

Downtown I & II Condominium

Balance Sheet
As of 04/30/10

ASSETS

1001	Cash Operating	\$	73,961.19
1141	SunTrust - Money Market		297,013.48
TOTAL CASH		\$	370,974.67

CURRENT ASSETS

1280	Accts Rec. - Insurance Claim	\$	(3,185.00)
1898	Amortization Loan Costs		3,248.75
TOTAL CURRENT ASSETS		\$	63.75

TOTAL ASSETS \$ 371,038.42
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.		\$.00
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RESERVES:

3311	Replacement Reserve	\$	120,655.19
3316	Reserve - Roof		300,000.00
Subtotal Reserves		\$	420,655.19

EQUITY:

3452	Retained Earnings/Unappr.	\$	(36,434.32)
	Current Year Net Income/(Loss)		(13,182.45)
Subtotal Equity		\$	(49,616.77)

TOTAL LIABILITIES & EQUITY \$ 371,038.42
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Downtown I & II Condominium

Income/Expense Statement
Period: 04/01/10 to 04/30/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04104	Condominium Fees	9,751.39	7,997.38	1,754.01	34,889.07	31,989.52	2,899.55	95,968.52
04114	Special Reserve	1,487.02	1,666.67	(179.65)	5,927.22	6,666.68	(739.46)	20,000.00
04121	Reserve Assessment	1,696.88	1,666.67	30.21	6,283.22	6,666.68	(383.46)	20,000.00
04128	Parking Fees	215.69	261.29	(45.60)	968.76	1,045.16	(76.40)	3,135.48
04140	Late Fees	.00	.00	.00	(10.00)	.00	(10.00)	.00
04302	Interest Revenue	262.84	4.17	258.67	264.47	16.68	247.79	50.00
	Subtotal Income	13,413.82	11,596.18	1,817.64	48,322.74	46,384.72	1,938.02	139,154.00
EXPENSES								
Administrative Expenses								
05002	Management Fee	1,560.00	1,560.00	.00	6,240.00	6,240.00	.00	18,720.00
05004	Legal	.00	41.67	41.67	4,239.00	166.68	(4,072.32)	500.00
05006	Audit/Tax Returns	.00	166.67	166.67	1,875.00	666.68	(1,208.32)	2,000.00
05012	Postage, Printing	.00	41.67	41.67	444.17	166.68	(277.49)	500.00
05038	Bank Charges	25.37	20.83	(4.54)	86.38	83.32	(3.06)	250.00
05098	Miscellaneous	148.50	4.17	(144.33)	232.95	16.68	(216.27)	50.00
	Administrative Expenses	1,733.87	1,835.01	101.14	13,117.50	7,340.04	(5,777.46)	22,020.00
Utilities								
05102	Electricity	159.24	208.33	49.09	754.04	833.32	79.28	2,500.00
05108	Water/Sewer	1,125.05	1,041.67	(83.38)	4,981.88	4,166.68	(815.20)	12,500.00
	Utilities	1,284.29	1,250.00	(34.29)	5,735.92	5,000.00	(735.92)	15,000.00
Contracted Services								
05202	Trash	746.77	758.33	11.56	3,008.28	3,033.32	25.04	9,100.00
05204	Grounds/Landscaping	475.84	366.67	(109.17)	951.68	1,466.68	515.00	4,400.00
05206	Exterminating	116.60	125.00	8.40	466.40	500.00	33.60	1,500.00
05223	Chimney Cleaning	.00	41.67	41.67	.00	166.68	166.68	500.00
05230	Cleaning	505.32	505.33	.01	2,526.60	2,021.32	(505.28)	6,064.00
05263	Fire Alarm Equipment	.00	20.83	20.83	600.00	83.32	(516.68)	250.00
	Contracted Services	1,844.53	1,817.83	(26.70)	7,552.96	7,271.32	(281.64)	21,814.00
Repairs & Maintenance								
05302	Electrical	.00	41.67	41.67	.00	166.68	166.68	500.00
05306	Plumbing	.00	125.00	125.00	.00	500.00	500.00	1,500.00
05318	Security	.00	25.00	25.00	.00	100.00	100.00	300.00
05321	Roof	.00	416.67	416.67	1,209.08	1,666.68	457.60	5,000.00
05322	Gutter	.00	125.00	125.00	.00	500.00	500.00	1,500.00

