

Downtown I & II Condominium

Balance Sheet
As of 08/31/10

ASSETS

1001	Cash Operating	\$	18,256.89
1141	SunTrust - Money Market		107,832.53
TOTAL CASH		\$	126,089.42

CURRENT ASSETS

1280	Accts Rec. - Insurance Claim	\$	4,676.33
1898	Amortization Loan Costs		3,248.75
TOTAL CURRENT ASSETS		\$	7,925.08

TOTAL ASSETS \$ 134,014.50
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.		\$.00
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RESERVES:

3311	Replacement Reserve	\$	57,176.57
3314	Reserve - Contingency		14,375.01
3316	Reserve - Roof		138,853.43
Subtotal Reserves		\$	210,405.01

EQUITY:

3452	Retained Earnings/Unappr.	\$	(36,402.99)
	Current Year Net Income/(Loss)		(39,987.52)
Subtotal Equity		\$	(76,390.51)

TOTAL LIABILITIES & EQUITY \$ 134,014.50
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Downtown I & II Condominium

Income/Expense Statement
Period: 08/01/10 to 08/31/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04104	Condominium Fees	8,526.03	7,997.38	528.65	66,383.49	63,979.04	2,404.45	95,968.52
04110	Special Assessment Fees	4,347.64	4,791.67	(444.03)	24,601.80	19,166.68	5,435.12	38,333.36
04114	Reserve	1,825.36	1,666.67	158.69	11,595.78	13,333.36	(1,737.58)	20,000.00
04121	Special Reserve	183.95	1,666.67	(1,482.72)	7,629.12	13,333.36	(5,704.24)	20,000.00
04128	Parking Fees	230.55	261.29	(30.74)	1,860.28	2,090.32	(230.04)	3,135.48
04140	Late Fees	10.00	.00	10.00	140.00	.00	140.00	.00
04302	Interest Revenue	24.07	4.17	19.90	621.76	33.36	588.40	50.00
	Subtotal Income	15,147.60	16,387.85	(1,240.25)	112,832.23	111,936.12	896.11	177,487.36
EXPENSES								
Administrative Expenses								
05002	Management Fee	1,560.00	1,560.00	.00	12,480.00	12,480.00	.00	18,720.00
05004	Legal	1,054.00	41.67	(1,012.33)	7,128.91	333.36	(6,795.55)	500.00
05006	Audit/Tax Returns	.00	166.67	166.67	2,175.00	1,333.36	(841.64)	2,000.00
05012	Postage, Printing	.00	41.67	41.67	1,052.61	333.36	(719.25)	500.00
05016	Telephone	.00	.00	.00	52.36	.00	(52.36)	.00
05038	Bank Charges	17.52	20.83	3.31	172.10	166.64	(5.46)	250.00
05098	Miscellaneous	18.00	4.17	(13.83)	275.25	33.36	(241.89)	50.00
	Administrative Expenses	2,649.52	1,835.01	(814.51)	23,336.23	14,680.08	(8,656.15)	22,020.00
Utilities								
05102	Electricity	168.47	208.33	39.86	1,414.70	1,666.64	251.94	2,500.00
05108	Water/Sewer	2,263.48	1,041.67	(1,221.81)	9,669.40	8,333.36	(1,336.04)	12,500.00
	Utilities	2,431.95	1,250.00	(1,181.95)	11,084.10	10,000.00	(1,084.10)	15,000.00
Contracted Services								
05202	Trash	746.77	758.33	11.56	5,995.36	6,066.64	71.28	9,100.00
05204	Grounds/Landscaping	475.84	366.67	(109.17)	2,855.04	2,933.36	78.32	4,400.00
05206	Exterminating	.00	125.00	125.00	1,030.85	1,000.00	(30.85)	1,500.00
05223	Chimney Cleaning	.00	41.67	41.67	.00	333.36	333.36	500.00
05230	Cleaning	505.32	505.33	.01	4,547.88	4,042.64	(505.24)	6,064.00
05263	Fire Alarm Equipment	.00	20.83	20.83	600.00	166.64	(433.36)	250.00
	Contracted Services	1,727.93	1,817.83	89.90	15,029.13	14,542.64	(486.49)	21,814.00
Repairs & Maintenance								
05302	Electrical	645.60	41.67	(603.93)	982.70	333.36	(649.34)	500.00
05306	Plumbing	.00	125.00	125.00	558.00	1,000.00	442.00	1,500.00
05318	Security	.00	25.00	25.00	.00	200.00	200.00	300.00

