

WC & AN Miller Companies
Balance Sheet
November 30, 2009

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 2,543,741.41	\$ 2,091,458.05
Accounts Receivable, net	4,159,001.39	4,313,087.45
Other Receivables	840,289.84	850,055.90
Inventory	1,773,616.38	1,773,616.38
Prepaid Expenses	288,713.49	348,528.41
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Total Current Assets	9,605,362.51	9,376,746.19
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Fixed Assets		
Land	8,278,840.50	8,278,840.50
HLP, II Land	538,905.48	538,905.48
Buildings	41,728,466.83	41,618,524.69
Property and Equipment	1,722,997.46	1,722,997.46
Capital Improvements - Opt	648,671.00	648,671.00
Improvements	17,141,008.72	17,085,073.39
Less: Accumulated Depreciation	16,226,022.47	16,083,762.83
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Net Fixed Assets	53,832,867.52	53,809,249.69
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Other Assets		
Deferred Leasing Commissions,	443,276.35	442,120.04
Deferred Finance Charges, net	940,181.91	940,181.91
Accum Amort Def	(12,614.17)	(12,614.17)
Deposit	17,630.05	17,630.05
Deferred Taxes	6,721,709.00	6,721,709.00
Real Estate Tax Escrow	397,640.54	329,881.50
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Total Other Assets	8,507,823.68	8,438,908.33
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TOTAL ASSETS	\$ 71,946,053.71	\$ 71,624,904.21
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WC & AN Miller Companies
Balance Sheet
November 30, 2009

	Current Month	Prior Month
LIABILITIES AND STOCKHOLDERS' DEFICIT		
Current Liabilities		
Accounts Payable	\$ (15,542.86)	\$ (2,705.11)
Accrued Income Taxes	35,576.00	35,576.00
Accrued Expenses	1,413,780.75	1,038,337.73
Security Deposits	339,886.94	342,597.94
Prepaid Rent Income	130,888.99	144,471.80
Total Current Liabilities	<u>1,904,589.82</u>	<u>1,558,278.36</u>
Long-Term Liabilities		
Notes Payable (1)	89,723,364.92	89,774,111.28
Guaranty Reserve	34,310.06	34,310.06
Total Long-Term Liabilities	<u>89,757,674.98</u>	<u>89,808,421.34</u>
Total Liabilities	<u>91,662,264.80</u>	<u>91,366,699.70</u>
Minority Interest (2)	(5,835,985.77)	(5,833,518.00)
Stockholders' Deficit		
Common Stock	800,200.00	800,200.00
Retained Earnings (Deficit)	(14,680,425.32)	(14,708,477.49)
Total Stockholders' Deficit	<u>(19,716,211.09)</u>	<u>(19,741,795.49)</u>
TOTAL LIABILITIES & STOCKHOLDERS' DEFICIENCY	<u>\$ 71,946,053.71</u>	<u>\$ 71,624,904.21</u>

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

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

WC & AN Miller Companies
Long Term Debt
November 30, 2009

		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		27,142,718.46		27,099,677.96	27,142,718.46
N/P Burke & Herbert - SVR		13,529,694.52		13,507,380.09	13,544,882.98
Key Bank Loan		17,910,722.11		17,946,184.92	17,946,280.01
N/P - TIAA Loan		22,250,000.00		22,232,118.00	22,250,000.00
N/P - Haymount Mezz		8,250,229.83		8,250,229.96	8,250,229.83
Total Long Term Debt	\$	89,723,364.92	\$	89,675,590.93	89,774,111.28

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. Chevy Chase Line of Credit - 8/7/2009
6. Chevy Chase - Sunshine Brooke - 7/7/2009
7. Chevy Chase - Chandlee Mill - Paid 6/26/2009
8. Key Bank Loan - 6/30/2021
9. TIAA - 10/1/2018

W.C. AND AN. MILLER COMPANIES
STATEMENT OF CASH FLOW
For the Month Ended November 30, 2009

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	\$ 28,052	249,141
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Depreciation and amortization	142,260	297,134
Loss on disposition of fixed assets	-	-
Income allocated to minority interest	(2,468)	(3,239)
Accounts receivable	154,086	279,981
Other receivables	9,766	19,457
Inventory	-	-
Deferred income taxes	-	-
Prepaid expenses	59,815	125,948
Current maturities of long term debt	-	-
Accounts payable	(12,838)	20,988
Accrued income taxes	-	-
Accrued expenses	375,443	415,552
Security deposits	(2,711)	(6,012)
Prepaid rent income	(13,583)	(69,789)
Total Adjustments	<u>709,770</u>	<u>1,080,020</u>
Net Cash Provided by (Used for) Operating Activities	<u>737,823</u>	<u>1,329,162</u>
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(165,877)	(257,434)
Acquisition of deferred financing charges	(1,156)	(20,527)
Acquisition of real estate tax escrow	(67,759)	(138,956)
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	<u>(234,793)</u>	<u>(416,918)</u>
Cash Flow for Financing Activities:		
Disposition of long term debt	(50,746)	(128,930)
Acquisition of long term debt	-	-
Net Cash Used for Investing Activities	<u>(50,746)</u>	<u>(128,930)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	452,283	584,331
Cash and cash equivalents, Beginning of Month	<u>2,091,458</u>	<u>1,959,410</u>
CASH AND CASH EQUIVALENTS, END OF MONTH	<u>\$ 2,543,741</u>	<u>2,543,741</u>

WC & AN Miller Companies
Income Statement
For the Two Months Ending November 30, 2009

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WC & AN Miller Companies
Income Statement
For the Two Months Ending November 30, 2009

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Storage	624.20	500.00	124.20	1,206.34	1,000.00	206.34
Telephone	140.93	250.00	(109.07)	306.36	500.00	(193.64)
Management Travel	4,003.10	2,500.00	1,503.10	6,296.36	5,000.00	1,296.36
Payroll Processing Fees	152.94	150.00	2.94	283.89	300.00	(16.11)
Board of Directors fees	9,000.00	9,000.00	0.00	18,000.00	18,000.00	0.00
RE Tax Exp	0.00	0.00	0.00	0.00	500.00	(500.00)
Board Travel and Meals	6,357.18	7,000.00	(642.82)	7,620.60	7,000.00	620.60
Total Operating Expenses	92,179.64	94,749.96	(2,570.32)	189,276.03	168,865.87	20,410.16
Net Operating Income	29,666.75	(597.96)	30,264.71	53,401.33	136,460.13	(83,058.80)
Other Income and Expenses						
Interest Income	1,561.86	3,000.00	(1,438.14)	3,291.87	6,000.00	(2,708.13)
Debt Service (Interest) Other	(3,176.44)	(3,176.44)	0.00	(6,533.36)	(6,352.88)	(180.48)
Total Other Income and Expenses	(1,614.58)	(176.44)	(1,438.14)	(3,241.49)	(352.88)	(2,888.61)
Net Income	\$ 28,052.17	(774.40)	28,826.57	50,159.84	136,107.25	(85,947.41)