

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

YEAR-TO-DATE

ASSETS

Cash - Checking	143,245.21
Cash - Reserves	253,428.09
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TOTAL ASSETS	396,673.30
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LIABILITIES & EQUITY

Duplex Reserves	113,219.91
General Reserves	41,988.27
Working Capital Reserves	40,137.93
Townhome General Reserves	58,425.02
Townhome Building Reserves	(650.00)
Reserve Cash/Money Mkt. Interest Income	306.96
Retained Earnings	87,846.04
Current Earnings/Loss	55,399.17
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TOTAL LIABILITIES & EQUITY	396,673.30
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
<b>INCOME</b>							
General Assessments	941.74	0	941.74	90,955.86	93,232	(2,276.14)	124,309
Late Fee Income	10.00	0	10.00	240.00	0	240.00	0
Interest Income - Operating	3.06	0	3.06	19.19	0	19.19	0
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TOTAL INCOME	954.80	0	954.80	91,215.05	93,232	(2,016.95)	124,309
TOTAL OPERATIONS INCOME	954.80	0	954.80	91,215.05	93,232	(2,016.95)	124,309
<b>EXPENSES - BUILDINGS AND GROUNDS</b>							
Electricity	162.01	175	12.99	1,296.08	1,400	103.92	2,100
Irrigation System	0.00	225	225.00	901.63	1,800	898.37	2,700
Landscape Contract	0.00	2,500	2,500.00	14,460.36	20,000	5,539.64	30,000
Miscellaneous-Maint./Repairs/Supplies	0.00	0	0.00	471.20	0	(471.20)	0
Landscape Special Project	0.00	825	825.00	1,474.00	6,600	5,126.00	9,900
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TOTAL BUILDINGS & GROUNDS EXPENSE	162.01	3,725	3,562.99	18,603.27	29,800	11,196.73	44,700
<b>EXPENSES - ADMINISTRATIVE</b>							
Accounting Expense	0.00	50	50.00	255.00	400	145.00	600
Cable Television	4,213.37	4,559	345.63	26,842.35	36,473	9,630.65	54,709
Insurance Expense	0.00	250	250.00	3,240.00	2,000	(1,240.00)	3,000
Late Fees to Mgt. Co.	5.00	0	(5.00)	120.00	0	(120.00)	0
Legal Expense	0.00	350	350.00	1,591.10	2,800	1,208.90	4,200
Management Fees	650.00	650	0.00	5,200.00	5,200	0.00	7,800
Misc. Administrative Expense	0.00	40	40.00	20.00	320	300.00	480
Office Supplies Expense	22.06	60	37.94	264.19	480	215.81	720
Postage	4.31	50	45.69	100.36	400	299.64	600
Taxes	0.00	0	0.00	209.00	0	(209.00)	0
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TOTAL ADMINISTRATIVE EXPENSE	4,894.74	6,009	1,114.26	37,842.00	48,073	10,231.00	72,109
TOTAL EXPENSES	5,056.75	9,734	4,677.25	56,445.27	77,873	21,427.73	116,809
NET INCOME/(LOSS)	<u>(4,101.95)</u>	<u>(9,734)</u>	<u>5,632.05</u>	<u>34,769.78</u>	<u>15,359</u>	<u>19,410.78</u>	<u>7,500</u>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
<b>INCOME - TOWNHOMES</b>							
Townhome Assessments	0.00	0	0.00	54,971.83	60,333	(5,361.17)	80,443
TOTAL TOWNHOME INCOME	0.00	0	0.00	54,971.83	60,333	(5,361.17)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	0.00	0	0.00	54,971.83	60,333	(5,361.17)	80,443
<b>EXPENSES - TOWNHOME BUILDINGS &amp; GROUNDS</b>							
Townhome Building Repairs	0.00	175	175.00	0.00	1,400	1,400.00	2,100
Townhome Insurance Expense	0.00	4,660	4,660.00	48,071.85	37,284	(10,787.85)	55,924
Townhome Pressure Washing	0.00	0	0.00	2,621.50	0	(2,621.50)	2,450
Townhome Pest Control	0.00	0	0.00	0.00	0	0.00	1,400
TOTAL TOWNHM BUILDINGS & GROUNDS EXP	0.00	4,835	4,835.00	50,693.35	38,684	(12,009.35)	61,874
NET TOWNHOME INCOME/(LOSS)	0.00	(4,835)	4,835.00	4,278.48	21,649	(17,370.52)	18,569
<b>INCOME - DUPLEXES</b>							
Duplex Assessments	0.00	0	0.00	112,117.61	116,065	(3,947.39)	154,753
TOTAL DUPLEX INCOME	0.00	0	0.00	112,117.61	116,065	(3,947.39)	154,753
TOTAL DUPLEX OPERATIONS INC	0.00	0	0.00	112,117.61	116,065	(3,947.39)	154,753
<b>EXPENSES - DUPLEX BLDNGS &amp; GRNDS</b>							
Duplex Building Repairs	0.00	233	233.00	0.00	1,867	1,867.00	2,800
Duplex Insurance	0.00	9,591	9,591.00	95,766.70	76,730	(19,036.70)	115,094
Duplex Pressure Washing	0.00	0	0.00	0.00	0	0.00	7,000
Duplex Pest Control	0.00	0	0.00	0.00	0	0.00	2,800
TOTAL DUPLEX BLDNGS & GRNDS EXP	0.00	9,824	9,824.00	95,766.70	78,597	(17,169.70)	127,694
NET DUPLEX INCOME/(LOSS)	0.00	(9,824)	9,824.00	16,350.91	37,468	(21,117.09)	27,059



For GL Dates 08/01/21 to 08/31/21  
 For Entities 0893 to 0893  
 For All Accounts

Entity: 0893 QueensGrantSoundside

Vch #	Vendor	Name	GL Date	Amount	Voucher Description	Bank	Chk #	Check Date	Amount
Account: 4018 01289001	ZP0100	Electricity Jones-Onslow Electric	08/11/2021	162.01	SEC LIGHTS	893	100068	08/11/2021	162.01
Account: 4104 01289681	ZP0991	Cable Television Spectrum	08/16/2021	4,213.37	920 OBSERVATIO	893	100069	08/16/2021	4,213.37
Account: 4107 01293854	ZP0001	Late Fees to Mgt.Co. Premier Management Co.	08/31/2021	5.00	L5.00	893	930702	08/31/2021	5.00
Account: 4112 01286537	ZP0001	Management Fees Premier Management Co.	08/03/2021	650.00	AUG MGMT FEES	893	930700	08/03/2021	650.00
Account: 4115 01291898	ZP0001	Office Supplies Exp. Premier Management Co.	08/27/2021	22.06	SUPPLIES	893	930701	08/27/2021	22.06
Account: 4116 01291898	ZP0001	Postage Premier Management Co.	08/27/2021	4.31	POSTAGE	893	930701	08/27/2021	4.31
Totals:				5,056.75					5,056.75