



Property Management | Maintenance | Sales | HOA Management

Magnolia Acres HOA
/ MAGA

Magnolia Acres Homeowners Association, Inc.

11/30/2016

November 2016 Financial Reports

Cash Basis

919 Norland Road
Charlotte NC 28205

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

ASSETS

CASH	
Operating Trust Account Balance	31,250.17
Reserve Trust Account	<u>0.04</u>
TOTAL CASH	31,250.21

TOTAL ASSETS	<u>31,250.21</u>
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LIABILITIES & CAPITAL

CAPITAL	
Reserve Fund	0.04
Working Capital-OP	28,200.00
Retained Earnings	(944.26)
Net Income	<u>3,994.43</u>

TOTAL CAPITAL	<u>31,250.21</u>
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TOTAL LIABILITIES & CAPITAL	<u>31,250.21</u>
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Bank Reconciliation MAGA MAGA Operating Trust 11/30/2016
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Bank Balance As Of 11/30/2016	31,250.17
Adjusted Bank Balance	<u>31,250.17</u>
Book Balance As Of 11/30/2016	31,250.17
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>31,250.17</u>

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 3
Statement Number: 0073088924
11/01/16 -11/30/16

For 24-hour banking sign on to
Homeowners Association Services Online
Banking on www.hoabankservices.com

MAGNOLIA ACRES HOMEOWNERS
ASSOCIATION
OPERATING TRUST ACCOUNT
C/O HENDERSON PROPERTIES INC
919 NORLAND RD
CHARLOTTE NC 28205-6325

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 6 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

Analyzed Business Checking Summary

Account number: 0073088924

Days in statement period: 30

Beginning Balance on 11/01		32,720.53
Total Credits		1,543.18
Electronic Credits(3)	1,543.18	
Total Debits		-3,013.54
Checks(1)	-125.00	
Electronic Debits(10)	-2,888.54	
Ending Balance on 11/30		31,250.17

Credits

Electronic Credits	Date	Description	Reference	Amount
	11/01	UNION BANK ASSN CR CCD 0645-000000G3	50217314	343.18
	11/07	UNION BANK ASSN CR CCD 0645-000000G3	56013153	600.00
	11/23	UNION BANK ASSN CR CCD 0645-000000G3	51078661	600.00
3 Electronic Credits				1,543.18

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount
1082	11/15	06895036	125.00

1 Checks Paid

125.00

Electronic Debits	Date	Description	Reference	Amount
	11/02	AVIDPAY SERVICE AVIDPAY CCD CK001079	52516821	191.14
	11/07	UNION BANK MGMNTFEES PPD *****8965	57965463	619.13
	11/09	AVIDPAY SERVICE AVIDPAY CCD CK001081	59660454	25.72
	11/09	AVIDPAY SERVICE AVIDPAY CCD CK001080	59660462	394.00
	11/10	CITY OF CHARLOTT UTIL PAYMT CCD 01003871 389067	50699015	99.28
	11/10	UNION BANK MGMNTFEES PPD *****0529	51576258	180.00
	11/16	AVIDPAY SERVICE AVIDPAY CCD CK001083	55318358	2.61
	11/16	AVIDPAY SERVICE AVIDPAY CCD CK001084	55318281	95.00
	11/23	AVIDPAY SERVICE AVIDPAY CCD CK001085	51480157	808.25

Electronic Debits	Date	Description	Reference	Amount
	11/28	DUKE ENERGY UTIL. BILL PPD *****4094	52978952	473.41
10 Electronic Debits				2,888.54

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
11/01	33,063.71	11/02 - 11/06	32,872.57	11/07 - 11/08	32,853.44
11/09	32,433.72	11/10 - 11/14	32,154.44	11/15	32,029.44
11/16 - 11/22	31,931.83	11/23 - 11/27	31,723.58	11/28 - 11/30	31,250.17