Downtown I & II Condominium

Income/Expense Statement
Period: 08/01/10 to 08/31/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05321	Roof	.00	416.67	416.67	1,209.08	3,333.36	2,124.28	5,000.00
05322	Gutter	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
05326	Grounds/Landscaping	.00	75.00	75.00	.00	600.00	600.00	900.00
05332	Snow Removal	.00	133.33	133.33	13,575.00	1,066.64	(12,508.36)	1,600.00
05342	General Repairs	465.00	583.33	118.33	4,329.52	4,666.64	337.12	7,000.00
05377	Light Bulbs & Fixtures	132.25	25.00	(107.25)	238.11	200.00	(38.11)	300.00
05386	Locks, Keys, Doors, Closures	91.16	20.83	(70.33)	450.50	166.64	(283.86)	250.00
	Repairs & Maintenance	1,334.01	1,570.83	236.82	21,342.91	12,566.64	(8,776.27)	18,850.00
Personnel Services								
	Personnel Services	.00	.00	.00	.00	.00	.00	.00
Interest Expense								
05702	Master Note - Principal	4,276.07	.00	(4,276.07)	17,067.63	.00	(17,067.63)	.00
05704	Master Note - Interest	1,607.57	.00	(1,607.57)	6,466.93	.00	(6,466.93)	.00
	Interest Expense	5,883.64	.00	(5,883.64)	23,534.56	.00	(23,534.56)	.00
Depreciation & Amortization								
	Depreciation & Amortization	.00	.00	.00	.00	.00	.00	.00
Insurance, Taxes & License								
05910	Insurance - Master Policy	1,847.10	1,722.50	(124.60)	12,659.50	13,780.00	1,120.50	20,670.00
05930	Taxes - Corp Inc. Taxes	.00	20.83	20.83	.00	166.64	166.64	250.00
05990	Licenses	.00	41.67	41.67	.00	333.36	333.36	500.00
	Insurance, Taxes & Licens	1,847.10	1,785.00	(62.10)	12,659.50	14,280.00	1,620.50	21,420.00
Reserve Contributions								
06311	Replacement Reserve	3,333.33	3,333.33	.00	26,666.64	26,666.64	.00	40,000.00
06316	Reserve - Roof	4,791.67	4,791.67	.00	19,166.68	19,166.68	.00	38,333.36
	Reserve Contributions	8,125.00	8,125.00	.00	45,833.32	45,833.32	.00	78,333.36
	TOTAL EXPENSES	23,999.15	16,383.67	(7,615.48)	152,819.75	111,902.68	(40,917.07)	177,437.36
	Current Year Net Income/(loss)	(8,851.55)	4.18	(8,855.73)	(39,987.52)	33.44	(40,020.96)	50.00
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CASH DISBURSEMENTS

