

Downtown I & II Condominium

Balance Sheet
As of 03/31/10

ASSETS

1001	Cash Operating	\$	3,083.02
1141	MorganStanley Money Market		55,124.72
TOTAL CASH		\$	58,207.74

CURRENT ASSETS

1280	Accts Rec. - Insurance Claim	\$	5,635.00
TOTAL CURRENT ASSETS		\$	5,635.00

TOTAL ASSETS \$ 63,842.74

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.		\$.00
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RESERVES:

3311	Replacement Reserve	\$	117,321.86
Subtotal Reserves		\$	117,321.86

EQUITY:

3452	Retained Earnings/Unappr.	\$	(36,434.32)
	Current Year Net Income/(Loss)		(17,044.80)
Subtotal Equity		\$	(53,479.12)

TOTAL LIABILITIES & EQUITY \$ 63,842.74

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Downtown I & II Condominium

Income/Expense Statement
Period: 03/01/10 to 03/31/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04104	Condominium Fees	8,876.04	7,997.38	878.66	25,137.68	23,992.14	1,145.54	95,968.52
04114	Special Reserve	1,487.11	1,666.67	(179.56)	4,440.20	5,000.01	(559.81)	20,000.00
04121	Reserve Assessment	1,539.12	1,666.67	(127.55)	4,586.34	5,000.01	(413.67)	20,000.00
04128	Parking Fees	281.74	261.29	20.45	753.07	783.87	(30.80)	3,135.48
04140	Late Fees	.00	.00	.00	(10.00)	.00	(10.00)	.00
04302	Interest Revenue	.00	4.17	(4.17)	1.63	12.51	(10.88)	50.00
	Subtotal Income	12,184.01	11,596.18	587.83	34,908.92	34,788.54	120.38	139,154.00
EXPENSES								
Administrative Expenses								
05002	Management Fee	1,560.00	1,560.00	.00	4,680.00	4,680.00	.00	18,720.00
05004	Legal	2,850.50	41.67	(2,808.83)	4,239.00	125.01	(4,113.99)	500.00
05006	Audit/Tax Returns	1,875.00	166.67	(1,708.33)	1,875.00	500.01	(1,374.99)	2,000.00
05012	Postage, Printing	.00	41.67	41.67	444.17	125.01	(319.16)	500.00
05038	Bank Charges	23.03	20.83	(2.20)	61.01	62.49	1.48	250.00
05098	Miscellaneous	.00	4.17	4.17	84.45	12.51	(71.94)	50.00
	Administrative Expenses	6,308.53	1,835.01	(4,473.52)	11,383.63	5,505.03	(5,878.60)	22,020.00
Utilities								
05102	Electricity	156.20	208.33	52.13	594.80	624.99	30.19	2,500.00
05108	Water/Sewer	2,618.05	1,041.67	(1,576.38)	3,856.83	3,125.01	(731.82)	12,500.00
	Utilities	2,774.25	1,250.00	(1,524.25)	4,451.63	3,750.00	(701.63)	15,000.00
Contracted Services								
05202	Trash	746.77	758.33	11.56	2,261.51	2,274.99	13.48	9,100.00
05204	Grounds/Landscaping	475.84	366.67	(109.17)	475.84	1,100.01	624.17	4,400.00
05206	Exterminating	116.60	125.00	8.40	349.80	375.00	25.20	1,500.00
05223	Chimney Cleaning	.00	41.67	41.67	.00	125.01	125.01	500.00
05230	Cleaning	505.32	505.33	.01	2,021.28	1,515.99	(505.29)	6,064.00
05263	Fire Alarm Equipment	600.00	20.83	(579.17)	600.00	62.49	(537.51)	250.00
	Contracted Services	2,444.53	1,817.83	(626.70)	5,708.43	5,453.49	(254.94)	21,814.00
Repairs & Maintenance								
05302	Electrical	.00	41.67	41.67	.00	125.01	125.01	500.00
05306	Plumbing	.00	125.00	125.00	.00	375.00	375.00	1,500.00
05318	Security	.00	25.00	25.00	.00	75.00	75.00	300.00
05321	Roof	.00	416.67	416.67	1,209.08	1,250.01	40.93	5,000.00
05322	Gutter	.00	125.00	125.00	.00	375.00	375.00	1,500.00

