

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

YEAR-TO-DATE

ASSETS

Cash - Checking	122,208.82
Cash - Reserves	279,953.89

TOTAL ASSETS	402,162.71
	=====

LIABILITIES & EQUITY

Duplex Reserves	57,817.25
General Reserves	38,196.58
Insurance Reserves	119,673.98
Working Capital Reserves	25,045.84
Townhome General Reserves	38,384.00
Reserve Cash/Money Mkt. Interest Income	836.24
Retained Earnings	95,348.34
Current Earnings/Loss	26,860.48

TOTAL LIABILITIES & EQUITY	402,162.71
	=====

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

	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	2,234.85	0	2,234.85	58,324.57	59,705	(1,380.43)	119,410
Late Fee Income	0.00	0	0.00	120.00	0	120.00	0
Interest Income - Operating	7.24	0	7.24	36.54	0	36.54	0
TOTAL INCOME	2,242.09	0	2,242.09	58,481.11	59,705	(1,223.89)	119,410
LESS: PROVISION FOR RESERVES	(50,541.67)	(542)	(49,999.67)	(52,708.35)	(2,710)	(49,998.35)	(6,500)
TOTAL OPERATIONS INCOME	(48,299.58)	(542)	(47,757.58)	5,772.76	56,995	(51,222.24)	112,910
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	810.05	875	64.95	2,100
Irrigation System	0.00	225	225.00	0.00	1,125	1,125.00	2,700
Landscape Contract	0.00	4,167	4,167.00	6,540.00	20,835	14,295.00	50,000
Miscellaneous-Maint./Repairs/Supplies	0.00	393	393.00	0.00	1,965	1,965.00	4,710
TOTAL BUILDINGS & GROUNDS EXPENSE	162.01	4,960	4,797.99	7,350.05	24,800	17,449.95	59,510
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	300	300.00	255.00	1,500	1,245.00	3,600
Cable Television	2,135.58	2,100	(35.58)	10,677.90	10,500	(177.90)	25,200
Insurance Expense	0.00	250	250.00	2,685.00	1,250	(1,435.00)	3,000
Late Fees to Mgt. Co.	0.00	0	0.00	60.00	0	(60.00)	0
Legal Expense	516.25	1,000	483.75	4,396.95	5,000	603.05	12,000
Management Fees	650.00	650	0.00	3,250.00	3,250	0.00	7,800
Misc. Administrative Expense	0.00	75	75.00	85.00	375	290.00	900
Office Supplies Expense	24.02	50	25.98	283.68	250	(33.68)	600
Postage	6.60	25	18.40	174.05	125	(49.05)	300
Taxes	0.00	0	0.00	212.00	0	(212.00)	0
TOTAL ADMINISTRATIVE EXPENSE	3,332.45	4,450	1,117.55	22,079.58	22,250	170.42	53,400
TOTAL EXPENSES	3,494.46	9,410	5,915.54	29,429.63	47,050	17,620.37	112,910
NET INCOME/(LOSS)	(51,794.04)	(9,952)	(41,842.04)	(23,656.87)	9,945	(33,601.87)	0

c/o Premier Management Co.
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	1,051.67	0	1,051.67	29,446.76	31,006	(1,559.24)	62,011
TOTAL TOWNHOME INCOME	1,051.67	0	1,051.67	29,446.76	31,006	(1,559.24)	62,011
LESS: Provision for Townhome Reserves	(1,425.08)	(1,425)	(0.08)	(7,125.40)	(7,125)	(0.40)	(17,101)
TOTAL TOWNHOME OPERATIONS INCOME	(373.41)	(1,425)	1,051.59	22,321.36	23,881	(1,559.64)	44,910
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	233	233.00	0.00	1,165	1,165.00	2,800
Townhome Insurance Expense	2,890.00	3,305	415.00	3,516.98	16,525	13,008.02	39,660
Townhome Pressure Washing	0.00	0	0.00	0.00	1,050	1,050.00	1,050
Townhome Pest Control	0.00	0	0.00	0.00	1,400	1,400.00	1,400
TOTAL TOWNHM BUILDINGS & GROUNDS EXP	2,890.00	3,538	648.00	3,516.98	20,140	16,623.02	44,910
NET TOWNHOME INCOME/(LOSS)	(3,263.41)	(4,963)	1,699.59	18,804.38	3,741	15,063.38	0
INCOME - DUPLEXES							
Duplex Assessments	3,035.01	0	3,035.01	55,550.17	70,418	(14,867.83)	140,838
TOTAL DUPLEX INCOME	3,035.01	0	3,035.01	55,550.17	70,418	(14,867.83)	140,838
LESS: Provision for Duplex Reserves	(2,010.25)	(2,010)	(0.25)	(10,051.25)	(10,050)	(1.25)	(24,123)
TOTAL DUPLEX OPERATIONS INC	1,024.76	(2,010)	3,034.76	45,498.92	60,368	(14,869.08)	116,715
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	350	350.00	0.00	1,750	1,750.00	4,200
Duplex Insurance	1,777.00	8,606	6,829.00	13,785.95	43,030	29,244.05	103,275
Duplex Pressure Washing	0.00	0	0.00	0.00	6,440	6,440.00	6,440
Duplex Pest Control	0.00	0	0.00	0.00	2,800	2,800.00	2,800
TOTAL DUPLEX BLDNGS & GRNDS EXP	1,777.00	8,956	7,179.00	13,785.95	54,020	40,234.05	116,715
NET DUPLEX INCOME/(LOSS)	(752.24)	(10,966)	10,213.76	31,712.97	6,348	25,364.97	0

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

	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	10,000.00	0	10,000.00	10,972.43	0	10,972.43	0
General Reserve-Funded	541.67	542	(0.33)	2,708.35	2,710	(1.65)	6,500
Townhome General Reserve-Funded	21,425.08	1,425	20,000.08	27,125.40	7,125	20,000.40	17,101
Duplex Reserves-Funded	22,010.25	2,010	20,000.25	30,051.25	10,050	20,001.25	24,123
Reserve (Cash/Money Mkt.) Interest Inc.	116.57	0	116.57	836.24	0	836.24	0
TOTAL RESERVE FUNDING	54,093.57	3,977	50,116.57	71,693.67	19,885	51,808.67	47,724
EXPENSES:							
Insurance Reserve-Payment	9,980.86	0	(9,980.86)	323,227.90	0	(323,227.90)	0
TOTAL RESERVE EXPENSES	9,980.86	0	(9,980.86)	323,227.90	0	(323,227.90)	0
SURPLUS (DEFICIT) CARRIED FWD	44,112.71	3,977	40,135.71	(251,534.23)	19,885	(271,419.23)	47,724