

**WASHINGTON HEAD QUARTERS CONDOMINIUM
MEMORANDUM**

From : Eli S. Cohn
To : Homeowners
Date : January 7, 2008

Attached are the following financial statements for the six month period July 1, 2007 to December 31, 2007:

1. Comparative statement of income and expenditures.
2. Statement of Assets & Liabilities as at December 31, 2007

This period indicates that the dues structure is maintaining the operating costs of the condominium. I expect to transfer to the reserve account the additional February dues (13th month) of \$14,476. This will bring the reserve account to over \$50,000.

Although fuel costs have skyrocketed, because of the repairs and updating of the pool equipment, our costs for pool operations has decreased this year. The only significant increase in expenses are snow removal of \$5000.00 and road repairs which will be a recurring item in the future.

Should you wish to examine the detail financial records of the Condominium, they will be made available to you.

Washington Head Quarters Condominium
Balance Sheet
December 31, 2007

ASSETS

Current Assets		
JPMorgan Chase Checking	\$	11,740.62
JPMorgan Chase Money Market		35,795.29
Condo Dues Receivable		(635.00)
Prepaid Insurance		4,873.28
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Total Current Assets		51,774.19
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
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Total Assets	\$	<u>51,774.19</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	13,095.93
Due to Homeowners		560.09
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Total Current Liabilities		13,656.02
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
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Total Liabilities		13,656.02
Capital		
Beginning Balance Equity		13,801.99
Net Worth		23,341.57
Net Income		974.61
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Total Capital		38,118.17
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Total Liabilities & Capital	\$	<u>51,774.19</u>

Washington Head Quarters Condominium
Income Statement
For the Six Months Ending December 31, 2007

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Condominium Fees	\$ 14,476.00	\$ 13,790.00	\$ 84,797.00	\$ 79,136.00
Condominium Assessments	0.00	0.00	0.00	0.00
New Owner Assessment	657.00	0.00	657.00	0.00
Other Income	0.00	0.00	0.00	0.00
Late Charges	0.00	0.00	105.00	36.00
Interest Earned	55.68	100.64	576.31	697.12
Total Revenues	15,188.68	13,890.64	86,135.31	79,869.12
Cost of Sales				
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	15,188.68	13,890.64	86,135.31	79,869.12
Expenses				
Bank Charges	9.81	5.95	32.65	49.71
Charitable Contributions	50.00	50.00	50.00	50.00
Management Fees	0.00	0.00	2,965.00	3,344.00
Management R & M Services	558.00	899.00	3,156.10	5,251.10
Management Project Fees	0.00	62.00	0.00	412.00
Management Misc. Exp.	0.00	0.00	0.00	22.28
Gardening Contract	2,735.75	2,735.75	16,414.50	16,414.50
Gardening Plantings	(1.00)	0.00	3,667.75	0.00
Pond Maintenance	0.00	0.00	0.00	0.00
Gifts	150.00	150.00	150.00	195.05
Gardening Sprinkler R & M	0.00	0.00	1,047.61	708.67
Gardening Tree Care	0.00	0.00	3,328.63	2,791.75
Snow Removal	0.00	0.00	18,253.75	13,315.74
Insurance	1,795.75	1,926.95	7,791.06	8,356.25
Office Supplies & Postage	0.00	0.00	1,647.74	222.34
Miscellaneous Expense	0.00	0.00	144.00	228.34
Pest Control	88.79	84.56	1,015.95	637.60
Pool Contract	0.00	(391.61)	139.75	(321.74)
Pool Fuel	524.31	10.85	4,371.11	5,808.12
Pool Permits	0.00	0.00	250.00	0.00
Pool Supplies	0.00	0.00	0.00	0.00
Pool Repairs	0.00	375.39	190.37	5,284.40
Professional Fees	0.00	1,500.00	0.00	1,891.68
Repairs & Maintenance	2,630.81	204.85	7,670.46	8,875.59
R&M Painting	0.00	0.00	0.00	25,556.44
Road Repairs	1,550.00	0.00	2,195.82	0.00
Taxes- Income	0.00	0.00	142.00	148.52
Taxes- Income	0.00	0.00	(687.07)	117.00
Telephone	45.30	45.30	271.77	264.02
Tennis Court	0.00	171.80	1,199.39	996.44
Utilities - Electric	367.47	385.65	2,886.25	2,808.61
Utilities-Water	481.63	493.86	6,794.41	4,585.54
Website	11.95	0.00	71.70	0.00
Total Expenses	10,998.57	8,710.30	85,160.70	108,013.95
Net Income	\$ 4,190.11	\$ 5,180.34	\$ 974.61	\$ (28,144.83)

For Management Purposes Only