

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

YEAR-TO-DATE

ASSETS

Cash - Checking 87,846.04  
Cash - Reserves 276,419.81  
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TOTAL ASSETS 364,265.85  
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LIABILITIES & EQUITY

Duplex Reserves 71,889.00  
General Reserves 41,988.27  
Insurance Reserves 76,787.62  
Working Capital Reserves 35,804.93  
Townhome General Reserves 48,359.56  
Reserve Cash/Money Mkt. Interest Income 1,590.43  
Retained Earnings 95,348.34  
Current Earnings/Loss (7,502.30)  
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TOTAL LIABILITIES & EQUITY 364,265.85  
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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	1,950.40	0	1,950.40	120,073.31	119,410	663.31	119,410
Late Fee Income	40.00	0	40.00	335.00	0	335.00	0
Interest Income - Operating	3.34	0	3.34	54.64	0	54.64	0
Builder Assessments	0.00	0	0.00	(20.00)	0	(20.00)	0
Insurance Assessment	0.00	0	0.00	(679.63)	0	(679.63)	0
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TOTAL INCOME	1,993.74	0	1,993.74	119,763.32	119,410	353.32	119,410
LESS: PROVISION FOR RESERVES	(541.67)	(538)	(3.67)	(56,500.04)	(6,500)	(50,000.04)	(6,500)
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TOTAL OPERATIONS INCOME	1,452.07	(538)	1,990.07	63,263.28	112,910	(49,646.72)	112,910
<b>EXPENSES - BUILDINGS AND GROUNDS</b>							
Electricity	162.01	175	12.99	1,944.12	2,100	155.88	2,100
Irrigation System	0.00	225	225.00	510.00	2,700	2,190.00	2,700
Landscape Contract	2,180.00	4,163	1,983.00	25,123.50	50,000	24,876.50	50,000
Miscellaneous-Maint./Repairs/Supplies	0.00	387	387.00	7,897.50	4,710	(3,187.50)	4,710
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TOTAL BUILDINGS & GROUNDS EXPENSE	2,342.01	4,950	2,607.99	35,475.12	59,510	24,034.88	59,510
<b>EXPENSES - ADMINISTRATIVE</b>							
Accounting Expense	0.00	300	300.00	255.00	3,600	3,345.00	3,600
Cable Television	2,393.92	2,100	(293.92)	26,724.98	25,200	(1,524.98)	25,200
Insurance Expense	0.00	250	250.00	2,685.00	3,000	315.00	3,000
Late Fees to Mgt. Co.	20.00	0	(20.00)	167.50	0	(167.50)	0
Legal Expense	0.00	1,000	1,000.00	5,459.35	12,000	6,540.65	12,000
Management Fees	650.00	650	0.00	7,800.00	7,800	0.00	7,800
Misc. Administrative Expense	0.00	75	75.00	205.00	900	695.00	900
Office Supplies Expense	43.71	50	6.29	525.21	600	74.79	600
Postage	36.85	25	(11.85)	316.06	300	(16.06)	300
Taxes	0.00	0	0.00	176.68	0	(176.68)	0
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TOTAL ADMINISTRATIVE EXPENSE	3,144.48	4,450	1,305.52	44,314.78	53,400	9,085.22	53,400
TOTAL EXPENSES	5,486.49	9,400	3,913.51	79,789.90	112,910	33,120.10	112,910
NET INCOME/(LOSS)	<u>(4,034.42)</u>	<u>(9,938)</u>	<u>5,903.58</u>	<u>(16,526.62)</u>	<u>0</u>	<u>(16,526.62)</u>	<u>0</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	2,873.00	0	2,873.00	64,048.05	62,011	2,037.05	62,011
Townhome Insurance Assessments	0.00	0	0.00	(842.50)	0	(842.50)	0
<b>TOTAL TOWNHOME INCOME</b>	<b>2,873.00</b>	<b>0</b>	<b>2,873.00</b>	<b>63,205.55</b>	<b>62,011</b>	<b>1,194.55</b>	<b>62,011</b>
