

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

YEAR-TO-DATE

ASSETS

Cash - Checking	137,911.38
Cash - Reserves	254,435.08

TOTAL ASSETS	392,346.46
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LIABILITIES & EQUITY

Duplex Reserves	113,219.91
General Reserves	41,988.27
Working Capital Reserves	40,451.84
Townhome General Reserves	58,425.02
Reserve Cash/Money Mkt. Interest Income	350.04
Retained Earnings	87,846.04
Current Earnings/Loss	50,065.34

TOTAL LIABILITIES & EQUITY	392,346.46
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	5,190.57	0	5,190.57	96,146.43	93,232	2,914.43	124,309
Late Fee Income	30.00	0	30.00	270.00	0	270.00	0
Interest Income - Operating	3.70	0	3.70	22.89	0	22.89	0
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TOTAL INCOME	5,224.27	0	5,224.27	96,439.32	93,232	3,207.32	124,309
TOTAL OPERATIONS INCOME	5,224.27	0	5,224.27	96,439.32	93,232	3,207.32	124,309
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	1,458.09	1,575	116.91	2,100
Irrigation System	0.00	225	225.00	901.63	2,025	1,123.37	2,700
Landscape Contract	6,945.00	2,500	(4,445.00)	21,405.36	22,500	1,094.64	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	7,425	5,951.00	9,900
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TOTAL BUILDINGS & GROUNDS EXPENSE	7,107.01	3,725	(3,382.01)	25,710.28	33,525	7,814.72	44,700
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	50	50.00	255.00	450	195.00	600
Cable Television	4,331.40	4,559	227.60	31,173.75	41,032	9,858.25	54,709
Insurance Expense	(59.26)	250	309.26	3,180.74	2,250	(930.74)	3,000
Late Fees to Mgt. Co.	15.00	0	(15.00)	135.00	0	(135.00)	0
Legal Expense	0.00	350	350.00	1,591.10	3,150	1,558.90	4,200
Management Fees	650.00	650	0.00	5,850.00	5,850	0.00	7,800
Misc. Administrative Expense	0.00	40	40.00	20.00	360	340.00	480
Office Supplies Expense	43.19	60	16.81	307.38	540	232.62	720
Postage	35.20	50	14.80	135.56	450	314.44	600
Taxes	0.00	0	0.00	209.00	0	(209.00)	0
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TOTAL ADMINISTRATIVE EXPENSE	5,015.53	6,009	993.47	42,857.53	54,082	11,224.47	72,109
TOTAL EXPENSES	12,122.54	9,734	(2,388.54)	68,567.81	87,607	19,039.19	116,809
NET INCOME/(LOSS)	<u>(6,898.27)</u>	<u>(9,734)</u>	<u>2,835.73</u>	<u>27,871.51</u>	<u>5,625</u>	<u>22,246.51</u>	<u>7,500</u>

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INCOME - TOWNHOMES							
Townhome Assessments	2,873.00	0	2,873.00	57,844.83	60,333	(2,488.17)	80,443
TOTAL TOWNHOME INCOME	2,873.00	0	2,873.00	57,844.83	60,333	(2,488.17)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	2,873.00	0	2,873.00	57,844.83	60,333	(2,488.17)	80,443
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	650.00	175	(475.00)	650.00	1,575	925.00	2,100
Townhome Insurance Expense	616.00	4,660	4,044.00	48,687.85	41,944	(6,743.85)	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	1,266.00	4,835	3,569.00	51,959.35	43,519	(8,440.35)	61,874
NET TOWNHOME INCOME/(LOSS)	1,607.00	(4,835)	6,442.00	5,885.48	16,814	(10,928.52)	18,569
INCOME - DUPLEXES							
Duplex Assessments	2,763.44	0	2,763.44	114,881.05	116,065	(1,183.95)	154,753
TOTAL DUPLEX INCOME	2,763.44	0	2,763.44	114,881.05	116,065	(1,183.95)	154,753
TOTAL DUPLEX OPERATIONS INC	2,763.44	0	2,763.44	114,881.05	116,065	(1,183.95)	154,753
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	233	233.00	0.00	2,100	2,100.00	2,800
Duplex Insurance	2,806.00	9,591	6,785.00	98,572.70	86,321	(12,251.70)	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	2,806.00	9,824	7,018.00	98,572.70	88,421	(10,151.70)	127,694
NET DUPLEX INCOME/(LOSS)	(42.56)	(9,824)	9,781.44	16,308.35	27,644	(11,335.65)	27,059