Starting Check Date: 8/01/10 Cash account #: "All"
 Ending Check Date: 8/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1001	Cash Operating				
8/01/10	9999 (M)TBM		TILTON BERNSTEIN MANAGEMENT	1,560.00	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	74	MONTHLY	8/01/10	5002	8/01/10	1,560.00	MANAGEMENT FEE
8/01/10	9999 (M)SUN		SUNTRUST BANK	5,883.64	LOAN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	75	CUST#0006896511	8/01/10	5702	8/01/10	4,276.07	LOAN
	75	CUST#0006896511	8/01/10	5704	8/01/10	1,607.57	
	Totals:					5,883.64	
8/02/10	448 BOWIE		BOWIE'S INC.	746.77	TRASH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	73	201493	8/01/10	5202	8/01/10	746.77	TRASH
8/02/10	99999 (M)DCWASA		DC WATER AND SEWER	1,138.43			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	115	698-080210	8/02/10	5108	8/02/10	124.00	
	116	698-080210A	8/02/10	5108	8/02/10	170.83	
	117	698-080210A	8/02/10	5108	8/02/10	177.52	
	118	698-080210B	8/02/10	5108	8/02/10	184.21	
	119	698-080210C	8/02/10	5108	8/02/10	197.89	
	120	698-080210C	8/02/10	5108	8/02/10	283.98	
	Totals:					1,138.43	
8/03/10	449 DB		DB INTERACTIVE	18.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	78	1342	8/03/10	5098	8/03/10	18.00	
8/03/10	450 HOME		HOME DOCTORS	180.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	77	824017	8/03/10	5342	8/03/10	180.00	
8/03/10	451 SEAL		SEAL ENGINEERING	1,392.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	76	0013089	8/03/10	3311	8/03/10	1,392.00	
Cash account #:		1001	Cash Operating				

CASH DISBURSEMENTS

Starting Check Date: 8/01/10 Cash account #: "All"
 Ending Check Date: 8/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
8/09/10	9999 (M)PEPCO	PEPCO		168.47			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	80	698-080910	8/09/10	5102	8/09/10	117.58	0106664725
	81	698-080910 B	8/09/10	5102	8/09/10	50.89	0106675127
				Totals:		168.47	
8/10/10	452 DENCH	DENCHFIELD LANDSCAPING, INC.		475.84			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	84	43347	8/10/10	5204	8/10/10	475.84	
8/10/10	453 ELGEN	ELGEN CONSOLIDATED SERVICES		132.25			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	82	403902	8/10/10	5372	8/10/10	132.25	
8/10/10	454 SUSAN	SUSAN CORKE		195.00	Reimbursement		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	83	698-080510	8/10/10	5342	8/10/10	195.00	Reimbursement
8/17/10	455 ELGEN	ELGEN CONSOLIDATED SERVICES		505.32	August 2010		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	87	1640	8/17/10	5230	8/17/10	505.32	August 2010
8/30/10	9999 (M)DCWASA	DC WATER AND SEWER		1,125.05			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	88	698-083010	8/30/10	5108	8/30/10	157.45	0033632-1
	89	698-083010A	8/30/10	5108	8/30/10	117.31	0033633-9
	90	698-083010B	8/30/10	5108	8/30/10	204.28	0033631-3
	91	698-083010C	8/30/10	5108	8/30/10	283.98	0033630-5
	92	698-083010D	8/30/10	5108	8/30/10	191.20	0033672-7
	93	698-083010E	8/30/10	5108	8/30/10	170.83	0033666-9
				Totals:		1,125.05	
8/31/10	456 DONALD	DONALD C. THOMAS CONTRACTORS		7,830.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	95	3071	8/31/10	1280	8/31/10	7,830.00	
Cash account #:	1001	Cash Operating					
8/31/10	457 HARFOR	HARFORD MUTUAL INSURANCE CO		1,847.10	Acct.# 73536		

CASH DISBURSEMENTS

Starting Check Date: 8/01/10 Cash account #: "All"
 Ending Check Date: 8/31/10

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		99 698-091510	8/31/10	5910	8/31/10	1,847.10	Acct.# 73536
8/31/10	458	HOME	HOME DOCTORS		90.00		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		96 824045	8/31/10	5342	8/31/10	90.00	
8/31/10	459	NORTH	NORTHEAST ELECTRIC		645.60		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		97 36861	8/31/10	5302	8/31/10	645.60	
8/31/10	460	UPCO	UPCO LOCK & SAFE SERVICE, INC		91.16		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		100 10-10592	8/31/10	5386	8/31/10	91.16	
8/31/10	461	WTP	WHITEFORD,TAYLOR & PRESTON LLP		1,054.00		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		98 3122542	8/31/10	5004	8/31/10	1,000.00	
		101 6125144	8/31/10	5004	8/31/10	54.00	
					Totals:	1,054.00	
			Totals:		25,078.63		

