Depreciation/Amort	180,989	180,989	180,989	180,989	112,084	167,554	167,554	167,554	167,554	167,554	167,557	167,522	2,008,890
	Net Change in Assets	151,014	153,572	281,536	146,427	237,054	151,729	83,134	372,659	221,723	82,530	106,326	207,632	2,195,335
Change in Liabilities:														
21300	Accrued Interest	2,553	(2,746)	2,253	(245)	(7,512)	6,983	(2,385)	2,177	(2,859)	2,137	0	0	355
21500	Accrued Expense	17,251	(5,912)	(56,012)	88,832	(66,593)	(129,273)	117,974	(67,453)	58,466	86,480	0	0	43,760
21565	Accrued Insurance	0	0	0	0	0	0	0	7,365	(3,511)	(3,854)	0	0	0
21570	Accrued Real Estate Ta	58,919	67,055	67,056	67,028	67,048	(91,070)	113,459	(186,326)	57,845	94,887	0	0	315,901
21600	Note Payable	(18,913)	(19,015)	(19,117)	(19,221)	(19,324)	(19,428)	(19,533)	(19,638)	(19,744)	(19,851)	(19,958)	(20,065)	(233,809)

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Budget	September Budget	Total
21909	Unrefundable Security	0	0	250	0	0	0	0	0	0	0	0	0	250
21910	Tenant Security Dep	3,852	(1,597)	4,578	(1,448)	8,598	(2,198)	6,123	(2,623)	6,617	2,406	0	0	24,308
	Notes Payable	(87,385)	(85,412)	(88,347)	(86,387)	(86,864)	(94,689)	(87,893)	(90,820)	(88,892)	(91,820)	(85,551)	(86,931)	(1,060,992)
21112	A/P Other	32	97,431	17,685	(11,181)	(110,160)	0	21,895	(21,895)	0	0	0	0	(6,193)
	Net Change in Liabil	(23,692)	49,803	(71,656)	37,378	(214,806)	(329,675)	149,640	(379,214)	7,922	70,385	(105,509)	(106,996)	(916,420)
	<i>Change in Equity</i>													
32100	Earned Surplus	0	0	0	0	1,944	0	0	0	0	0	0	0	1,944
31302	Owners' Distribution	(140,000)	(168,000)	(131,000)	(102,000)	(102,000)	(65,000)	(75,000)	(123,000)	(100,000)	(76,000)	(76,000)	0	(1,158,000)
	Net Change in Equity	(140,000)	(168,000)	(131,000)	(102,000)	(100,056)	(65,000)	(75,000)	(123,000)	(100,000)	(76,000)	(76,000)	0	(1,156,056)
	Total Balance Sheet	(132,891)	106,399	103,535	(87,459)	(73,857)	(220,554)	113,990	(305,462)	23,122	102,394	(225,951)	89,648	(507,085)
	Cash Flow	(37,223)	124,578	69,797	(87,443)	80,224	(80,077)	161,987	(223,057)	95,734	108,171	27,630	327,943	568,265