

EXHIBIT A

**HARMONY CORPORATE CENTER
2011-3 MONTH BUDGET - JULY THROUGH SEPTEMBER 2011**

	JULY	AUG	SEP	3 MONTH TOTAL
REVENUE				
4100-000 OFFICE BASE RENT	168,110	170,135	170,856	509,101
4200-000 OPERATING EXPENSES	78,273	79,243	79,243	236,759
4225-000 PRIOR YR. OPER. EXPENSES	0	0	0	0
4400-000 HVAC / ELECTRIC REIMB.	3,500	3,500	3,500	10,500
4450-000 ANTENNA INCOME	1,500	1,500	1,500	4,500
TOTAL REVENUE	251,383	254,378	255,099	760,860

OPERATING EXPENSES

5110-000 ELECTRICITY	35,034	35,034	35,034	105,102
5120-000 WATER & SEWER	2,288	2,288	2,288	6,864
5130-000 GAS	2,481	2,481	2,481	7,443
5505-000 R&M - MAINTENANCE LABOR	1,470	1,610	1,540	4,620
5510-000 HVAC CONTRACT	10,676	10,676	10,676	32,028
5511-000 HVAC REPAIRS	0	0	700	700
5512-000 HVAC FILTERS	250	104	0	354
5520-000 ELEVATOR CONTRACT	1,839	0	0	1,839
5521-000 ELEVATOR - MISC REPAIRS	0	0	100	100
5522-000 ELEVATOR LICENSE	0	0	600	600
5530-000 FIRE ALARM MONITORING	95	95	95	285
5531-000 R&M - FIRE ALARM SYSTEM	0	640	880	1,520
5540-000 R&M - ELECTRICAL	2,000	250	0	2,250
5542-000 R&M - BULBS & BALLASTS	0	550	0	550
5550-000 R&M - PLUMBING	0	0	100	100
5560-000 R&M - EXTERMINATION	192	192	192	576
5570-000 R&M - GLASS REPLACEMENT	0	0	600	600
5580-000 R&M - ROOF	0	500	0	500
5590-000 R&M - FLOOR & CEILING	0	0	150	150
5600-000 R&M - MISC PAINT/DÉCOR	0	350	0	350
5610-000 R&M - CARPENTRY/DOORS	0	0	100	100
5615-000 R&M - DOOR HDW/KEYS/CORES	0	0	250	250
5620-000 R&M - SIGN MAINTENANCE	650	0	0	650
5630-000 R&M - MASONRY/STRUCTURAL	300	0	0	300
5640-000 R&M - FITNESS EQUIPMENT	1,286	1,086	1,086	3,458
5650-000 R&M - MISCELLANEOUS	225	225	225	675
6010-000 JANITORIAL SERVICE & CONTRACT	10,122	9,972	9,972	30,066
6020-000 JANITORIAL SUPPLIES	1,395	1,395	1,395	4,185
6100-000 WINDOW WASHING	0	0	0	0
6200-000 CARPET CLEANING	360	0	0	360
6300-000 TRASH REMOVAL	215	355	315	885
6500-000 LANDSCAPE CONTRACT	2,897	4,252	2,897	10,046
6510-000 LANDSCAPE REPAIR & MAINTENANC	0	0	0	0
6520-000 LANDSCAPE - IRR SYS R&M	600	600	600	1,800
6530-000 INTERIOR PLANT CARE	295	295	295	885
6600-000 PARKING LOT SWEEPING	425	0	0	425

(Continued on Following Page)

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	JULY	AUG	SEP	3 MONTH TOTAL
6610-000 PARKING LOT R&M	0	0	0	0
6620-000 SIDEWALK R&M	0	0	0	0
6630-000 CONCRETE CURB R&M	0	0	0	0
6640-000 SNOW REMOVAL	0	0	0	0
7010-000 SECURITY SERVICE CONTRACT	746	728	716	2,190
7020-000 SECURITY - CARD READER	0	0	1,300	1,300
7200-000 MANAGEMENT FEES	11,578	10,055	10,175	31,808
7300-000 PROPERTY INSURANCE	0	6,500	2,150	8,650
7500-000 REAL ESTATE TAXES	0	0	0	0
7520-000 PROPERTY TAX CONSULTING FEE	0	0	0	0
TOTAL OPERATING EXPENSES	87,419	90,233	86,912	264,564
NET OPERATING INCOME	163,964	164,146	168,187	496,297
NON-RECOVERABLE & CAPITAL EXPENSES				
8200-950 MISC R&M -NR	0	0	0	0
8500-400 SPACE PLANNING FEES - NR	0	0	0	0
8500-420 LEGAL EXPENSE - NR	0	0	0	0
8500-460 ACCTG / PROF FEE - NR	5,000	5,000	5,000	15,000
8600-000 ASSET MGR FEES	15,000	15,000	15,000	45,000
9000-000 LEASE COMMISSIONS	0	0	0	0
9050-000 TENANT IMPROVEMENTS	0	0	0	0
9100-000 CAPITAL IMPROVEMENTS	0	0	0	0
TOTAL N/R & CAPITAL EXP	20,000	20,000	20,000	60,000
CASH FLOW	143,964	144,146	148,187	436,297