

c/o Premier Management Co.
P.O. Box 12051
Wilmington NC 28405

YEAR-TO-DATE

ASSETS

Cash - Checking	61,744.65
Cash - Reserves	<u>36,259.82</u>
TOTAL ASSETS	<u><u>98,004.47</u></u>

LIABILITIES & EQUITY

General Reserves	26,584.82
Working Capital Reserves	9,211.26
Townhome Building Reserves	422.28
Reserve Cash/Money Mkt. Interest Income	41.46
Retained Earnings	53,134.44
Current Earnings/Loss	<u>8,610.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>98,004.47</u></u>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	4,600.31	29,288	(24,687.69)	38,107.64	58,575	(20,467.36)	108,035
Late Fee Income	0.00	0	0.00	95.00	0	95.00	0
Interest Income - Operating	2.24	0	2.24	4.52	0	4.52	0
Builder Assessments	75.00	0	75.00	3,638.31	0	3,638.31	1,856
Insurance Assessment	(1,725.08)	0	(1,725.08)	4,763.56	0	4,763.56	0
TOTAL INCOME	2,952.47	29,288	(26,335.53)	46,609.03	58,575	(11,965.97)	109,891
LESS: PROVISION FOR RESERVES	(47.08)	0	(47.08)	(188.32)	0	(188.32)	(4,074)
TOTAL OPERATIONS INCOME	2,905.39	29,288	(26,382.61)	46,420.71	58,575	(12,154.29)	105,817
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	150	(12.01)	648.04	600	(48.04)	1,800
Irrigation System	0.00	214	214.00	0.00	856	856.00	3,498
Landscape Contract	1,806.34	2,100	293.66	5,419.02	8,400	2,980.98	24,200
Landscape Supplies	0.00	0	0.00	0.00	0	0.00	400
Miscellaneous-Maint./Repairs/Supplies	0.00	300	300.00	0.00	1,200	1,200.00	2,350
Trash Removal	0.00	0	0.00	761.22	0	(761.22)	2,850
Water / Sewer	0.00	3,000	3,000.00	0.00	12,000	12,000.00	31,000
TOTAL BUILDINGS & GROUNDS EXPENSE	1,968.35	5,764	3,795.65	6,828.28	23,056	16,227.72	66,098
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	0	0.00	250.00	0	(250.00)	0
Cable Television	0.00	1,750	1,750.00	5,250.91	7,000	1,749.09	18,500
Insurance Expense	0.00	1,000	1,000.00	31,740.56	4,000	(27,740.56)	94,000
Late Fees to Mgt. Co.	0.00	0	0.00	47.50	0	(47.50)	0
Legal Expense	0.00	250	250.00	436.26	500	63.74	1,000
Management Fees	500.00	500	0.00	2,000.00	2,000	0.00	6,000
Misc. Administrative Expense	80.00	50	(30.00)	357.50	200	(157.50)	600
Office Supplies Expense	15.46	45	29.54	265.33	180	(85.33)	390
Postage	4.24	45	40.76	191.03	180	(11.03)	390
Master Association Dues	0.00	0	0.00	0.00	0	0.00	19,447
TOTAL ADMINISTRATIVE EXPENSE	599.70	3,640	3,040.30	40,539.09	14,060	(26,479.09)	140,327
TOTAL EXPENSES	2,568.05	9,404	6,835.95	47,367.37	37,116	(10,251.37)	206,425
NET INCOME/(LOSS)	337.34	19,884	(19,546.66)	(946.66)	21,459	(22,405.66)	(100,608)

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GENERAL LEDGER (T/H & DUPLEX) - P&L
09/30/2018

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P.O. Box 12051
Wilmington NC 28405

