

Downtown I & II Condominium

Balance Sheet
As of 01/31/10

ASSETS

Cash Operating - SunTrust	\$ 21,027.40	
MorganStanley Money Market	55,124.21	
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TOTAL ASSETS		\$ 76,151.61
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.	<hr/>	\$.00
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RESERVES:

Replacement Reserve	\$ 115,562.20	
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Subtotal Reserves		\$ 115,562.20

EQUITY:

Retained Earnings/Unappr.	\$ (36,434.32)	
Current Year Net Income/(Loss)	(2,976.27)	
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Subtotal Equity		\$ (39,410.59)

TOTAL LIABILITIES & EQUITY		\$ 76,151.61
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Downtown I & II Condominium

Income/Expense Statement
Period: 01/01/10 to 01/31/10

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
Condominium Fees	8,169.63	7,997.38	172.25	8,169.63	7,997.38	172.25	95,968.52
Special Reserve	1,566.22	1,666.67	(100.45)	1,566.22	1,666.67	(100.45)	20,000.00
Reserve Assessment	1,607.52	1,666.67	(59.15)	1,607.52	1,666.67	(59.15)	20,000.00
Parking Fees	234.71	261.29	(26.58)	234.71	261.29	(26.58)	3,135.48
Interest Revenue	1.12	4.17	(3.05)	1.12	4.17	(3.05)	50.00
Subtotal Income	11,579.20	11,596.18	(16.98)	11,579.20	11,596.18	(16.98)	139,154.00
EXPENSES							
Administrative Expenses							
Management Fee	1,560.00	1,560.00	.00	1,560.00	1,560.00	.00	18,720.00
Legal	.00	41.67	41.67	.00	41.67	41.67	500.00
Audit/Tax Returns	.00	166.67	166.67	.00	166.67	166.67	2,000.00
Postage, Printing	444.17	41.67	(402.50)	444.17	41.67	(402.50)	500.00
Bank Charges	17.94	20.83	2.89	17.94	20.83	2.89	250.00
Miscellaneous	.00	4.17	4.17	.00	4.17	4.17	50.00
Administrative Expenses	2,022.11	1,835.01	(187.10)	2,022.11	1,835.01	(187.10)	22,020.00
Utilities							
Electricity	209.94	208.33	(1.61)	209.94	208.33	(1.61)	2,500.00
Water/Sewer	.00	1,041.67	1,041.67	.00	1,041.67	1,041.67	12,500.00
Utilities	209.94	1,250.00	1,040.06	209.94	1,250.00	1,040.06	15,000.00
Contracted Services							
Trash	746.77	758.33	11.56	746.77	758.33	11.56	9,100.00
Grounds/Landscaping	.00	366.67	366.67	.00	366.67	366.67	4,400.00
Exterminating	116.60	125.00	8.40	116.60	125.00	8.40	1,500.00
Chimney Cleaning	.00	41.67	41.67	.00	41.67	41.67	500.00
Cleaning	1,010.64	505.33	(505.31)	1,010.64	505.33	(505.31)	6,064.00
Fire Alarm Equipment	.00	20.83	20.83	.00	20.83	20.83	250.00
Contracted Services	1,874.01	1,817.83	(56.18)	1,874.01	1,817.83	(56.18)	21,814.00
Repairs & Maintenance							
Electrical	.00	41.67	41.67	.00	41.67	41.67	500.00
Plumbing	.00	125.00	125.00	.00	125.00	125.00	1,500.00
Security	.00	25.00	25.00	.00	25.00	25.00	300.00
Roof	1,209.08	416.67	(792.41)	1,209.08	416.67	(792.41)	5,000.00
Gutter	.00	125.00	125.00	.00	125.00	125.00	1,500.00
Grounds/Landscaping	.00	75.00	75.00	.00	75.00	75.00	900.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/10 Cash account #: "All"
 Ending Check Date: 1/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1001	Cash Operating - SunTrust				
1/01/10	361	ELGEN	ELGEN CONSOLIDATED SERVICES	1,125.32			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1	901292	1/01/10	5332	1/01/10	425.00	
	2	195	1/01/10	5332	1/01/10	195.00	
	3	1290	1/01/10	5230	1/01/10	505.32	December 2009
	Totals:					1,125.32	
1/04/10	9999 (M)TBM		TILTON BERNSTEIN MANAGEMENT	1,560.00	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	4	MONTHLY	1/04/10	5002	1/04/10	1,560.00	MANAGEMENT FEE
1/05/10	362	BOWIE	BOWIE'S INC.	746.77	TRASH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5	201493	1/05/10	5202	1/05/10	746.77	TRASH
1/05/10	363	CAPROO	CAPITAL ROOFING INC.	1,209.08	Roof repair		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6	8489	1/05/10	5321	1/05/10	1,209.08	Roof repair
1/05/10	364	ELGEN	ELGEN CONSOLIDATED SERVICES	75.00	Apply ice melt		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	7	972478	1/05/10	5332	1/05/10	75.00	Apply ice melt
1/05/10	365	NEATO	NEATO MOWING	1,550.00	Snow removal		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	8	17817	1/05/10	5332	1/05/10	1,550.00	Snow removal
1/08/10	9999 (M)PEPCO		PEPCO	143.86	0106 6647 25		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9	698-011110	1/08/10	5102	1/11/10	143.86	0106 6647 25
1/11/10	9999 (M)PEPCO		PEPCO	66.08	0106 6751 27		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	10	698-011110A	1/11/10	5102	1/11/10	66.08	0106 6751 27
Cash account #:		1001	Cash Operating - SunTrust				

