

EXHIBIT A

Sunset Village Manufactured Home Community
Weekly Cash Budget

	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	
	<u>Oct 14 to</u>	<u>Oct 21 to</u>	<u>Oct 28 to</u>	<u>Nov 4 to</u>	<u>Totals</u>
	<u>Oct 20</u>	<u>Oct 27</u>	<u>Nov 3</u>	<u>Nov 6</u>	
Cash Balance	\$1,000	\$15,364	\$24,799	\$31,965	
****Income****					
Rental Income (Includes Rent, NSF Fees, Late Chgs, Propane Sales Water Recovery, Lodge Rental, Misc. Income)	\$30,000	\$15,000	\$120,000	\$45,000	\$210,000
Ground Lease Income	\$0	\$0	\$4,800	\$0	\$4,800
Total Net Rental Revenue	\$30,000	\$15,000	\$124,800	\$45,000	214,800
Total Income	\$30,000	\$15,000	\$124,800	\$45,000	\$214,800
****Expenses****					
Operating Expenses					
Payroll Expenses (Reimburse to Capital First Realty)					
Salaries, Propane	\$330	\$0	\$330	\$0	\$660
Salaries, Manager	1,114	0	1,114	0	2,228
Salaries, Office	1,613	0	1,613	0	3,226
Salaries, Maintenance	4,700	0	4,700	0	9,400
Salaries, Sales/Leasing	1,385	0	1,385	0	2,769
ADP Processing Expense	27	0	27	0	54
Payroll Tax Expense	1,350	0	1,350	0	2,700
Insurance Expense	143	0	143	0	285
Total Payroll Expenses	\$10,661	\$0	\$10,661	\$0	\$21,322
Other Operating Expenses					
Propane	\$0	\$0	\$1,800	\$0	\$1,800
R&M Expense	175	175	350	0	700
Gasoline	100	100	150	50	400
Utilities - Gas	0	0	500	0	500
Utilities - Electric	0	0	4,600	0	4,600
Water Testing	0	75	0	0	75
Scavenger	0	0	4,600	0	4,600
Telephone	0	425	425	0	850
Office Expense	250	250	400	100	1,000
Postage	0	40	0	0	40
Ground Lease Expense	0	0	22,077	0	22,077
Advertising	0	0	5,000	0	5,000
Insurance (Reimburse to Capital First Realty)	0	0	2,787	0	2,787
Real Estate Tax	0	0	28,542	0	28,542
Misc. Taxes & Licenses	0	0	450	0	450
Tenant Relations	0	150	0	0	150
Bank Charges	0	500	500	0	1,000
Total Other Operating Expense	\$525	\$1,715	\$72,181	\$150	\$74,571
Total Operating Expense	\$11,186	\$1,715	\$82,842	\$150	\$95,893
Net Operating Income	\$18,814	\$13,285	\$41,958	\$44,850	\$118,907
Other Expenses					
Landscaping & Other Land Improvements	\$2,500	\$2,500	\$3,500	\$1,500	\$10,000
Miscellaneous Expenses	\$750	\$750	\$1,300	\$200	\$3,000
Management Fees (Reimburse to Capital First Realty)	1,200	600	4,992	1,800	8,592
Legal - Water Project	0	0	25,000	0	25,000
Total Expenses	\$4,450	\$3,850	\$34,792	\$3,500	\$46,592
Net Cash Flow	\$14,364	\$9,435	\$7,166	\$41,350	\$72,315
Ending Cash Balance	\$15,364	\$24,799	\$31,965	\$73,315	