PREPAYS AS OF Aug. 31, 2010
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
William Booth 1201 N Street, NW # P3	P3	698-P3	PP	15.37
Thmoas Wehr 1201 N Street, NW # P6	P6	698-P6	PP	9.55
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
Ellyn Ambrose 1203 N Street, NW # A	1203A	698-03A	PP	451.82
Kate Briscoe 1203 N Street, NW # C	1203C	698-03C	PP	581.12
Shoshanna Matney 1205 N Street, NW # F	1205F	698-05F	PP	62.66
Susan Corke 1207 N Street, NW # A	1207A	698-07A	PP	132.17
Anthony Drinkard 1207 N Street, NW # D	1207D	698-07D	PP	271.76
Christopher Backemeyer 1207 N Street, NW # G	1207G	698-07G	PP	331.47
Susan Mitchell 1308 12th Street, NW # B	1308B	698-08B	PP	18.89
Marvin Nixon 1308 12th Street, NW # D	1308D	698-08D	PP	303.09
Laurie Dowell 1225 N Street, NW # A	1225A	698-25A	PP	10.00
Nicholas S. DiBlasio	1225B	698-25B	PP	451.14

PREPAYS AS OF Aug. 31, 2010
Account Number Sequence

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
1225 N Street, NW # B				
Caroline Hermann 1201 N Street, NW # P11	P11	698-P11	PP	16.86
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:	17	TOTAL PREPAYS		2,725.61
		TOTAL DISTR: PP		2,725.61

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

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
698-P4	P4	Casey Broderick	0.00	15.37	15.37	312.25	342.99
698-01B	1201B	Alvaro De La Rocha	64.00	281.76	281.76	2760.67	3388.19
698-01G	1201G	Paul Mays	0.00	71.21	0.00	0.00	71.21
698-05H	1205H	Ruchi Jain	0.00	150.35	121.41	0.00	271.76
698-06B	1306B	Casey Broderick	10.00	281.76	281.76	2903.66	3477.18
698-07B	1207B	Natalie Wilburn	0.00	35.75	0.00	0.00	35.75
698-07E	1207E	Sharon McKee	0.00	90.08	90.08	9.96	190.12
698-07H	1207H	Samir Neimat	0.00	100.08	90.08	81.60	271.76
698-27D	1227D	Joshua A. Leland	10.00	232.38	0.00	0.00	242.38
698-P10	P10	Lauren Moll	0.00	15.37	0.00	0.00	15.37
698-P13	P13	Paul Mays	0.00	15.37	15.37	45.60	76.34
698-P16	P16	Samir Neimat	0.00	15.37	0.00	0.00	15.37
TOTAL:			84.00	1304.85	895.83	6113.74	8398.42

AGED OWNER BALANCES: AS OF Aug. 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	440.61	300.70	4164.72	4906.03
C1		Parking	4128	0.00	61.48	30.74	337.85	430.07
C2		Reserve	4114	0.00	125.32	93.99	368.66	587.97
C3		Special Reserve	4121	0.00	0.00	0.00	344.63	344.63
C4		Sp. Assessment	4110	0.00	647.44	450.40	371.88	1469.72
01		Late Fee	4140	30.00	30.00	20.00	290.00	370.00
02		NSF charges	5038	0.00	0.00	0.00	50.00	50.00
05		Attorney Fees	5004	54.00	0.00	0.00	186.00	240.00
GRAND TOTAL:				84.00	1304.85	895.83	6113.74	8398.42

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
04128	Parking Fees	430.07
04140	Late Fees	370.00
04104	Condominium Fees	4906.03
04114	Reserve	587.97
04121	Special Reserve	344.63
04110	Special Assessment Fees	1469.72
05038	Bank Charges	50.00
05004	Legal	240.00
TOTAL		\$8398.42