CASH DISBURSEMENTS

Starting Check Date: 1/01/10 Cash account #: "All"
 Ending Check Date: 1/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
1/12/10	366	DONALD	DONALD C. THOMAS CONTRACTORS	865.00	Water damage repair		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	11	2930	1/12/10	5346	1/12/10	865.00	Water damage repair
1/12/10	367	ELGEN	ELGEN CONSOLIDATED SERVICES	165.00	Snow removal		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	12	972502	1/12/10	5332	1/12/10	165.00	Snow removal
1/12/10	368	HARFOR	HARFORD MUTUAL INSURANCE CO	1,712.00	Client no. 136531		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	13	698-010410	1/12/10	5910	1/12/10	1,712.00	Client no. 136531
1/13/10	9999 (M)TBM		TILTON BERNSTEIN MANAGEMENT	444.17	Postage & Printing		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	14	698-011310	1/13/10	5012	1/13/10	444.17	Postage & Printing
1/19/10	369	CONQUE	CONQUEST PEST CONTROL, INC.	116.60	Pest control		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	15	6529	1/19/10	5206	1/19/10	116.60	Pest control
1/19/10	370	ELGEN	ELGEN CONSOLIDATED SERVICES	505.32	Cleaning - January		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	16	1303	1/19/10	5230	1/19/10	505.32	Cleaning - January
1/26/10	371	NEATO	NEATO MOWING	920.00	Snow removal		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	17	17948	1/26/10	5332	1/26/10	920.00	Snow removal
Totals:				11,204.20			

PREPAYS AS OF Jan. 31, 2010
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Thmoas Wehr 1201 N Street, NW # P6	P6	698-P6	PP	1.91
Arvind Jain 1201 N Street, NW # P7	P7	698-P7	PP	15.37
Ellyn Ambrose 1203 N Street, NW # A	1203A	698-03A	PP	131.32
Susan Corke 1207 N Street, NW # A	1207A	698-07A	PP	132.17
Christopher Backemeyer 1207 N Street, NW # G	1207G	698-07G	PP	155.30
Abra Edwards 1308 12th Street, NW # C	1308C	698-08C	PP	190.59
Nicholas S. DiBlasio 1225 N Street, NW # B	1225B	698-25B	PP	179.38
Alejo Jumat 1227 N Street, NW # D	1227D	698-27D	PP	213.01
Caroline Hermann 1201 N Street, NW # P11	P11	698-P11	PP	16.86
Christopher Backemeyer 1201 N Street, NW # P12	P12	698-P12	PP	3.36
Paul Mays 1201 N Street, NW # P13	P13	698-P13	PP	31.25
Susan Corke 1201 N Street, NW # P15	P15	698-P15	PP	6.80
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TOTAL HOMES:	12	TOTAL PREPAYS		1,077.32
		TOTAL DISTR:	PP	1,077.32