Bank Reconciliation MAGA1 MAGA Reserve Trust 11/30/2016

Bank Balance As Of 11/30/2016	0.04
Adjusted Bank Balance	<u>0.04</u>
Book Balance As Of 11/30/2016	0.04
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>0.04</u>

Statement
of Accounts
UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 1
Statement Number: 0073088932
11/01/16 -11/30/16

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MAGNOLIA ACRES HOMEOWNERS
ASSOCIATION
RESERVE TRUST ACCOUNT
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919 NORLAND RD
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Norcross, GA 30092
Visit us at hoabankservices.com

Business MoneyMarket Account Summary

Account number: 0073088932

Days in statement period: 30

Beginning Balance on 11/01	.04	Interest	
Ending Balance on 11/30	.04	Paid this period	0.00
		Paid year-to-date	0.04
		Interest Rates	
		Annual Percentage Yield Earned	0.10%

Daily Balance

Date	Ledger balance
11/01 - 11/30	0.04

MAGA Magnolia Acres Homeowners Association, Inc.
BUDGET COMPARISON
11/30/2016

919 Norland Road
Charlotte NC 28205

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
OPERATING INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	<u>600.00</u>	<u>510</u>	<u>90.00</u>	<u>26,842.91</u>	<u>18,519</u>	<u>8,323.91</u>	<u>18,519</u>
NET ASSOCIATION INCOME		600.00	510	90.00	26,842.91	18,519	8,323.91	18,519
OTHER INCOME								
Late Interest Income	5801	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>32.45</u>	<u>0</u>	<u>32.45</u>	<u>0</u>
TOTAL OTHER INCOME		0.00	0	0.00	32.45	0	32.45	0
TOTAL OPERATING INCOME		600.00	510	90.00	26,875.36	18,519	8,356.36	18,519
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	<u>125.00</u>	<u>0</u>	<u>(125.00)</u>	<u>125.00</u>	<u>0</u>	<u>(125.00)</u>	<u>0</u>
TOTAL COMMUNITY FUNCTIONS		125.00	0	(125.00)	125.00	0	(125.00)	0
PROFESSIONAL SERVICES								
Administrative Fees	6301	<u>220.50</u>	<u>50</u>	<u>(170.50)</u>	<u>596.90</u>	<u>550</u>	<u>(46.90)</u>	<u>600</u>
Management Contract	6302	<u>619.13</u>	<u>511</u>	<u>(108.13)</u>	<u>5,857.27</u>	<u>5,555</u>	<u>(302.27)</u>	<u>6,167</u>
Accounting Fees	6304	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>295.00</u>	<u>300</u>	<u>5.00</u>	<u>300</u>
TOTAL PROFESSIONAL SERVICES		839.63	561	(278.63)	6,749.17	6,405	(344.17)	7,067
LANDSCAPE								
Landscape - Contract	6311	<u>394.00</u>	<u>394</u>	<u>0.00</u>	<u>4,484.00</u>	<u>4,334</u>	<u>(150.00)</u>	<u>4,728</u>
Landscape - Irrigation Equip/Repair	6313	<u>95.00</u>	<u>250</u>	<u>155.00</u>	<u>1,924.68</u>	<u>500</u>	<u>(1,424.68)</u>	<u>500</u>
Landscape - Maintenance & Miscellan	6316	<u>0.00</u>	<u>100</u>	<u>100.00</u>	<u>0.00</u>	<u>1,100</u>	<u>1,100.00</u>	<u>1,200</u>
TOTAL LANDSCAPE		489.00	744	255.00	6,408.68	5,934	(474.68)	6,428
OFFICE EXPENSE								
Postage and Supplies	6372	<u>781.50</u>	<u>30</u>	<u>(751.50)</u>	<u>2,490.19</u>	<u>330</u>	<u>(2,160.19)</u>	<u>450</u>
TOTAL OFFICE EXPENSE		781.50	30	(751.50)	2,490.19	330	(2,160.19)	450
INSURANCE								
Insurance Premiums	6381	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>(935.00)</u>	<u>1,870</u>	<u>2,805.00</u>	<u>1,870</u>