Downtown I & II Condominium

Income/Expense Statement
 Period: 03/01/10 to 03/31/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05326	Grounds/Landscaping	.00	75.00	75.00	.00	225.00	225.00	900.00
05332	Snow Removal	.00	133.33	133.33	13,575.00	399.99	(13,175.01)	1,600.00
05342	General Repairs	1,198.69	583.33	(615.36)	2,201.96	1,749.99	(451.97)	7,000.00
05377	Light Bulbs & Fixtures	.00	25.00	25.00	.00	75.00	75.00	300.00
05386	Locks, Keys, Doors, Closures	.00	20.83	20.83	.00	62.49	62.49	250.00
	Repairs & Maintenance	1,198.69	1,570.83	372.14	16,986.04	4,712.49	(12,273.55)	18,850.00
Personnel Services								
	Personnel Services	.00	.00	.00	.00	.00	.00	.00
Interest Expense								
	Interest Expense	.00	.00	.00	.00	.00	.00	.00
Depreciation & Amortization								
	Depreciation & Amortization	.00	.00	.00	.00	.00	.00	.00
Insurance, Taxes & License								
05910	Insurance - Master Policy	.00	1,722.50	1,722.50	3,424.00	5,167.50	1,743.50	20,670.00
05930	Taxes - Corp Inc. Taxes	.00	20.83	20.83	.00	62.49	62.49	250.00
05990	Licenses	.00	41.67	41.67	.00	125.01	125.01	500.00
	Insurance, Taxes & Licen	.00	1,785.00	1,785.00	3,424.00	5,355.00	1,931.00	21,420.00
Reserve Contributions								
06311	Replacement Reserve	3,333.33	3,333.33	.00	9,999.99	9,999.99	.00	40,000.00
	Reserve Contributions	3,333.33	3,333.33	.00	9,999.99	9,999.99	.00	40,000.00
	TOTAL EXPENSES	16,059.33	11,592.00	(4,467.33)	51,953.72	34,776.00	(17,177.72)	139,104.00
	Current Year Net Income/(loss)	(3,875.32)	4.18	(3,879.50)	(17,044.80)	12.54	(17,057.34)	50.00
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CASH DISBURSEMENTS

Starting Check Date: 3/01/10 Cash account #: "All"
 Ending Check Date: 3/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1001	Cash Operating				
3/01/10	384	BOWIE	BOWIE'S INC.	746.77	TRASH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	42	201493	3/01/10	5202	3/01/10	746.77	TRASH
3/01/10	9999 (M)TBM		TILTON BERNSTEIN MANAGEMENT	1,560.00	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	43	MONTHLY	3/01/10	5002	3/01/10	1,560.00	MANAGEMENT FEE
3/01/10	9999 (M)DCWASA		DC WATER AND SEWER	1,225.40			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	46	698-030110	3/01/10	5108	3/01/10	144.07	0033632-1
	47	698-030110A	3/01/10	5108	3/01/10	124.00	0033633-9
	48	698-030110B	3/01/10	5108	3/01/10	351.46	0033631-3
	49	698-030110C	3/01/10	5108	3/01/10	270.60	0033630-5
	50	698-030110D	3/01/10	5108	3/01/10	184.51	0033672-7
	51	698-030110E	3/01/10	5108	3/01/10	150.76	0033666-9
	Totals:					1,225.40	
3/02/10	385	DAYLIG	DAYLIGHT CONSTRUCTION CO.	1,375.00	Snow removal/roof repair		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	52	2524	3/02/10	5342	3/02/10	1,375.00	Snow removal/roof repair
3/09/10	386	WTP	WHITEFORD,TAYLOR & PRESTON LLP	1,108.50	Governing docs, damage cl		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	53	6111748	3/09/10	5004	3/09/10	1,108.50	Governing docs, damage cl
3/11/10	9999 (M)PEPCO		PEPCO	156.20			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	44	698-031110	3/11/10	5102	3/11/10	116.39	0106 6647 25
	45	698-031110A	3/11/10	5102	3/11/10	39.81	0106 6751 27
	Totals:					156.20	
3/15/10	9999 (M)DCWASA		DC WATER AND SEWER	317.43	0033630-5		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	58	698-033010C	3/15/10	5108	3/30/10	317.43	0033630-5
Cash account #:		1001	Cash Operating				

CASH DISBURSEMENTS

Starting Check Date: 3/01/10 Cash account #: "All"
 Ending Check Date: 3/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
3/16/10	387	CPS	CHESAPEAKE PROTECTION SERVICES	600.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	61	115257	3/16/10	5263	3/16/10	150.00	Annual fire alarm test
	62	53734	3/16/10	5263	3/16/10	150.00	Annual FA test
	63	53735	3/16/10	5263	3/16/10	150.00	Annual FA test
	64	53736	3/16/10	5263	3/16/10	150.00	Annual FA test
					Totals:	600.00	
3/16/10	388	CONQUE	CONQUEST PEST CONTROL, INC.	116.60	Monthly service		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	65	7372	3/16/10	5206	3/16/10	116.60	Monthly service
3/16/10	389	DENCH	DENCHFIELD LANDSCAPING, INC.	475.84	Grounds maint		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	66	40578	3/16/10	5204	3/16/10	475.84	Grounds maint
3/16/10	390	ELGEN	ELGEN CONSOLIDATED SERVICES	505.32	Cleaning - March		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	67	1386	3/16/10	5230	3/16/10	505.32	Cleaning - March
3/16/10	391	SEAL	SEAL ENGINEERING	207.00	Deck inspection		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	68	0012891	3/16/10	3311	3/16/10	207.00	Deck inspection
3/23/10	392	DONALD	DONALD C. THOMAS CONTRACTORS	4,740.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	69	2955	3/23/10	1280	3/23/10	295.00	Ceiling repair
	70	2955A	3/23/10	1280	3/23/10	2,485.00	Celing replacement
	71	2955B	3/23/10	1280	3/23/10	675.00	Water damage repair
	73	2955C	3/23/10	1280	3/23/10	1,285.00	Water damage repair
					Totals:	4,740.00	
3/23/10	393	ELGEN	ELGEN CONSOLIDATED SERVICES	22.96	Lightbulbs		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	74	982876	3/23/10	5372	3/23/10	22.96	Lightbulbs
Cash account #:	1001		Cash Operating				
3/23/10	394	WTP	WHITEFORD,TAYLOR & PRESTON LLP	1,742.00	Legal		