	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME - TOWNHOMES							
Townhome Assessments	947.92	3,063	(2,115.08)	4,739.63	6,125	(1,385.37)	7,145
Townhome Insurance Assessments	1,825.42	5,898	(4,072.58)	9,127.13	11,795	(2,667.87)	13,760
TOTAL TOWNHOME INCOME	2,773.34	8,961	(6,187.66)	13,866.76	17,920	(4,053.24)	20,905
LESS: Provision for Townhome Reserves	(46.92)	0	(46.92)	(187.68)	0	(187.68)	(6,075)
TOTAL TOWNHOME OPERATIONS INCOME	2,726.42	8,961	(6,234.58)	13,679.08	17,920	(4,240.92)	14,830
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	233	233.00	2,183.58	932	(1,251.58)	2,881
Townhome Insurance Expense	0.00	5,897	5,897.00	16,650.72	11,794	(4,856.72)	13,759
Townhome Pressure Washing	0.00	0	0.00	0.00	0	0.00	4,000
Townhome Pest Control	0.00	0	0.00	3,700.00	0	(3,700.00)	1,000
TOTAL TOWNHM BUILDINGS & GROUNDS EXP	0.00	6,130	6,130.00	22,534.30	12,726	(9,808.30)	21,640
NET TOWNHOME INCOME/(LOSS)	2,726.42	2,831	(104.58)	(8,855.22)	5,194	(14,049.22)	(6,810)
INCOME - DUPLEXES							
Duplex Assessments	1,560.36	6,125	(4,564.64)	6,591.67	12,250	(5,658.33)	14,291
Duplex Insurance Assessments	4,580.85	16,730	(12,149.15)	18,124.24	33,460	(15,335.76)	39,036
TOTAL DUPLEX INCOME	6,141.21	22,855	(16,713.79)	24,715.91	45,710	(20,994.09)	53,327
TOTAL DUPLEX OPERATIONS INC	6,141.21	22,855	(16,713.79)	24,715.91	45,710	(20,994.09)	53,327
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	58	58.00	1,700.00	232	(1,468.00)	406
Duplex Insurance	3,857.82	16,730	12,872.18	4,603.82	33,460	28,856.18	39,036
TOTAL DUPLEX BLDNGS & GRNDS EXP	3,857.82	16,788	12,930.18	6,303.82	33,692	27,388.18	39,442
NET DUPLEX INCOME/(LOSS)	2,283.39	6,067	(3,783.61)	18,412.09	12,018	6,394.09	13,885

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GENERAL LEDGER - RESERVES STATEMENT
09/30/2018

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
Working Capital Reserve-Funded	0.00	0	0.00	642.66	0	642.66	0
General Reserve-Funded	47.08	0	47.08	188.32	0	188.32	4,074
Townhome General Reserve-Funded	0.00	0	0.00	0.00	0	0.00	5,512
Townhome Building Reserve-Funded	46.92	0	46.92	187.68	0	187.68	563
Duplex Reserves-Funded	0.00	0	0.00	0.00	0	0.00	13,883
Reserve (Cash/Money Mkt.) Interest Inc.	0.00	0	0.00	41.46	0	41.46	0
	<u>94.00</u>	<u>0</u>	<u>94.00</u>	<u>1,060.12</u>	<u>0</u>	<u>1,060.12</u>	<u>24,032</u>
TOTAL RESERVE FUNDING	94.00	0	94.00	1,060.12	0	1,060.12	24,032
	<u>94.00</u>	<u>0</u>	<u>94.00</u>	<u>1,060.12</u>	<u>0</u>	<u>1,060.12</u>	<u>24,032</u>
SURPLUS (DEFICIT) CARRIED FWD	94.00	0	94.00	1,060.12	0	1,060.12	24,032
	<u>94.00</u>	<u>0</u>	<u>94.00</u>	<u>1,060.12</u>	<u>0</u>	<u>1,060.12</u>	<u>24,032</u>

For GL Dates 09/01/18 to 09/30/18

For Entities 0893 to 0893

For All Accounts

Entity: 0893 QueensGrantSoundside#893

Vch #	Vendor	Name	GL Date	Amount	Voucher Description	Bank	Chk #	Check Date	Amount
Account: 2150 01059402	&7273	Owner Refund Payable James McGee	09/28/2018	1,025.57	Refund	893	930411	09/28/2018	1,025.57
Account: 4018 01056010	ZP0100	Electricity Jones-Onslow Electric	09/11/2018	162.01	SEC LIGHTS	893	930407	09/12/2018	162.01
Account: 4039 01055929	ZP0921	Landscape Contract Sanderson Lawn Mgmt	09/11/2018	1,806.34	SEPT	893	930409	09/12/2018	1,806.34
Account: 4112 01055292	ZP0001	Management Fees Premier Management Co.	09/10/2018	500.00	AUG MGMT FEES	893	930406	09/10/2018	500.00
Account: 4114 01058725	ZP0001	Misc. Admin. Exp. Premier Management Co.	09/26/2018	80.00	ADMIN	893	930410	09/27/2018	80.00
Account: 4115 01058725	ZP0001	Office Supplies Exp. Premier Management Co.	09/26/2018	15.46	SUPPLIES	893	930410	09/27/2018	15.46
Account: 4116 01058725	ZP0001	Postage Premier Management Co.	09/26/2018	4.24	POSTAGE	893	930410	09/27/2018	4.24
Account: 6506 01055926	ZP0325	Duplex Insurance Hartford Insurance Co *	09/11/2018	556.00	87060165422017	893	930408	09/12/2018	556.00
01055927	ZP0325	Hartford Insurance Co *	09/11/2018	556.00	87060165312017	893	930408	09/12/2018	556.00
01055928	ZP0325	Hartford Insurance Co *	09/11/2018	570.00	87059890482017	893	930408	09/12/2018	570.00
01059730	ZP1916	McGriff Insurance Serv.	09/30/2018	2,175.82	LG1703B	893	930412	09/30/2018	2,175.82
Totals:				7,451.44					7,451.44