MAGA Magnolia Acres Homeowners Association, Inc.
BUDGET COMPARISON
11/30/2016

919 Norland Road
Charlotte NC 28205

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
TOTAL INSURANCE		0.00	0	0.00	(935.00)	1,870	2,805.00	1,870
UTILITIES								
Electricity	6402	25.72	26	0.28	613.05	286	(327.05)	312
Water Irrigation	6404-1	99.28	200	100.72	2,231.99	2,100	(131.99)	2,200
Electricity-Street Lights	6409	473.41	325	(148.41)	5,197.85	3,575	(1,622.85)	3,900
TOTAL UTILITIES		598.41	551	(47.41)	8,042.89	5,961	(2,081.89)	6,412
TOTAL OPERATING EXPENSES		2,833.54	1,886	(947.54)	22,880.93	20,500	(2,380.93)	22,227
NET OPERATING INCOME/LOSS		(2,233.54)	(1,376)	(857.54)	3,994.43	(1,981)	5,975.43	(3,708)
CASH FLOW								
Cash Flow from Operations		(2,233.54)	(1,376)	(857.54)	3,994.43	(1,981)	5,975.43	(3,708)
RESERVE BUDGET								
Reserve Intrst - Current	5720	0.00	0	0.00	0.04	0	(0.04)	0
TOTAL RESERVE INCOME		0.00	0	0.00	0.04	0	(0.04)	0
RESERVE INCOME/LOSS		0.00	0	0.00	0.04	0	0.04	0

