

EXHIBIT A

Budget

TOUSA, Inc.
Monthly Cash Flow Budget
Consolidated (in \$000s)
Summary

	<u>Dec-08</u>
BEGINNING BOOK OPERATING CASH BALANCE	\$ 151,709
BEGINNING BANK OPERATING CASH BALANCE	\$ 168,327
<u>OPERATING CASH FLOW</u>	
Operating Receipts:	
Closing Proceeds	\$ 40,370
Deposits, net	-
Proceeds - Land Sales	-
Asset Sales	-
Other Receipts	-
Subtotal Operating Receipts	40,370
Operating Disbursements:	
Check Disbursements	
Construction Costs	(31,810)
Land / Site Development	(2,118)
Sales and Marketing	(1,800)
General and Administration	(1,100)
Other	(1,486)
Subtotal Checks Released	(38,315)
Voided (Re-issued) Checks	-
Wire Payments	
Payroll	(6,348)
Land Disbursements	
Land Acquisition / Lot Takedowns	(3,735)
Option Fees	(500)
Subtotal Land Disbursements	(4,235)
Joint Venture (Contributions) / Receipts	-
Other Wire Payments	-
Subtotal Wire Payments	(10,583)
Subtotal Operating Disbursements	(48,898)
Subtotal Operating Cash Flow	(8,528)
Non-Operating Disbursements:	
Financing Fees	(2,807)
Professional Fees / Consulting	(7,135)
Other Non-Operating Costs (GMAC)	-
Subtotal Non-Operating Disbursements	(9,942)
Total Cash Flow	(18,470)
Interest from Evergreen Account	-
ENDING BOOK OPERATING CASH BALANCE	\$ 133,239
ENDING BANK CASH OPERATING BALANCE	\$ 149,279
BEGINNING RESTRICTED BALANCE	\$ 4,205
ADDITIONS (Land / Bulk Sales & Tax Refund)	-
RELEASED	-
ENDING RESTRICTED BALANCE	\$ 4,205
BEGINNING PAYDOWN ACCOUNT BALANCE	\$ 77,718
ADDITIONS	-
RELEASED	-
ENDING PAYDOWN ACCOUNT BALANCE	\$ 77,718
TOTAL BOOK CASH BALANCE	\$ 215,162
TOTAL BANK CASH BALANCE	\$ 231,202

TOUSA, Inc.
Monthly Cash Flow Budget
Consolidated (in \$000s)
Summary

	<u>Jan-09</u>
BEGINNING BOOK OPERATING CASH BALANCE	\$ 133,239
BEGINNING BANK OPERATING CASH BALANCE	\$ 149,279
<u>OPERATING CASH FLOW</u>	
Operating Receipts:	
Closing Proceeds	\$ 38,882
Deposits, net	-
Proceeds - Land Sales	-
Asset Sales	-
Other Receipts	-
Subtotal Operating Receipts	38,882
Operating Disbursements:	
Check Disbursements	
Construction Costs	(25,887)
Land / Site Development	(1,803)
Sales and Marketing	(1,800)
General and Administration	(950)
Other	(500)
Subtotal Checks Released	(30,940)
Voided (Re-issued) Checks	-
Wire Payments	
Payroll	(6,159)
Land Disbursements	
Land Acquisition / Lot Takedowns	(9,360)
Option Fees	(500)
Subtotal Land Disbursements	(9,860)
Joint Venture (Contributions) / Receipts	-
Other Wire Payments	-
Subtotal Wire Payments	(16,019)
Subtotal Operating Disbursements	(46,960)
Subtotal Operating Cash Flow	(8,078)
Non-Operating Disbursements:	
Financing Fees	(2,807)
Professional Fees / Consulting	(6,000)
Other Non-Operating Costs (GMAC)	-
Subtotal Non-Operating Disbursements	(8,807)
Total Cash Flow	(16,885)
Interest from Evergreen Account	-
ENDING BOOK OPERATING CASH BALANCE	\$ 116,354
ENDING BANK CASH OPERATING BALANCE	\$ 131,128
BEGINNING RESTRICTED BALANCE	\$ 4,205
ADDITIONS (Land / Bulk Sales & Tax Refund)	-
RELEASED	-
ENDING RESTRICTED BALANCE	\$ 4,205
BEGINNING PAYDOWN ACCOUNT BALANCE	\$ 77,718
ADDITIONS	-
RELEASED	-
ENDING PAYDOWN ACCOUNT BALANCE	\$ 77,718
TOTAL BOOK CASH BALANCE	\$ 198,277
TOTAL BANK CASH BALANCE	\$ 213,051