AGED OWNER BALANCES: AS OF Jan. 31, 2010
ACCOUNT NUMBER SEQUENCE

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
698-P3	P3	William Booth	0.00	11.21	0.00	0.00	11.21
698-P4	P4	Casey Broderick	0.00	215.40	0.00	0.00	215.40
698-P5	P5	Shoshanna Matney	0.00	15.37	0.00	0.00	15.37
698-P9	P9	Anthony Drinkard	0.00	15.37	0.00	0.00	15.37
698-01B	1201B	Alvaro De La Rocha	30.00	2455.46	0.00	0.00	2485.46
698-01G	1201G	Paul Mays	0.00	420.14	0.00	0.00	420.14
698-03A	1203A	Ellyn Ambrose	0.00	146.55	0.00	0.00	146.55
698-03C	1203C	Kate Briscoe	10.00	50.98	0.00	0.00	60.98
698-03H	1203H	Deborah Harris	0.00	35.75	0.00	0.00	35.75
698-05G	1205G	Jain Arvind	0.00	35.75	0.00	0.00	35.75
698-05H	1205H	Matthew Zablud	0.00	35.75	0.00	0.00	35.75
698-06B	1306B	Casey Broderick	0.00	2379.11	0.00	0.00	2379.11
698-07B	1207B	Natalie Wilburn	0.00	35.75	0.00	0.00	35.75
698-07E	1207E	Sharon McKee	30.00	235.35	0.00	0.00	265.35
698-07G	1207G	Christopher Backemeyer	12.28-	0.00	0.00	0.00	12.28-
698-07H	1207H	Samir Neimat	0.00	223.01	0.00	0.00	223.01
698-08B	1308B	Susan Mitchell	0.00	46.96	0.00	0.00	46.96
698-08C	1308C	Abra Edwards	10.00	46.80	0.00	0.00	56.80
698-08D	1308D	Marvin Nixon	0.00	12.28	0.00	0.00	12.28
698-25B	1225B	Nicholas S. DiBlasio	201.80-	0.00	0.00	0.00	201.80-
698-25E	1225E	Gregory Cooke	0.00	35.75	0.00	0.00	35.75
698-27C	1227C	Candice Autry	0.00	35.75	0.00	0.00	35.75
TOTAL:			134.08-	6488.49	0.00	0.00	6354.41

AGED OWNER BALANCES: AS OF Jan. 31, 2010
ACCOUNT NUMBER SEQUENCE

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	4104	139.14-	5652.79	0.00	0.00	5513.65
C1		Parking	4128	0.00	257.35	0.00	0.00	257.35
C2		Reserve	4121	31.33-	101.51	0.00	0.00	70.18
C3		Special Reserve	4114	43.61-	155.09	0.00	0.00	111.48
01		Late Fee	4140	80.00	0.00	0.00	0.00	80.00
06		Repairs	5342	0.00	321.75	0.00	0.00	321.75
GRAND TOTAL:				134.08-	6488.49	0.00	0.00	6354.41

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
04128	Parking Fees	257.35
04104	Condominium Fees	5513.65
04121	Reserve Assessment	70.18
04114	Special Reserve	111.48
04140	Late Fees	80.00
05342	General Repairs	321.75
TOTAL		\$6354.41