Downtown I & II Condominium

Income/Expense Statement
 Period: 04/01/10 to 04/30/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05326	Grounds/Landscaping	.00	75.00	75.00	.00	300.00	300.00	900.00
05332	Snow Removal	.00	133.33	133.33	13,575.00	533.32	(13,041.68)	1,600.00
05342	General Repairs	1,334.25	583.33	(750.92)	3,536.21	2,333.32	(1,202.89)	7,000.00
05377	Light Bulbs & Fixtures	.00	25.00	25.00	.00	100.00	100.00	300.00
05386	Locks, Keys, Doors, Closures	21.20	20.83	(.37)	21.20	83.32	62.12	250.00
	Repairs & Maintenance	1,355.45	1,570.83	215.38	18,341.49	6,283.32	(12,058.17)	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	6,890.00	3,466.00	20,670.00
05930	Taxes - Corp Inc. Taxes	.00	20.83	20.83	.00	83.32	83.32	250.00
05990	Licenses	.00	41.67	41.67	.00	166.68	166.68	500.00
	Insurance, Taxes & Licen	.00	1,785.00	1,785.00	3,424.00	7,140.00	3,716.00	21,420.00
Reserve Contributions								
06311	Replacement Reserve	3,333.33	3,333.33	.00	13,333.32	13,333.32	.00	40,000.00
	Reserve Contributions	3,333.33	3,333.33	.00	13,333.32	13,333.32	.00	40,000.00
	TOTAL EXPENSES	9,551.47	11,592.00	2,040.53	61,505.19	46,368.00	(15,137.19)	139,104.00
	Current Year Net Income/(loss)	3,862.35	4.18	3,858.17	(13,182.45)	16.72	(13,199.17)	50.00
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CASH DISBURSEMENTS

Starting Check Date: 4/01/10 Cash account #: "All"
 Ending Check Date: 4/30/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1001	Cash Operating				
4/01/10	9999 (M)TBM		TILTON BERNSTEIN MANAGEMENT	1,560.00	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	78	MONTHLY	4/01/10	5002	4/01/10	1,560.00	MANAGEMENT FEE
4/05/10	397	BOWIE	BOWIE'S INC.	746.77	TRASH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	79	201493	4/05/10	5202	4/05/10	746.77	TRASH
4/06/10	398	CPS	CHESAPEAKE PROTECTION SERVICES	150.00	Annual fire alarm test		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	80	115290	4/06/10	5342	4/06/10	150.00	Annual fire alarm test
4/06/10	399	DENCH	DENCHFIELD LANDSCAPING, INC.	475.84	Contract maint.		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	81	41082	4/06/10	5204	4/06/10	475.84	Contract maint.
4/06/10	400	DONALD	DONALD C. THOMAS CONTRACTORS	1,180.00	Drywall repairs		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	82	2965	4/06/10	1280	4/06/10	1,180.00	Drywall repairs
4/12/10	9999 (M)PEPCO		PEPCO	159.24			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	83	698-041210	4/12/10	5102	4/12/10	117.23	0106 6647 25
	84	698-041210A	4/12/10	5102	4/12/10	42.01	0106 6751 27
	Totals:					159.24	
4/13/10	401	DB	DB INTERACTIVE	148.50	1.65 hours		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	92	698-041210	4/13/10	5098	4/13/10	148.50	1.65 hours
4/20/10	402	CONQUE	CONQUEST PEST CONTROL, INC.	116.60	Monthly service		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1	7799	4/20/10	5206	4/20/10	116.60	Monthly service
Cash account #:		1001	Cash Operating				