LESS: Provision for Townhome Reserves	(1,425.08)	(1,426)	0.92	(17,100.96)	(17,101)	0.04	(17,101)
<b>TOTAL TOWNHOME OPERATIONS INCOME</b>	<b>1,447.92</b>	<b>(1,426)</b>	<b>2,873.92</b>	<b>46,104.59</b>	<b>44,910</b>	<b>1,194.59</b>	<b>44,910</b>
<b>EXPENSES - TOWNHOME BUILDINGS &amp; GROUNDS</b>							
Townhome Building Repairs	494.00	237	(257.00)	1,381.86	2,800	1,418.14	2,800
Townhome Insurance Expense	0.00	3,305	3,305.00	34,870.33	39,660	4,789.67	39,660
Townhome Pressure Washing	0.00	0	0.00	2,737.00	1,050	(1,687.00)	1,050
Townhome Pest Control	0.00	0	0.00	400.00	1,400	1,000.00	1,400
<b>TOTAL TOWNHM BUILDINGS &amp; GROUNDS EXP</b>	<b>494.00</b>	<b>3,542</b>	<b>3,048.00</b>	<b>39,389.19</b>	<b>44,910</b>	<b>5,520.81</b>	<b>44,910</b>
<b>NET TOWNHOME INCOME/(LOSS)</b>	<b>953.92</b>	<b>(4,968)</b>	<b>5,921.92</b>	<b>6,715.40</b>	<b>0</b>	<b>6,715.40</b>	<b>0</b>
<b>INCOME - DUPLEXES</b>							
Duplex Assessments	4,493.15	0	4,493.15	114,857.46	140,838	(25,980.54)	140,838
<b>TOTAL DUPLEX INCOME</b>	<b>4,493.15</b>	<b>0</b>	<b>4,493.15</b>	<b>114,857.46</b>	<b>140,838</b>	<b>(25,980.54)</b>	<b>140,838</b>
LESS: Provision for Duplex Reserves	(2,010.25)	(2,013)	2.75	(24,123.00)	(24,123)	0.00	(24,123)
<b>TOTAL DUPLEX OPERATIONS INC</b>	<b>2,482.90</b>	<b>(2,013)</b>	<b>4,495.90</b>	<b>90,734.46</b>	<b>116,715</b>	<b>(25,980.54)</b>	<b>116,715</b>
<b>EXPENSES - DUPLEX BLDNGS &amp; GRNDS</b>							
Duplex Building Repairs	0.00	350	350.00	823.90	4,200	3,376.10	4,200
Duplex Insurance	1,118.00	8,609	7,491.00	78,681.64	103,275	24,593.36	103,275
Duplex Pressure Washing	0.00	0	0.00	7,000.00	6,440	(560.00)	6,440
Duplex Pest Control	0.00	0	0.00	1,920.00	2,800	880.00	2,800
<b>TOTAL DUPLEX BLDNGS &amp; GRNDS EXP</b>	<b>1,118.00</b>	<b>8,959</b>	<b>7,841.00</b>	<b>88,425.54</b>	<b>116,715</b>	<b>28,289.46</b>	<b>116,715</b>
<b>NET DUPLEX INCOME/(LOSS)</b>	<b>1,364.90</b>	<b>(10,972)</b>	<b>12,336.90</b>	<b>2,308.92</b>	<b>0</b>	<b>2,308.92</b>	<b>0</b>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
<b>RESERVES FUNDING</b>							
<b>CAPITAL RESERVES FUNDED:</b>							
Insurance Reserve-Funded	0.00	0	0.00	118,777.64	0	118,777.64	0
Working Capital Reserve-Funded	2,543.16	0	2,543.16	21,731.52	0	21,731.52	0
General Reserve-Funded	541.67	538	3.67	6,500.04	6,500	0.04	6,500
Townhome General Reserve-Funded	1,425.08	1,426	(0.92)	37,100.96	17,101	19,999.96	17,101
Duplex Reserves-Funded	2,010.25	2,013	(2.75)	44,123.00	24,123	20,000.00	24,123
Reserve (Cash/Money Mkt.) Interest Inc.	106.40	0	106.40	1,590.43	0	1,590.43	0
<b>TOTAL RESERVE FUNDING</b>	<b>6,626.56</b>	<b>3,977</b>	<b>2,649.56</b>	<b>229,823.59</b>	<b>47,724</b>	<b>182,099.59</b>	<b>47,724</b>
<b>EXPENSES:</b>							
Insurance Reserve-Payment	57,633.64	0	(57,633.64)	484,891.90	0	(484,891.90)	0
<b>TOTAL RESERVE EXPENSES</b>	<b>57,633.64</b>	<b>0</b>	<b>(57,633.64)</b>	<b>484,891.90</b>	<b>0</b>	<b>(484,891.90)</b>	<b>0</b>
<b>SURPLUS (DEFICIT) CARRIED FWD</b>	<b>(51,007.08)</b>	<b>3,977</b>	<b>(54,984.08)</b>	<b>(255,068.31)</b>	<b>47,724</b>	<b>(302,792.31)</b>	<b>47,724</b>