Cash Disbursement Report
11/01/2016 - 11/30/2016

Bank MAGA MAGA Operating
Trust
For Entities MAGA to MAGA
For All Vendors

A = AOID
✓ = COPY ATTACHED

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00415075 <u>Description</u> 102 letters	10/21/2016	191.14	0.00	MAGA <u>Entity</u> MAGA	001079 <u>Account</u> 6372	C	11/01/2016 <u>Invoice</u> 000390251	191.14 <u>Dist.Amount</u> 191.14
A MLAWN	McNeill Lawn & Landscape <u>Community</u> Magnolia Acres HOA	00415561 <u>Description</u> MAGA	11/07/2016	394.00	0.00	MAGA <u>Entity</u> MAGA	001080 <u>Account</u> 6311	C	11/08/2016 <u>Invoice</u> MAGA-1016	394.00 <u>Dist.Amount</u> 394.00
A XDUKEP	Duke Energy <u>Community</u> Magnolia Acres HOA	00415627 <u>Description</u> 1609655697	11/07/2016	25.72	0.00	MAGA <u>Entity</u> MAGA	001081 <u>Account</u> 6402	C	11/08/2016 <u>Invoice</u> 9655697-1116	25.72 <u>Dist.Amount</u> 25.72
A MPRESB	Mulberry Presb. Church <u>Community</u> Magnolia Acres HOA	00415731 <u>Description</u> Fellowship Hall Rent	11/07/2016	125.00	0.00	MAGA <u>Entity</u> MAGA	001082 <u>Account</u> 6110	C	11/08/2016 <u>Invoice</u> 153-161107	125.00 <u>Dist.Amount</u> 125.00
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00415788 <u>Description</u> 2 Late Letters	11/02/2016	2.61	0.00	MAGA <u>Entity</u> MAGA	001083 <u>Account</u> 6372	C	11/15/2016 <u>Invoice</u> 000390591	2.61 <u>Dist.Amount</u> 2.61
A RAINMA	Rainmaker Irrigation Co <u>Community</u> Magnolia Acres HOA	00416063 <u>Description</u> 484008688	11/14/2016	95.00	0.00	MAGA <u>Entity</u> MAGA	001084 <u>Account</u> 6313	C	11/15/2016 <u>Invoice</u> 211436155	95.00 <u>Dist.Amount</u> 95.00
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416327 <u>Description</u> Sept. Admin Fees	11/16/2016	120.50	0.00	MAGA <u>Entity</u> MAGA	001085 <u>Account</u> 6301	C	11/22/2016 <u>Invoice</u> MAGA-ADMN	120.50 <u>Dist.Amount</u> 120.50
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416328 <u>Description</u> Sept. Postage Fee	11/16/2016	558.02	0.00	MAGA <u>Entity</u> MAGA	001085 <u>Account</u> 6372	C	11/22/2016 <u>Invoice</u> MAGA-POST	558.02 <u>Dist.Amount</u> 558.02
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416532 <u>Description</u> Oct. 2016 Postage	11/16/2016	29.73	0.00	MAGA <u>Entity</u> MAGA	001085 <u>Account</u> 6372	C	11/22/2016 <u>Invoice</u> 00039184199	29.73 <u>Dist.Amount</u> 29.73
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416533 <u>Description</u> Oct. 2016 Admin Fee	11/16/2016	100.00	0.00	MAGA <u>Entity</u> MAGA	001085 <u>Account</u> 6301	C	11/22/2016 <u>Invoice</u> 00039184200	100.00 <u>Dist.Amount</u> 100.00
✓ HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416585 <u>Description</u> Sept. 2016 Admin Fee	11/16/2016	120.50	0.00	MAGA <u>Entity</u> MAGA	001086 <u>Account</u> 6301	C	11/23/2016 <u>Invoice</u> 000391731	120.50 <u>Dist.Amount</u> 120.50
HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00416586 <u>Description</u> Sept. 2016 Postage	11/16/2016	558.02	0.00	MAGA <u>Entity</u> MAGA	001086 <u>Account</u> 6372	C	11/23/2016 <u>Invoice</u> 000391741	558.02 <u>Dist.Amount</u> 558.02
HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00417082 <u>Description</u> Sept. 2016 Postage	11/23/2016	-558.02	0.00	MAGA <u>Entity</u> MAGA	001086 <u>Account</u> 6372	C	11/23/2016 <u>Invoice</u> 000392321	-558.02 <u>Dist.Amount</u> -558.02
HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00417083 <u>Description</u> Sept. 2016 Admin Fee	11/23/2016	-120.50	0.00	MAGA <u>Entity</u> MAGA	001086 <u>Account</u> 6301	C	11/23/2016 <u>Invoice</u> 000392322	-120.50 <u>Dist.Amount</u> -120.50
Totals				1,641.72	0.00					1,641.72

VOID
VOID

Computer Checks: 1,641.72
Manual Checks: 0.00

INVOICE

INVOICE DATE: 10/21/2016

CLIENT: MAGA

Bill to: **Magnolia Acres Homeowners Association, I**
919 Norland Road
Charlotte NC 28205

Remit to: **Henderson Properties**
919 Norland Road
Charlotte NC 28205

Attn: **Magnolia Acres Homeowners Association, I**

DUE UPON RECEIPT

<i>Charge Date</i>	<i>Reference</i>	<i>Description</i>	<i>Invoice #</i>	<i>Amount</i>
10/21/2016	414625	102 letters	415075	191.14
		TOTAL DUE		\$191.14

INVOICE

INVOICE DATE: 11/02/2016

CLIENT: MAGA

Bill to: Magnolia Acres Homeowners Association, I
919 Norland Road
Charlotte NC 28205

Remit to: Henderson Properties
919 Norland Road
Charlotte NC 28205

Attn: Magnolia Acres Homeowners Association, I

DUE UPON RECEIPT

<i>Charge Date</i>	<i>Reference</i>	<i>Description</i>	<i>Invoice #</i>	<i>Amount</i>
11/02/2016	415364	2 Late Letters	415788	2.61
		TOTAL DUE		\$2.61

