

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

YEAR-TO-DATE

ASSETS

Cash - Checking	182,882.05
Cash - Reserves	257,026.79

TOTAL ASSETS	439,908.84
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LIABILITIES & EQUITY

Duplex Reserves	113,219.91
General Reserves	41,988.27
Working Capital Reserves	42,958.48
Townhome General Reserves	58,425.02
Reserve Cash/Money Mkt. Interest Income	435.11
Retained Earnings	87,846.04
Current Earnings/Loss	95,036.01

TOTAL LIABILITIES & EQUITY	439,908.84
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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	2,292.06	0	2,292.06	121,573.49	124,309	(2,735.51)	124,309
Late Fee Income	50.00	0	50.00	350.00	0	350.00	0
Interest Income - Operating	4.85	0	4.85	31.21	0	31.21	0
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TOTAL INCOME	2,346.91	0	2,346.91	121,954.70	124,309	(2,354.30)	124,309
TOTAL OPERATIONS INCOME	2,346.91	0	2,346.91	121,954.70	124,309	(2,354.30)	124,309
<b>EXPENSES - BUILDINGS AND GROUNDS</b>							
Electricity	324.02	175	(149.02)	1,782.11	1,925	142.89	2,100
Irrigation System	0.00	225	225.00	901.63	2,475	1,573.37	2,700
Landscape Contract	2,932.00	2,500	(432.00)	27,500.66	27,500	(0.66)	30,000
Miscellaneous-Maint./Repairs/Supplies	(10.00)	0	10.00	461.20	0	(461.20)	0
Landscape Special Project	0.00	825	825.00	1,474.00	9,075	7,601.00	9,900
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TOTAL BUILDINGS & GROUNDS EXPENSE	3,246.02	3,725	478.98	32,119.60	40,975	8,855.40	44,700
<b>EXPENSES - ADMINISTRATIVE</b>							
Accounting Expense	0.00	50	50.00	255.00	550	295.00	600
Cable Television	8,734.58	4,559	(4,175.58)	39,908.33	50,150	10,241.67	54,709
Insurance Expense	(616.00)	250	866.00	2,731.74	2,750	18.26	3,000
Late Fees to Mgt. Co.	25.00	0	(25.00)	175.00	0	(175.00)	0
Legal Expense	285.00	350	65.00	1,876.10	3,850	1,973.90	4,200
Management Fees	650.00	650	0.00	7,150.00	7,150	0.00	7,800
Misc. Administrative Expense	40.00	40	0.00	80.00	440	360.00	480
Office Supplies Expense	59.44	60	0.56	541.45	660	118.55	720
Postage	9.35	50	40.65	264.37	550	285.63	600
Taxes	0.00	0	0.00	209.00	0	(209.00)	0
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TOTAL ADMINISTRATIVE EXPENSE	9,187.37	6,009	(3,178.37)	53,190.99	66,100	12,909.01	72,109
TOTAL EXPENSES	12,433.39	9,734	(2,699.39)	85,310.59	107,075	21,764.41	116,809
NET INCOME/(LOSS)	<u>(10,086.48)</u>	<u>(9,734)</u>	<u>(352.48)</u>	<u>36,644.11</u>	<u>17,234</u>	<u>19,410.11</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	76,519.33	80,443	(3,923.67)	80,443
TOTAL TOWNHOME INCOME	0.00	0	0.00	76,519.33	80,443	(3,923.67)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	0.00	0	0.00	76,519.33	80,443	(3,923.67)	80,443
<b>EXPENSES - TOWNHOME BUILDINGS &amp; GROUNDS</b>							
Townhome Building Repairs	0.00	175	175.00	650.00	1,925	1,275.00	2,100
Townhome Insurance Expense	0.00	4,660	4,660.00	53,772.85	51,264	(2,508.85)	55,924
Townhome Pressure Washing	0.00	0	0.00	2,621.50	2,450	(171.50)	2,450
Townhome Pest Control	0.00	0	0.00	0.00	1,400	1,400.00	1,400
TOTAL TOWNHOME BUILDINGS & GROUNDS EXP	0.00	4,835	4,835.00	57,044.35	57,039	(5.35)	61,874
NET TOWNHOME INCOME/(LOSS)	0.00	(4,835)	4,835.00	19,474.98	23,404	(3,929.02)	18,569
<b>INCOME - DUPLEXES</b>							
Duplex Assessments	5,526.88	0	5,526.88	151,450.55	154,753	(3,302.45)	154,753
TOTAL DUPLEX INCOME	5,526.88	0	5,526.88	151,450.55	154,753	(3,302.45)	154,753
TOTAL DUPLEX OPERATIONS INC	5,526.88	0	5,526.88	151,450.55	154,753	(3,302.45)	154,753
<b>EXPENSES - DUPLEX BLDNGS &amp; GRNDS</b>							
Duplex Building Repairs	7,871.75	233	(7,638.75)	8,352.93	2,567	(5,785.93)	2,800
Duplex Insurance	1,853.00	9,591	7,738.00	104,180.70	105,503	1,322.30	115,094
Duplex Pressure Washing	0.00	0	0.00	0.00	7,000	7,000.00	7,000
Duplex Pest Control	0.00	0	0.00	0.00	2,800	2,800.00	2,800
TOTAL DUPLEX BLDNGS & GRNDS EXP	9,724.75	9,824	99.25	112,533.63	117,870	5,336.37	127,694
NET DUPLEX INCOME/(LOSS)	(4,197.87)	(9,824)	5,626.13	38,916.92	36,883	2,033.92	27,059