CASH DISBURSEMENTS

Starting Check Date: 4/01/10 Cash account #: "All"
 Ending Check Date: 4/30/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
4/20/10	403	DONALD	DONALD C. THOMAS CONTRACTORS	325.00	Living room bay window		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2	3004	4/20/10	5342	4/20/10	325.00	Living room bay window
4/20/10	404	ELGEN	ELGEN CONSOLIDATED SERVICES	505.32	Cleaning - April		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3	1463	4/20/10	5230	4/20/10	505.32	Cleaning - April
4/20/10	405	UPCO	UPCO LOCK & SAFE SERVICE, INC	21.20	Duplicate keys		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	4	10-10497	4/20/10	5386	4/20/10	21.20	Duplicate keys
4/27/10	406	DONALD	DONALD C. THOMAS CONTRACTORS	895.00	Repairs		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5	3010	4/27/10	5346	4/27/10	895.00	Repairs
4/30/10	9999 (M)DCWASA		DC WATER AND SEWER	1,125.05			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	85	698-043010	4/30/10	5108	4/30/10	157.45	0033632-1
	86	698-043010A	4/30/10	5108	4/30/10	117.31	0033633-9
	87	698-043010B	4/30/10	5108	4/30/10	224.35	0033631-3
	88	698-043010D	4/30/10	5108	4/30/10	290.67	0033630-5
	89	698-043010E	4/30/10	5108	4/30/10	184.51	0033672-7
	90	698-043010F	4/30/10	5108	4/30/10	150.76	0033666-6
	Totals:					1,125.05	
Totals:				7,408.52			

PREPAYS AS OF Apr. 30, 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	7.64
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
Kate Briscoe 1203 N Street, NW # C	1203C	698-03C	PP	411.12
Ruchi Jain 1205 N Street, NW # H	1205H	698-05H	PP	303.09
Susan Corke 1207 N Street, NW # A	1207A	698-07A	PP	132.17
Anthony Drinkard 1207 N Street, NW # D	1207D	698-07D	PP	303.09
Christopher Backemeyer 1207 N Street, NW # G	1207G	698-07G	PP	331.47
Susan Mitchell 1308 12th Street, NW # B	1308B	698-08B	PP	292.39
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	482.47
Alejo Jumat 1227 N Street, NW # D	1227D	698-27D	PP	213.01
Caroline Hermann	P11	698-P11	PP	16.86

PREPAYS AS OF Apr. 30, 2010
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
1201 N Street, NW # P11				
Christopher Backemeyer 1201 N Street, NW # P12	P12	698-P12	PP	32.17
Susan Corke 1201 N Street, NW # P15	P15	698-P15	PP	6.80
TOTAL HOMES:	16	TOTAL PREPAYS		===== 2,989.06
		TOTAL DISTR: PP		2,989.06

AGED OWNER BALANCES: AS OF Apr. 30, 2010
ACCOUNT NUMBER SEQUENCE

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
698-P3	P3	William Booth	0.06	0.00	0.00	0.00	0.06
698-P4	P4	Casey Broderick	15.37	10.00	40.74	215.40	281.51
698-01B	1201B	Alvaro De La Rocha	223.01	30.00	456.02	1885.46	2594.49
698-01G	1201G	Paul Mays	62.66	30.00	101.51	0.00	194.17
698-03A	1203A	Ellyn Ambrose	42.50	0.00	18.42	0.00	60.92
698-06B	1306B	Casey Broderick	223.01	30.00	642.02	1917.11	2812.14
698-07B	1207B	Natalie Wilburn	31.33	0.00	4.42	0.00	35.75
698-07E	1207E	Sharon McKee	85.00	30.00	143.90	72.50	331.40
698-07H	1207H	Samir Neimat	223.01	30.00	264.22	11.21	528.44
698-P13	P13	Paul Mays	14.86	0.00	0.00	0.00	14.86
698-P16	P16	Samir Neimat	15.37	0.00	0.00	0.00	15.37
TOTAL:			936.18	160.00	1671.25	4101.68	6869.11

AGED OWNER BALANCES: AS OF Apr. 30, 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	451.05	0.00	710.30	3654.55	4815.90
C1		Parking	4128	45.66	0.00	30.74	215.40	291.80
C2		Reserve	4114	167.82	0.00	235.73	55.36	458.91
C3		Special Reserve	4121	241.65	0.00	358.48	116.37	716.50
01		Late Fee	4140	30.00	160.00	150.00	60.00	400.00
05		Attorney Fees	5004	0.00	0.00	186.00	0.00	186.00
GRAND TOTAL:				936.18	160.00	1671.25	4101.68	6869.11

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
04128	Parking Fees	291.80
04140	Late Fees	400.00
04104	Condominium Fees	4815.90
04114	Special Reserve	458.91
04121	Reserve Assessment	716.50
05004	Legal	186.00
TOTAL		\$6869.11