# EXHIBIT A

CHEROKEE SOUTH
CASH BASIS BUDGET

| ACCT # | ACCOUNT | AUG | SEPT |
|---|---|---|---|
| **INCOME:** | | | |
| 400000 | Fixed Minimum Rent | 101,680 | 103,234 |
| | **OTHER INCOME:** | | |
| 441000 | Common Area Maintenance | 17,388 | 17,388 |
| 441200 | CAM Admin | 2,283 | 2,283 |
| 461000 | Real Estate Tax Income | 12,780 | 12,780 |
| 471000 | Insurance Income | - | - |
| 481000 | Percentage Rent | - | - |
| 990137 | Less Rent Abatements | | |
| | Less Prepaid Rents | | |
| | Total Other Income | 32,451 | 32,451 |
| 486000 | Vac/Col Allow - 6% | (8,048) | (8,141) |
| | **TOTAL INCOME** | 126,082 | 127,544 |
| **OPERATING EXPENSES:** | | | |
| | **LANDLORD EXPENSES:** | | |
| 501400 | HVAC Repairs | - | - |
| 501600 | Electrical Repairs | - | 550 |
| 501800 | Plumbing Repairs | 500 | - |
| 502000 | Other Repairs | - | - |
| 502400 | Sign Expense | - | - |
| 521000 | Vacant Gas | 250 | 250 |
| 521200 | Vacant Electric | 3,500 | 1,500 |
| 521400 | Vacant Water | 100 | 135 |
| 542400 | Management Fees | 5,274 | 5,336 |
| 542800 | CAM Admin | 2,283 | 2,283 |
| 543000 | Bank Fees | 300 | 300 |
| 560000 | Landlord Misc | 150 | 150 |
| 560100 | Copies, Faxes, & Postage | 50 | 50 |
| 580000 | Contracted Services Reimbursemer | (968) | (968) |
| 580500 | Field Maintenance - Cell Phones | 215 | 215 |
| 581000 | Field Maintenance - Uniforms | 300 | 300 |
| 581500 | Maintenance Shop | 550 | 550 |
| 581700 | CAM Delivery | 50 | 50 |
| 582000 | CAM Miscellaneous | 175 | 175 |
| 582500 | CAM Travel | 250 | 250 |
| 590000 | Bankruptcy Fees | - | - |
| 590169 | Leasing Expenses | 1,000 | 1,000 |
| | **Total Landlord Expenses** | 13,979 | 12,125 |
| | **RET EXPENSE** | | |
| 611000 | Real Estate Tax Reserve | 67,363 | 22,288 |
| 611200 | Personal Property Taxes | - | - |
| 612000 | Contestation Fees | 500 | - |
| | **Total RET Expense** | 67,863 | 22,288 |
| 665000 | Property & Liability Insurance | 2,085 | - |
| | **COMMON AREA EXPENSES:** | | |
| 711200 | Snow Contract | - | - |
| 711400 | Snow Material | - | - |
| 721000 | Landscaping | 3,111 | 3,111 |
| 721200 | Sweeping | 500 | - |
| 721300 | Scavenger | 1,500 | 1,500 |
| 721400 | Pest Control | 500 | 500 |
| 722000 | Contracted Services | 10,604 | 8,596 |
| 731000 | Electricity | 3,250 | 2,500 |
| 731100 | Natural Gas | 300 | 300 |
| 731200 | Water | 1,500 | 1,500 |
| 732000 | Security Services | 650 | 650 |
| 741000 | Parking Lot Lights | 500 | - |

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|---|---|---|---|
| 741200 | Building Lights | - | - |
| 741400 | Electrical Repairs | - | - |
| 741500 | Roof Repairs | - | - |
| 741600 | Canopy Repairs | - | - |
| 741700 | Fascia / Column Repairs | - | 500 |
| 741800 | Stain/Paint | - | - |
| 742000 | Parking Lot Repairs | - | - |
| 742200 | Sign Repairs | - | - |
| 742400 | Concrete Repairs | - | - |
| 743000 | Irrigation Repairs | - | - |
| 743200 | Other Repairs | - | - |
| 751000 | Equipment Expense | 250 | 250 |
| 751200 | Supplies/Tools | 450 | 450 |
| | | - | - |
| | **Total Common Area Expenses** | 23,115 | 19,857 |
| | **TOTAL OPERATING EXPENSES** | 107,042 | 54,270 |
| | **NET OPERATING INCOME** | **19,041** | **73,273** |
| | **PARTNERSHIP EXPENSES:** | | |
| 900100 | Ptnsp/Interest Income | - | - |
| 900500 | Ptnsp/Legal Fees | - | - |
| 900600 | Ptnsp/Miscellaneous | - | - |
| 900800 | Ptnsp/Accounting | - | - |
| 901900 | Ptnsp/State Income Tax | - | - |
| 10,100,000 | **Total Partnership Expenses** | - | - |
| -38048 | | | |
| 10061952 | **DEBT SERVICE** | | |
| 5.00% | Interest (Interest Expense)-1st Mort | - | - |
| 971500 | Interest Expense on Capital Fundin( | - | - |
| | **Total Debt Service** | - | - |
| | **CAPITAL EXPENDITURES** | | |
| | Leasing Commissions | 3,291 | - |
| 990136 | Tenant Improvements | - | - |
| | Class 17/18 Plan Pymts to Creditor: | - | - |
| | Class 6 - 10 Pymts (RET) | | |
| | Administrative Claims | - | - |
| | Class 12 - 16 Pymts | | |
| 994501 | Construction Management Fees | - | - |
| | Contingency/Reserves | - | - |
| | Funding by Capital Loan | - | - |
| | **TOTAL CAPITAL EXPENDITURES** | 3,291 | - |
| | **TOTAL OTHER EXPENSES** | 3,291 | - |
| | **CASH FLOW AFTER CAPITAL** | 15,750 | 73,273 |
| | Beginning Cash | 1,310,729 | 1,326,479 |
| | Current Cash Flow | 15,750 | 73,273 |
| | Ending Balance | $ 1,326,479 | $ 1,399,752 |
| | RET Escrow Deposits | 67,363 | 22,288 |
| | RET Payment | - | |
| | RET Escrow Balance | 67,363 | 89,651 |