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<b>RESERVES FUNDING</b>							
<b>CAPITAL RESERVES FUNDED:</b>							
Insurance Reserve-Funded	0.00	0	0.00	8,605.05	0	8,605.05	0
Working Capital Reserve-Funded	1,235.06	0	1,235.06	7,153.55	0	7,153.55	0
Reserve (Cash/Money Mkt.) Interest Inc.	43.35	0	43.35	435.11	0	435.11	0
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TOTAL RESERVE FUNDING	1,278.41	0	1,278.41	16,193.71	0	16,193.71	0
<b>EXPENSES:</b>							
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
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TOTAL RESERVE EXPENSES	0.00	0	0.00	35,586.73	0	(35,586.73)	0
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SURPLUS (DEFICIT) CARRIED FWD	1,278.41	0	1,278.41	(19,393.02)	0	(19,393.02)	0
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AP Voucher Detail  
 QueensGrantSoundside  
 Entity: 0893 QueensGrantSoundside

For GL Dates 11/01/21 to 11/30/21  
 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									
01309628	ZP0100	Electricity							
		Jones-Onslow Electric	11/12/2021	162.01	SOUNDSIDE	893	100086	11/12/2021	162.01
01309668	ZP1567	Queens Grant HOA # 928	11/15/2021	162.01	REIMB ELEC BILL	893	930711	11/15/2021	162.01
Account: 4039									
01311755	ZP2675	Landscape Contract							
		Abraham Contreras	11/24/2021	2,932.00	Oct. lawn	893	100091	11/24/2021	2,932.00
Account: 4104									
01308370	ZP1567	Cable Television							
		Queens Grant HOA # 928	11/09/2021	4,380.77	REIMB	893	930710	11/09/2021	4,380.77
01310223	ZP0991	Spectrum	11/17/2021	4,353.81	920 OBSERVATIO	893	100087	11/17/2021	4,353.81
Account: 4106									
01310933	ZP3363	Insurance Expense							
		Mary K. Wood	11/22/2021	616.00	overpayment insuranc	893	100089	11/22/2021	616.00
Account: 4107									
01313773	ZP0001	Late Fees to Mgt.Co.							
		Premier Management Co.	11/30/2021	25.00	L25.00	893	930713	11/30/2021	25.00
Account: 4108									
01309006	ZP0084	Legal Expense							
		Marshall,Williams,Gorham	11/10/2021	150.00	sallie/charles email	893	100085	11/10/2021	150.00
01309079	ZP0084	Marshall,Williams,Gorham	11/10/2021	135.00	sallie/charles email	893	100085	11/10/2021	135.00
Account: 4112									
01307113	ZP0001	Management Fees							
		Premier Management Co.	11/03/2021	650.00	NOV MGMT FEES	893	930709	11/04/2021	650.00
Account: 4114									
01313031	ZP0001	Misc. Admin. Exp.							
		Premier Management Co.	11/30/2021	40.00	ADMIN	893	930712	11/30/2021	40.00
Account: 4115									
01313031	ZP0001	Office Supplies Exp.							
		Premier Management Co.	11/30/2021	59.44	SUPPLIES	893	930712	11/30/2021	59.44
Account: 4116									
01313031	ZP0001	Postage							
		Premier Management Co.	11/30/2021	9.35	POSTAGE	893	930712	11/30/2021	9.35
Account: 6500									
01311815	ZP0924	Duplex Building Rprs							
		Highland Roofing Company	11/24/2021	2,648.47		893	100090	11/24/2021	2,648.47
01311816	ZP0924	Highland Roofing Company	11/24/2021	5,223.28	bldg 1 & 8	893	100090	11/24/2021	5,223.28
Account: 6506									
01308317	ZP2880	Duplex Insurance							
		Hartford Fire Ins. Co.*	11/08/2021	718.00	87060274782019	893	100084	11/08/2021	718.00
01310224	ZP1095	American Bankers Ins Co*	11/17/2021	1,135.00	75058937512020	893	100088	11/17/2021	1,135.00
Totals:				23,400.14					23,400.14