CASH DISBURSEMENTS

Starting Check Date: 3/01/10 Cash account #: "All"
 Ending Check Date: 3/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		75	6113888	3/23/10	5004	3/23/10	1,742.00	Legal	
3/30/10	395	DONALD	DONALD C. THOMAS CONTRACTORS	895.00				Repairs	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		76	2975	3/30/10	1280	3/30/10	895.00	Repairs	
3/30/10	396	GOLDKL	GOLDKLANG,CAVANAUGH& ASSOCIATE	1,875.00				Audit	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		77	51368	3/30/10	5006	3/30/10	1,875.00	Audit	
3/30/10	9999	(M)DCWASA	DC WATER AND SEWER	1,075.22					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		54	698-033010	3/30/10	5108	3/30/10	184.21	0033632-1	
		55	698-033010A	3/30/10	5108	3/30/10	130.69	0033633-9	
		56	698-033010B	3/30/10	5108	3/30/10	404.98	0033631-3	
		59	698-033010D	3/30/10	5108	3/30/10	197.89	0033672-7	
		60	698-033010E	3/30/10	5108	3/30/10	157.45	0033666-9	
							Totals:	1,075.22	
		Totals:			18,744.24				

PREPAYS AS OF Mar. 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	5.73
Arvind Jain 1201 N Street, NW # P7	P7	698-P7	PP	15.37
Anthony Drinkard 1201 N Street, NW # P9	P9	698-P9	PP	15.37
Susan Corke 1207 N Street, NW # A	1207A	698-07A	PP	132.17
Anthony Drinkard 1207 N Street, NW # D	1207D	698-07D	PP	213.01
Christopher Backemeyer 1207 N Street, NW # G	1207G	698-07G	PP	343.75
Abra Edwards 1308 12th Street, NW # C	1308C	698-08C	PP	213.03
Marvin Nixon 1308 12th Street, NW # D	1308D	698-08D	PP	213.01
Nicholas S. DiBlasio 1225 N Street, NW # B	1225B	698-25B	PP	392.39
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	28.81
Paul Mays 1201 N Street, NW # P13	P13	698-P13	PP	0.51
Susan Corke	P15	698-P15	PP	6.80

PREPAYS AS OF Mar. 31, 2010
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
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1201 N Street, NW # P15

TOTAL HOMES:

14

TOTAL PREPAYS

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1,809.82

TOTAL DISTR: PP

1,809.82

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

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
698-P3	P3	William Booth	0.00	0.06	0.00	0.00	0.06
698-P4	P4	Casey Broderick	10.00	40.74	15.37	200.03	266.14
698-01B	1201B	Alvaro De La Rocha	30.00	456.02	243.01	2242.45	2971.48
698-01G	1201G	Paul Mays	30.00	276.16	0.00	0.00	306.16
698-03A	1203A	Ellyn Ambrose	0.00	45.69	0.00	0.00	45.69
698-05H	1205H	Matthew Zablud	0.00	35.75	0.00	0.00	35.75
698-06B	1306B	Casey Broderick	30.00	642.02	205.71	1865.40	2743.13
698-07B	1207B	Natalie Wilburn	0.00	35.75	0.00	0.00	35.75
698-07E	1207E	Sharon McKee	30.00	341.05	115.00	0.00	486.05
698-07H	1207H	Samir Neimat	30.00	264.22	11.21	0.00	305.43
698-08B	1308B	Susan Mitchell	0.00	1.21	0.00	35.75	36.96
		TOTAL:	160.00	2138.67	590.30	4343.63	7232.60

AGED OWNER BALANCES: AS OF Mar. 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	0.00	982.19	300.70	4107.85	5390.74
C1		Parking	4128	0.00	30.80	15.37	200.03	246.20
C2		Reserve	4114	0.00	344.48	97.86	0.00	442.34
C3		Special Reserve	4121	0.00	445.20	116.37	0.00	561.57
01		Late Fee	4140	160.00	150.00	60.00	0.00	370.00
05		Attorney Fees	5004	0.00	186.00	0.00	0.00	186.00
06		Repairs	5342	0.00	0.00	0.00	35.75	35.75
GRAND TOTAL:				160.00	2138.67	590.30	4343.63	7232.60

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
04128	Parking Fees	246.20
04140	Late Fees	370.00
04104	Condominium Fees	5390.74
04114	Special Reserve	442.34
04121	Reserve Assessment	561.57
05004	Legal	186.00
05342	General Repairs	35.75
TOTAL		\$7232.60