

EXHIBIT C

Renaissant Lafayette, LLC

Cash Basis Budget

December 17, 2009 through January 15, 2010

	Dec. 25 2009	Jan. 01 2010	Jan. 08 2010	Jan. 15 2010	4 Week Totals
EXPENSES					
- Leasing Agent Salary/Benefits	-	7,300	-	-	\$ 7,300
- Buyer & Referral Incentives	-	-	-	-	\$ -
- Marketing Allowance	-	-	1,000	-	\$ 1,000
- Model Unit - Taxes, Ins., Utilities	-	100	-	-	\$ 100
- Sales Office - Taxes, Ins., Utilities	-	100	-	-	\$ 100
- Contract Cleaning Service	300	300	300	300	\$ 1,200
- Cleaning Supplies	-	50	-	-	\$ 50
- Trash Removal	-	-	835	-	\$ 835
- Metal Maintenance	-	-	-	-	\$ -
- Mat Service	-	-	90	-	\$ 90
- HVAC Repairs & Preventive Maint.	-	2,000	-	-	\$ 2,000
- HVAC Supplies	-	300	-	-	\$ 300
- Electrical Repairs and Supplies	-	-	-	-	\$ -
- Equipment Repairs	-	-	-	-	\$ -
- Keys/Lock Repair	-	-	-	-	\$ -
- Light Bulbs-Fixt-Supplies	400	-	-	-	\$ 400
- Maintenance Labor	-	-	-	750	\$ 750
- Misc. Supplies and Tools	-	-	-	-	\$ -
- Plumbing Repairs/Supplies	-	-	-	-	\$ -
- General Building	250	-	-	250	\$ 500
- Electric / Gas / Water	43,699	-	-	-	\$ 43,699
- Elevator Contract Service	-	-	-	-	\$ -
- Cable & Internet Service	1,308	-	-	-	\$ 1,308
- Pest Control	-	-	-	-	\$ -
- Fire & Life Safety Contract	-	-	-	-	\$ -
- Doorman	4,400	4,400	4,400	4,400	\$ 17,600
- Snow Removal	-	-	1,000	-	\$ 1,000
- Condo Assn Management fees	-	-	5,250	-	\$ 5,250
- Condo Assn Management Salary	-	-	6,230	-	\$ 6,230
- Admin - newsletter, web	-	-	-	-	\$ -
- Insurance	12,312	-	7,000	-	\$ 19,312
- Office expenses	250	-	767	-	\$ 1,017
- Telephone	520	-	-	550	\$ 1,070
- Window Treatments for Rented Units	-	-	-	-	\$ -
- Appliances for Rented Units	3,500	-	-	-	\$ 3,500
- Professional Fees	-	115,000	-	-	\$ 115,000
- Project Management Fees	8,083	8,083	8,083	8,083	\$ 32,332
- Interim Financing-Interest Payment	-	-	-	1,387	\$ 1,387
- Interim Financing Fees	5,000	-	-	-	\$ 5,000
- Contingency	2,500	2,500	2,500	3,067	\$ 10,567
- Bankruptcy Filing & Disbursemnt Fees	1,039	-	-	-	\$ 1,039
- Real Estate Taxes	-	-	-	-	\$ -
TOTAL EXPENSES	\$ 83,561	\$ 140,133	\$ 37,455	\$ 18,787	\$ 279,936
LESS: RENTAL INCOME	-	-	(26,260)	-	\$ (26,260)
ASSESSMENTS FROM OWNERS	-	-	(3,676)	-	\$ (3,676)
NET EXPENSES	\$ 83,561	\$ 140,133	\$ 7,519	\$ 18,787	\$ 250,000

Renaissant Lafayette, LLC
Cash Basis Budget
December 23, 2009 through March 19, 2010