TOUSA, Inc.
Monthly Cash Flow Budget
Consolidated (in \$000s)
Summary

	<u>Feb-09</u>
BEGINNING BOOK OPERATING CASH BALANCE	\$ 116,354
BEGINNING BANK OPERATING CASH BALANCE	\$ 131,128
<u>OPERATING CASH FLOW</u>	
Operating Receipts:	
Closing Proceeds	\$ 43,822
Deposits, net	-
Proceeds - Land Sales	-
Asset Sales	-
Other Receipts	-
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Subtotal Operating Receipts	43,822
Operating Disbursements:	
Check Disbursements	
Construction Costs	(24,013)
Land / Site Development	(1,718)
Sales and Marketing	(1,450)
General and Administration	(800)
Other	(500)
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Subtotal Checks Released	(28,482)
Voided (Re-issued) Checks	-
Wire Payments	
Payroll	(6,174)
Land Disbursements	
Land Acquisition / Lot Takedowns	(9,360)
Option Fees	(500)
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Subtotal Land Disbursements	(9,860)
Joint Venture (Contributions) / Receipts	-
Other Wire Payments	-
Subtotal Wire Payments	(16,034)
Subtotal Operating Disbursements	(44,516)
Subtotal Operating Cash Flow	(694)
Non-Operating Disbursements:	
Financing Fees	(2,807)
Professional Fees / Consulting	(6,000)
Other Non-Operating Costs (GMAC)	-
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Subtotal Non-Operating Disbursements	(8,807)
Total Cash Flow	(9,501)
Interest from Evergreen Account	-
ENDING BOOK OPERATING CASH BALANCE	\$ 106,853
ENDING BANK CASH OPERATING BALANCE	\$ 121,996
BEGINNING RESTRICTED BALANCE	
ADDITIONS (Land / Bulk Sales & Tax Refund)	\$ 4,205
RELEASED	-
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ENDING RESTRICTED BALANCE	\$ 4,205
BEGINNING PAYDOWN ACCOUNT BALANCE	
ADDITIONS	\$ 77,718
RELEASED	-
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ENDING PAYDOWN ACCOUNT BALANCE	\$ 77,718
TOTAL BOOK CASH BALANCE	\$ 188,776
TOTAL BANK CASH BALANCE	\$ 203,919

TOUSA, Inc.
Monthly Cash Flow Budget
Consolidated (in \$000s)
Summary

	<u>Mar-09</u>
BEGINNING BOOK OPERATING CASH BALANCE	\$ 106,853
BEGINNING BANK OPERATING CASH BALANCE	\$ 121,996
<u>OPERATING CASH FLOW</u>	
Operating Receipts:	
Closing Proceeds	\$ 53,937
Deposits, net	-
Proceeds - Land Sales	-
Asset Sales	-
Other Receipts	-
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Subtotal Operating Receipts	53,937
Operating Disbursements:	
Check Disbursements	
Construction Costs	(26,752)
Land / Site Development	(4,047)
Sales and Marketing	(1,450)
General and Administration	(800)
Other	(500)
Subtotal Checks Released	<hr/> (33,549)
Voided (Re-issued) Checks	-
Wire Payments	
Payroll	(6,174)
Land Disbursements	
Land Acquisition / Lot Takedowns	(9,360)
Option Fees	(500)
Subtotal Land Disbursements	<hr/> (9,860)
Joint Venture (Contributions) / Receipts	-
Other Wire Payments	-
Subtotal Wire Payments	(16,034)
Subtotal Operating Disbursements	(49,583)
Subtotal Operating Cash Flow	4,354
Non-Operating Disbursements:	
Financing Fees	(2,807)
Professional Fees / Consulting	(6,000)
Other Non-Operating Costs (GMAC)	-
Subtotal Non-Operating Disbursements	<hr/> (8,807)
Total Cash Flow	(4,453)
Interest from Evergreen Account	-
ENDING BOOK OPERATING CASH BALANCE	\$ 102,400
ENDING BANK CASH OPERATING BALANCE	\$ 118,005
BEGINNING RESTRICTED BALANCE	\$ 4,205
ADDITIONS (Land / Bulk Sales & Tax Refund)	3,055
RELEASED	-
ENDING RESTRICTED BALANCE	<hr/> \$ 7,261
BEGINNING PAYDOWN ACCOUNT BALANCE	\$ 77,718
ADDITIONS	-
RELEASED	-
ENDING PAYDOWN ACCOUNT BALANCE	<hr/> \$ 77,718
TOTAL BOOK CASH BALANCE	\$ 187,378
TOTAL BANK CASH BALANCE	\$ 202,983

TOUSA, Inc.

Monthly Cash Flow Budget
Consolidated (in \$000s)

Summary

Apr-09

BEGINNING BOOK OPERATING CASH BALANCE	\$	102,400
BEGINNING BANK OPERATING CASH BALANCE	\$	118,005
OPERATING CASH FLOW		
Operating Receipts:		
Closing Proceeds	\$	53,620
Deposits, net		-
Proceeds - Land Sales		-
Asset Sales		-
Other Receipts		-
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Subtotal Operating Receipts		53,620
Operating Disbursements:		
Check Disbursements		
Construction Costs		(25,494)
Land / Site Development		(1,790)
Sales and Marketing		(1,450)
General and Administration		(800)
Other		(500)
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Subtotal Checks Released		(30,034)
Voided (Re-issued) Checks		-
Wire Payments		
Payroll		(7,236)
Land Disbursements		
Land Acquisition / Lot Takedowns		(9,360)
Option Fees		(500)
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Subtotal Land Disbursements		(9,860)
Joint Venture (Contributions) / Receipts		-
Other Wire Payments		-
Subtotal Wire Payments		(17,096)
Subtotal Operating Disbursements		(47,130)
Subtotal Operating Cash Flow		6,490
Non-Operating Disbursements:		
Financing Fees		(2,807)
Professional Fees / Consulting		(6,602)
Other Non-Operating Costs (GMAC)		-
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Subtotal Non-Operating Disbursements		(9,807)
Total Cash Flow		(2,919)
Interest from Evergreen Account		-
ENDING BOOK OPERATING CASH BALANCE	\$	99,481
ENDING BANK CASH OPERATING BALANCE	\$	111,088
BEGINNING RESTRICTED BALANCE		
	\$	7,261
ADDITIONS (Land / Bulk Sales & Tax Refund)		
RELEASED		-
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ENDING RESTRICTED BALANCE	\$	7,261
BEGINNING PAYDOWN ACCOUNT BALANCE		
	\$	77,718
ADDITIONS		
RELEASED		-
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ENDING PAYDOWN ACCOUNT BALANCE	\$	77,718
TOTAL BOOK CASH BALANCE	\$	185,997
TOTAL BANK CASH BALANCE	\$	197,604