

EXHIBIT A

Countryview Estates MHC, LLC
December Cash Budget

Budget
December

Cash Balance	\$500
****Income****	
Rental Income	\$85,000
(Includes Rent, NSF Fees, Late Chgs Water Recovery, Misc. Income)	
Total Net Rental Revenue	85,000
Total Income	85,000
****Expenses****	
Operating Expenses	
Payroll Expenses (Reimburse to Capital First Realty)	
Salaries, Manager	3,231
Salaries, Office	1,685
Salaries, Maintenance	3,887
Salaries, Sales/Leasing	2,154
ADP Processing Expense	54
Payroll Tax Expense	1,013
Employee Insurance Expense	125
Total Payroll Expenses	12,149
Other Operating Expenses	
R&M Expense	500
Gasoline	200
Utilities - Gas	650
Utilities - Electric	750
Utilities - Water & Sewer	7,000
Scavenger	650
Telephone	750
Office Expense	750
Postage	75
Advertising	500
Property Insurance (Reimburse Capital First Realty)	1,124
Real Estate Tax Escrow	8,307
Bank Charges	500
Total Other Operating Expense	21,756
Total Operating Expense	33,905
Net Operating Income	51,095
Other Expenses	
Landscaping & Other Improvements	750
Miscellaneous Expenses	2,500
Management Fees	3,400
Total Expenses	3,400
Net Cash Flow	\$47,695
Ending Cash Balance	\$48,195