REIMBURSABLE EXPENSES

Name of Association: **Magnolia Acres**

Assoc. # **153**

September-16

QUANTITY	ITEM	FEE	AMOUNT CHARGED
Accounting Services - Assoc G/L # 6301			
	Preparation of IRS forms 1099 & 1096	\$ 50.00 /each	
	Special Assessment Billings	\$ 20.00 /unit	
	Additional Bank Account Maintenance	\$ 95.00 /acct/yr	
Manager Time - Assoc G/L # 6301			
	Non-Contracted Meeting Hours (Excess of 2 Hours or Meeting Held	\$ 85.00 /hour	
	Surcharge for Capital Improvements in Excess of \$1,000	10%	
	Surcharge For Handling Insurance Claims	10%	
	Violation Notices (Includes Admin Time)	\$ 7.95 /each	
	Manager Time for Additional Services	\$ 85.00 /hour	
Correspondence - Assoc G/L # 6301			
94	Community Mailings	\$ 0.75 /unit	\$70.50
	Newsletter Typing	\$ 65.00 /page	
	Meeting Minutes Typing	\$ 70.00 /page	
Additional Services - Assoc G/L # 6301			
	Lease and Insurance Tracking	See Schedule	
	Administrative/Accounting personnel performing functions outside of Management Agreement	\$ 65.00 /hour	
	Clubhouse Rental/Security Deposit Processing	See Schedule	
	Pool Pass/Tag Distribution	\$ 6.00 /unit	
	Misc Web Support	\$ 65.00 /hour	
	Key Fob/Security Card Distribution	\$ 15.00 /unit	
	Architectural Review Processing - Basic	\$ 15.00 /app	
2	Architectural Review Processing - Special	\$ 25.00 /app	\$50.00
	Architectural Review Processing - Comprehensive	\$ 60.00 /app	
Office Supplies - Assoc G/L # 6372			
	Folders, Binders etc., purchases from outside source	Cost	
	New Board Document/Orientation Notebooks	\$ 35.00 /each	
2,532	Copies	\$ 0.14 /copy	\$354.48
7	Color Copies	\$ 0.75 /copy	\$5.25
8	Envelopes- Large	\$ 0.44 /each	\$3.52
	Padded Envelopes	\$ 1.95 /each	
98	Envelopes- Small	\$ 0.18 /each	\$17.64
	Mailing Labels	\$ 3.50 /page	
8	Welcome Packages (CC&R's, forms, etc on CD)	\$ 12.95 /each	\$103.60
	Late Letters (L1, L2)	\$ 15.00 /each	
	Invoice/Checks outside standard check runs (5th & 20th)	\$ 25.00 /each	
	Invoice/ Check Processing (Incl. check stock, MICR laser printing, postage, envelope, archiving)	\$ 1.89 /each	\$11.34
6	Storage of Archived Association Records (Yearly Financials, Etc.)	\$ 55.00 data/box/yr.	
	Web Orientation Books	\$ 15.00 /each	
	Postage	Cost	\$62.19
Collections Processing - Assoc G/L # 6303			
	Delinquent Legal Processing	\$ 89.00 /unit	

TOTAL ADMINISTRATIVE FEES

Summary of Expenses by G/L Code

G/L Code		
6301	Administrative Services	\$ 120.50
6303	Delinquent Account Processing	\$ -
6372	Office Supplies	\$ 558.02
Total Administrative Fees		\$ 678.52

