

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

YEAR-TO-DATE

ASSETS

Cash - Checking	78,716.44
Cash - Reserves	291,478.06

TOTAL ASSETS	370,194.50
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LIABILITIES & EQUITY

Duplex Reserves	63,848.00
General Reserves	39,821.59
Insurance Reserves	116,173.98
Working Capital Reserves	27,828.92
Townhome General Reserves	42,659.24
Reserve Cash/Money Mkt. Interest Income	1,146.33
Retained Earnings	95,348.34
Current Earnings/Loss	(16,631.90)

TOTAL LIABILITIES & EQUITY	370,194.50
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	2,557.12	0	2,557.12	89,925.50	89,557	368.50	119,410
Late Fee Income	55.00	0	55.00	225.00	0	225.00	0
Interest Income - Operating	2.13	0	2.13	47.43	0	47.43	0
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TOTAL INCOME	2,614.25	0	2,614.25	90,197.93	89,557	640.93	119,410
LESS: PROVISION FOR RESERVES	(541.67)	(542)	0.33	(54,333.36)	(4,336)	(49,997.36)	(6,500)
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TOTAL OPERATIONS INCOME	2,072.58	(542)	2,614.58	35,864.57	85,221	(49,356.43)	112,910
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	1,296.08	1,400	103.92	2,100
Irrigation System	0.00	225	225.00	510.00	1,800	1,290.00	2,700
Landscape Contract	5,241.00	4,167	(1,074.00)	16,141.00	33,336	17,195.00	50,000
Miscellaneous-Maint./Repairs/Supplies	0.00	393	393.00	7,897.50	3,144	(4,753.50)	4,710
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TOTAL BUILDINGS & GROUNDS EXPENSE	5,403.01	4,960	(443.01)	25,844.58	39,680	13,835.42	59,510
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	300	300.00	255.00	2,400	2,145.00	3,600
Cable Television	2,175.13	2,100	(75.13)	17,264.76	16,800	(464.76)	25,200
Insurance Expense	0.00	250	250.00	2,685.00	2,000	(685.00)	3,000
Late Fees to Mgt. Co.	22.50	0	(22.50)	112.50	0	(112.50)	0
Legal Expense	0.00	1,000	1,000.00	4,795.20	8,000	3,204.80	12,000
Management Fees	650.00	650	0.00	5,200.00	5,200	0.00	7,800
Misc. Administrative Expense	40.00	75	35.00	125.00	600	475.00	900
Office Supplies Expense	24.73	50	25.27	377.83	400	22.17	600
Postage	7.90	25	17.10	225.40	200	(25.40)	300
Taxes	(35.32)	0	35.32	176.68	0	(176.68)	0
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TOTAL ADMINISTRATIVE EXPENSE	2,884.94	4,450	1,565.06	31,217.37	35,600	4,382.63	53,400
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TOTAL EXPENSES	8,287.95	9,410	1,122.05	57,061.95	75,280	18,218.05	112,910
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NET INCOME/(LOSS)	<u>(6,215.37)</u>	<u>(9,952)</u>	<u>3,736.63</u>	<u>(21,197.38)</u>	<u>9,941</u>	<u>(31,138.38)</u>	<u>0</u>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME - TOWNHOMES							
Townhome Assessments	4,206.68	0	4,206.68	45,221.81	46,509	(1,287.19)	62,011
TOTAL TOWNHOME INCOME	4,206.68	0	4,206.68	45,221.81	46,509	(1,287.19)	62,011
LESS: Provision for Townhome Reserves	(1,425.08)	(1,425)	(0.08)	(11,400.64)	(11,400)	(0.64)	(17,101)
TOTAL TOWNHOME OPERATIONS INCOME	2,781.60	(1,425)	4,206.60	33,821.17	35,109	(1,287.83)	44,910
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	233	233.00	0.00	1,864	1,864.00	2,800
Townhome Insurance Expense	0.00	3,305	3,305.00	29,473.33	26,440	(3,033.33)	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 TOWNHOME BUILDINGS & GROUNDS EXP	0.00	3,538	3,538.00	29,473.33	30,754	1,280.67	44,910
NET TOWNHOME INCOME/(LOSS)	2,781.60	(4,963)	7,744.60	4,347.84	4,355	(7.16)	0
INCOME - DUPLEXES							
Duplex Assessments	3,035.01	0	3,035.01	84,980.28	105,627	(20,646.72)	140,838
TOTAL DUPLEX INCOME	3,035.01	0	3,035.01	84,980.28	105,627	(20,646.72)	140,838
LESS: Provision for Duplex Reserves	(2,010.25)	(2,010)	(0.25)	(16,082.00)	(16,080)	(2.00)	(24,123)
TOTAL DUPLEX OPERATIONS INC	1,024.76	(2,010)	3,034.76	68,898.28	89,547	(20,648.72)	116,715
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	350	350.00	0.00	2,800	2,800.00	4,200
Duplex Insurance	2,038.00	8,606	6,568.00	68,680.64	68,848	167.36	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	2,038.00	8,956	6,918.00	68,680.64	80,888	12,207.36	116,715
NET DUPLEX INCOME/(LOSS)	(1,013.24)	(10,966)	9,952.76	217.64	8,659	(8,441.36)	0

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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	1,512.67	0	1,512.67	13,755.51	0	13,755.51	0
General Reserve-Funded	541.67	542	(0.33)	4,333.36	4,336	(2.64)	6,500
Townhome General Reserve-Funded	1,425.08	1,425	0.08	31,400.64	11,400	20,000.64	17,101
Duplex Reserves-Funded	2,010.25	2,010	0.25	36,082.00	16,080	20,002.00	24,123
Reserve (Cash/Money Mkt.) Interest Inc.	103.19	0	103.19	1,146.33	0	1,146.33	0
TOTAL RESERVE FUNDING	5,592.86	3,977	1,615.86	86,717.84	31,816	54,901.84	47,724
EXPENSES:							
Insurance Reserve-Payment	0.00	0	0.00	326,727.90	0	(326,727.90)	0
TOTAL RESERVE EXPENSES	0.00	0	0.00	326,727.90	0	(326,727.90)	0
SURPLUS (DEFICIT) CARRIED FWD	5,592.86	3,977	1,615.86	(240,010.06)	31,816	(271,826.06)	47,724