

# EXHIBIT A

**Tri-Star Estates Manufactured Home Community**  
**Weekly Cash Budget**

	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
	<u>Nov 3 to</u>	<u>Nov 10 to</u>	<u>Nov 17 to</u>	<u>Nov 24 to</u>
	<u>Nov 9</u>	<u>Nov 16</u>	<u>Nov 23</u>	<u>Nov 30</u>
Cash Balance	\$3,121	\$84,570	\$103,215	\$108,965
****Income****				
Rental Income (Includes Rent, NSF Fees, Late Chgs, Pet Chgs, Water Recovery, Parking, Misc. Income)	\$120,000	\$50,000	\$30,000	\$20,000
Total Net Rental Revenue	\$120,000	\$50,000	\$30,000	\$20,000
Total Income	\$120,000	\$50,000	\$30,000	\$20,000
****Expenses****				
Operating Expenses				
Payroll Expenses (Reimburse to Capital First Realty)				
Salaries, Manager	0	3,142	0	3,142
Salaries, Office	0	1,094	0	1,094
Salaries, Maintenance	0	3,273	0	3,273
Salaries, Sales/Leasing	0	5,640	0	5,640
ADP Processing Expense	0	27	0	27
Payroll Tax Expense	0	1,161	0	1,161
Insurance Expense	0	218	0	218
Total Payroll Expenses	\$0	\$14,554	\$0	\$14,554
Other Operating Expenses				
R&M Expense	125	125	125	125
Snow Removal/Salting	0	500	0	500
Gasoline	350	0	0	350
Utilities - Gas	0	1,100	0	0
Utilities - Electric	0	2,500	0	0
Utilities - Water & Sewer	0	0	18,600	0
Scavenger	0	6,300	0	0
Telephone	250	0	250	0
Office Expense	450	450	450	450
Postage	0	0	50	0
Advertising	750	750	750	750
Insurance (Reimburse to Capital First Realty)	3,528	0	0	0
Real Estate Tax	25,073	0	0	0
Misc. Taxes & Licenses	0	400	0	400
Tenant Relations	0	0	150	150
Bank Charges	600	50	50	600
Total Other Operating Expense	\$31,126	\$12,175	\$20,425	\$3,325
Total Operating Expense	\$31,126	\$26,729	\$20,425	\$17,879
Net Operating Income	\$88,874	\$23,271	\$9,575	\$2,121
Other Expenses				
Landscaping & Other Land Improvements	\$1,375	\$1,375	\$1,375	\$1,375
Miscellaneous Expenses	\$1,250	\$1,250	\$1,250	\$1,250
Management Fees (Reimburse to Capital First Realty)	4,800	2,000	1,200	800
Total Expenses	\$7,425	\$4,625	\$3,825	\$3,425
Net Cash Flow	\$81,449	\$18,646	\$5,750	(\$1,304)
Ending Cash Balance	\$84,570	\$103,215	\$108,965	\$107,661