AP Voucher Detail  
 QueensGrantSoundside#893  
 Entity: 0893 QueensGrantSoundside#893

For GL Dates 12/01/20 to 12/31/20  
 For Entities 0893 to 0893  
 For All Accounts

Entity: 0893 QueensGrantSoundside#893

Vch #	Vendor	Name	GL Date	Amount	Voucher Description	Bank	Chk #	Check Date	Amount	
Account: 2502										
01236171	ZP2581	Insurance Reserv-Pmt	12/16/2020	4,306.95	EXT SUPP	893R	001033	12/16/2020	4,306.95	
01236172	ZP2581	Townsend Constructors,	12/16/2020	35,808.75	INS SCOPE	893R	001033	12/16/2020	35,808.75	
01236173	ZP2581	Townsend Constructors,	12/16/2020	8,123.77	SUPPLEMENT	893R	001033	12/16/2020	8,123.77	
01236174	ZP2581	Townsend Constructors,	12/16/2020	9,394.17	INS SUPP	893R	001034	12/16/2020	9,394.17	
Account: 4018										
01234445	ZP0100	Electricity	12/07/2020	162.01	SEC LIGHTS	893	100011	12/07/2020	162.01	
Account: 4039										
01234443	ZP2675	Landscape Contract	12/07/2020	2,180.00	November 2020	893	100009	12/07/2020	2,180.00	
Account: 4104										
01236509	ZP0991	Cable Television	12/17/2020	2,393.92	920 OBSERVATIO	893	100012	12/17/2020	2,393.92	
Account: 4107										
01239889	ZP0001	Late Fees to Mgt.Co.	12/31/2020	20.00	L20.00	893	930678	12/31/2020	20.00	
Account: 4112										
01232621	ZP0001	Management Fees	12/02/2020	650.00	DEC MGMT FEES	893	930676	12/04/2020	650.00	
Account: 4115										
01239354	ZP0001	Office Supplies Exp.	12/31/2020	43.71	SUPPLIES	893	930677	12/31/2020	43.71	
Account: 4116										
01239354	ZP0001	Postage	12/31/2020	36.85	POSTAGE	893	930677	12/31/2020	36.85	
Account: 4800										
01237183	ZP3083	Twnh Building Repair	12/22/2020	494.00	BLDG 1 & 8	893	100014	12/22/2020	494.00	
Account: 6506										
01234444	ZP2880	Duplex Insurance	12/07/2020	578.00	87060375902020	893	100010	12/07/2020	578.00	
01236510	ZP2880	Hartford Fire Ins. Co.*	12/17/2020	540.00	87060287612020	893	100013	12/17/2020	540.00	
			Totals:	64,732.13						64,732.13