EXPENSES	Dec. 25	Jan. 01	Jan. 08	Jan. 15	Jan. 22	Jan. 29	/----- Week Ended Friday -----/						13 Week Totals	
	2009	2010	2010	2010	2010	2010	Feb. 05	Feb. 12	Feb. 19	Feb. 26	Mar. 05	Mar. 12		Mar. 19
- Sales Manager Salary/benefits	-	-	-	-	-	2,425	-	2,425	-	2,425	-	-	2,425	\$ 9,700
- Leasing Agent Salary/Benefits	-	7,300	-	-	-	-	7,300	-	-	-	7,300	-	-	\$ 21,900
- Buyer & Referral Incentives	-	-	-	-	556	-	-	1,111	-	-	-	2,222	-	\$ 3,889
- Marketing Allowance	-	-	1,000	-	1,167	1,000	1,000	1,000	1,167	1,000	1,000	1,000	1,000	\$ 10,334
- Model Unit - Insurance, Utilities	-	100	-	-	100	-	-	-	100	-	-	-	100	\$ 400
- Sales Office - Insurance, Utilities	-	100	-	-	100	-	-	-	100	-	-	-	100	\$ 400
- Contract Cleaning Service	300	300	300	300	300	300	-	-	-	2,000	-	-	-	\$ 3,800
- Cleaning Supplies	-	50	-	-	250	-	-	-	250	-	-	-	250	\$ 800
- Trash Removal	-	-	835	-	750	-	-	-	750	-	-	750	-	\$ 3,085
- Metal Maintenance	-	-	-	-	250	-	-	-	250	-	-	-	250	\$ 750
- Window Washing	-	-	-	-	-	-	-	-	1,031	-	-	-	1,031	\$ 2,062
- Carpet Cleaning	-	-	-	-	-	-	-	133	-	-	-	133	-	\$ 266
- Mat Service	-	-	90	-	90	-	-	90	-	-	90	-	90	\$ 450
- HVAC Repairs & Preventive Maint.	-	2,000	-	-	708	-	-	-	708	-	-	708	-	\$ 4,124
- HVAC Supplies	-	300	-	-	-	-	400	-	-	-	400	-	-	\$ 1,100
- Electrical Repairs and Supplies	-	-	-	-	200	-	-	-	150	-	-	150	-	\$ 500
- Equipment Repairs	-	-	-	-	200	-	-	-	200	-	-	200	-	\$ 600
- Keys/Lock Repair	-	-	-	-	135	-	-	-	-	-	-	135	-	\$ 405
- Light Bulbs-Fixt-Supplies	400	-	-	-	300	-	-	135	-	-	-	300	-	\$ 1,300
- Maintenance Labor	-	-	-	750	-	750	-	-	-	750	-	-	750	\$ 3,750
- Misc. Supplies and Tools	-	-	-	-	100	-	-	-	100	-	-	-	-	\$ 200
- Painting & supplies	-	-	-	-	100	-	-	-	-	-	-	-	-	\$ 200
- Parking Lot Repairs	-	-	-	-	-	-	-	-	-	100	-	-	-	\$ 200
- Plumbing Repairs/Supplies	-	-	-	-	150	-	125	-	-	-	-	125	-	\$ 250
- General Building	250	-	-	250	-	-	150	-	-	-	150	-	-	\$ 450
- Electric / Gas / Water	43,699	-	-	-	55,807	366	-	250	-	-	-	250	-	\$ 1,000
- Elevator Contract Service	-	-	-	-	2,000	-	-	55,657	-	366	-	55,282	-	\$ 211,177
- Landscaping - Exterior	-	-	-	-	-	-	-	-	2,000	-	-	-	-	\$ 4,000
- Cable & Internet Service	1,308	-	-	-	1,356	-	-	-	-	-	-	1,485	-	\$ 1,485
- Pest Control	-	-	-	-	150	-	-	-	1,452	-	-	-	-	\$ 4,116
- Fire & Life Safety Contract	-	-	-	-	1,317	-	-	1,317	-	-	-	1,317	-	\$ 3,951
- Doorman	4,400	4,400	4,400	4,400	5,661	5,660	5,660	5,661	5,660	5,660	5,660	5,660	5,660	\$ 62,882
- Snow Removal	-	-	1,000	-	916	-	917	-	916	-	917	-	-	\$ 4,666
- Fees/Licenses/Permits	-	-	-	-	292	-	-	292	-	-	-	-	-	\$ 584
- Condo Assn Management fees	-	-	5,250	-	-	-	-	5,250	-	-	-	5,250	-	\$ 15,750
- Condo Assn Management Salary	-	-	6,230	-	6,230	-	-	6,230	-	-	-	6,230	-	\$ 24,920
- Admin - newsletter, web	-	-	-	-	117	-	-	117	-	-	-	117	-	\$ 351
- Insurance	12,312	-	7,000	-	12,312	-	-	-	12,312	-	-	-	-	\$ 43,936
- Office expenses	250	-	767	-	-	-	-	767	-	-	-	767	-	\$ 2,551
- Telephone	520	-	-	550	-	-	-	-	550	-	-	-	-	\$ 1,620
- Condo Association Reserve	-	-	-	-	-	4,167	-	-	-	4,167	-	-	-	\$ 8,334
- Window Treatments for Rented Units	-	-	-	-	6,000	-	-	-	-	6,000	-	-	6,000	\$ 18,000
- Appliances for Rented Units	3,500	-	-	-	3,500	4,000	-	-	-	11,000	11,000	-	-	\$ 33,000
- Professional Fees	-	115,000	-	-	-	150,000	-	25,000	-	25,000	-	25,000	-	\$ 340,000
- Project Management Fees	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	8,083	\$ 105,079
- Interim Financing-Interest Payment	-	-	-	1,387	-	-	-	30,000	-	-	-	50,000	-	\$ 81,387
- Interim Financing Fees	5,000	-	-	-	-	195,000	-	-	-	-	-	-	-	\$ 200,000
- Bankruptcy Filing & Disbursemt Fees	1,039	-	-	-	-	-	-	-	-	-	-	-	-	\$ 2,664
- Real Estate Taxes	-	-	-	-	1,625	-	-	-	-	-	-	-	-	\$ 360,000
- Existing Accounts Payable- % Payoff	-	-	-	-	-	180,000	-	-	-	180,000	-	-	-	\$ 130,000
- Contingency	2,500	2,500	2,500	3,067	-	-	-	-	-	-	-	-	-	\$ 10,567
TOTAL EXPENSES	\$ 83,561	\$ 140,133	\$ 37,455	\$ 18,787	\$ 110,822	\$ 681,751	\$ 23,635	\$ 144,568	\$ 41,929	\$ 240,551	\$ 34,725	\$ 166,820	\$ 18,298	\$ 1,743,035
LESS: RENTAL INCOME	-	-	(26,260)	-	-	-	(29,470)	-	-	-	(36,945)	-	-	\$ (92,675)
ASSESSMENTS FROM OWNERS	-	-	(3,676)	-	-	-	(3,676)	-	-	-	(3,676)	-	-	\$ (11,028)
NET EXPENSES	\$ 83,561	\$ 140,133	\$ 7,519	\$ 18,787	\$ 110,822	\$ 681,751	\$ (9,511)	\$ 144,568	\$ 41,929	\$ 240,551	\$ (5,896)	\$ 166,820	\$ 18,298	\$ 1,639,332