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RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
Insurance Reserve-Funded	0.00	0	0.00	8,605.05	0	8,605.05	0
Working Capital Reserve-Funded	313.91	0	313.91	4,646.91	0	4,646.91	0
Reserve (Cash/Money Mkt.) Interest Inc.	43.08	0	43.08	350.04	0	350.04	0
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TOTAL RESERVE FUNDING	356.99	0	356.99	13,602.00	0	13,602.00	0
EXPENSES:							
Insurance Reserve-Payment	0.00	0	0.00	24,986.73	0	(24,986.73)	0
Townhome General Reserve-Payment	0.00	0	0.00	10,600.00	0	(10,600.00)	0
Townhome Building Reserve-Payment	(650.00)	0	650.00	0.00	0	0.00	0
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TOTAL RESERVE EXPENSES	(650.00)	0	650.00	35,586.73	0	(35,586.73)	0
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SURPLUS (DEFICIT) CARRIED FWD	1,006.99	0	1,006.99	(21,984.73)	0	(21,984.73)	0
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AP Voucher Detail
 QueensGrantSoundside
 Entity: 0893 QueensGrantSoundside

For GL Dates 09/01/21 to 09/30/21
 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 01297130	ZP0100	Electricity Jones-Onslow Electric	09/17/2021	162.01	SEC LIGHTS	893	100071	09/17/2021	162.01
Account: 4039 01295457	ZP2675	Landscape Contract Abraham Contreras	09/09/2021	6,945.00	June July Aug Lndspe	893	100070	09/09/2021	6,945.00
Account: 4104 01297131	ZP0991	Cable Television Spectrum	09/20/2021	4,331.40	920 OBSERVATIO	893	100072	09/20/2021	4,331.40
Account: 4106 01299464	ZP2945	Insurance Expense Eugene & Peggy Ball	09/30/2021	600.00	duplicate flood prem	893	100076	09/30/2021	600.00
Account: 4107 01300308	ZP0001	Late Fees to Mgt.Co. Premier Management Co.	09/30/2021	15.00	L15.00	893	930705	09/30/2021	15.00
Account: 4112 01292612	ZP0001	Management Fees Premier Management Co.	09/01/2021	650.00	SEPT MGMT FEES	893	930703	09/07/2021	650.00
Account: 4115 01298594	ZP0001	Office Supplies Exp. Premier Management Co.	09/28/2021	43.19	SUPPLIES	893	930704	09/29/2021	43.19
Account: 4116 01298594	ZP0001	Postage Premier Management Co.	09/28/2021	35.20	POSTAGE	893	930704	09/29/2021	35.20
Account: 4806 01299063	ZP1077	Twnh Insurance Exp. Selective Ins Company	09/29/2021	616.00	FLD2951707	893	100074	09/29/2021	616.00
Account: 6506 01299060	ZP2880	Duplex Insurance Hartford Fire Ins. Co.*	09/29/2021	640.00	87059890482019	893	100073	09/29/2021	640.00
01299061	ZP2880	Hartford Fire Ins. Co.*	09/29/2021	616.00	87060165422019	893	100073	09/29/2021	616.00
01299062	ZP1077	Selective Ins Company	09/29/2021	934.00	FLD3037841	893	100074	09/29/2021	934.00
01299463	ZP2880	Hartford Fire Ins. Co.*	09/30/2021	616.00	87060165312019	893	100075	09/30/2021	616.00
Totals:				16,203.80					16,203.80