REIMBURSABLE EXPENSES

Name of Association: **Magnolia Acres**

Assoc. # **153**

October-16

QUANTITY	ITEM	FEE	AMOUNT CHARGED
	Accounting Services - Assoc G/L # 6301		
	Preparation of IRS forms 1099 & 1096	\$ 50.00 /each	
	Special Assessment Billings	\$ 20.00 /unit	
	Additional Bank Account Maintenance	\$ 95.00 /acct/yr	
	Manager Time - Assoc G/L # 6301		
	Non-Contracted Meeting Hours (Excess of 2 Hours or Meeting Held	\$ 85.00 /hour	
	Surcharge for Capital Improvements in Excess of \$1,000	10%	
	Surcharge For Handling Insurance Claims	10%	
	Violation Notices (Includes Admin Time)	\$ 7.95 /each	
	Manager Time for Additional Services	\$ 85.00 /hour	
	Correspondence - Assoc G/L # 6301		
	Community Mailings	\$ 0.75 /unit	
	Newsletter Typing	\$ 65.00 /page	
	Meeting Minutes Typing	\$ 70.00 /page	
	Additional Services - Assoc G/L # 6301		
	Lease and Insurance Tracking	See Schedule	
	Administrative/Accounting personnel performing functions outside of Management Agreement	\$ 65.00 /hour	
	Clubhouse Rental/Security Deposit Processing	See Schedule	
	Pool Pass/Tag Distribution	\$ 6.00 /unit	
	Misc Web Support	\$ 65.00 /hour	
	Key Fob/Security Card Distribution	\$ 15.00 /unit	
	Architectural Review Processing - Basic	\$ 15.00 /app	
4	Architectural Review Processing - Special	\$ 25.00 /app	\$100.00
	Architectural Review Processing - Comprehensive	\$ 60.00 /app	
	Office Supplies - Assoc G/L # 6372		
	Folders, Binders etc., purchases from outside source	Cost	
62	New Board Document/Orientation Notebooks	\$ 35.00 /each	
	Copies	\$ 0.14 /copy	\$8.68
	Color Copies	\$ 0.75 /copy	
1	Envelopes- Large	\$ 0.44 /each	\$0.44
	Padded Envelopes	\$ 1.95 /each	
	Envelopes- Small	\$ 0.18 /each	
	Mailing Labels	\$ 3.50 /page	
1	Welcome Packages (CC&R's, forms, etc on CD)	\$ 12.95 /each	\$12.95
	Late Letters (L1, L2)	\$ 15.00 /each	
	Invoice/Checks outside standard check runs (5th & 20th)	\$ 25.00 /each	
3	Invoice/ Check Processing (Incl. check stock, MICR laser printing, postage, envelope, archiving)	\$ 1.89 /each	\$5.67
	Storage of Archived Association Records (Yearly Financials, Etc.)	\$ 55.00 data/box/yr.	
	Web Orientation Books	\$ 15.00 /each	
	Postage	Cost	\$1.99
	Collections Processing - Assoc G/L # 6303		
	Delinquent Legal Processing	\$ 89.00 /unit	

TOTAL ADMINISTRATIVE FEES

Summary of Expenses by G/L Code

G/L Code		
6301	Administrative Services	\$ 100.00
6303	Delinquent Account Processing	\$ -
6372	Office Supplies	\$ 29.73
	Total Administrative Fees	\$ 129.73

Delinquent & Prepaid Resident Report
MAGA Magnolia Acres HOA
11/30/2016

G3

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

Unit Hse #	R Sts Type	Resident Co-Resident	Unit Address CC	Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
G3-GMD - GRANT MARTIN DRIVE										
4324	01 C	Shashaunna Bradley 4324 Grant Martin Drive Charlotte NC 28208	4324 Grant Martin Drive AA	Annual Assessment		300.00				300.00
			WP	Working Capital-OP		300.00				300.00
				Resident Totals		600.00	0.00	0.00	0.00	600.00
4327	01 C	Jaime Guzman-Barron 4327 Grant Martin Drive Charlotte NC 28208	4327 Grant Martin Drive AA	Annual Assessment		164.82				164.82
			WP	Working Capital-OP		300.00				300.00
				Resident Totals		464.82	0.00	0.00	0.00	464.82
G3-VBL - VICTORIA BROOK LANE										
3008	01 C	Brenton Cunningham Tiara Cunningham 3008 Victoria Brook Lane Charlotte NC 28208	3008 Victoria Brook Lane AA	Annual Assessment		250.92				250.92
			WP	Working Capital-OP		300.00				300.00
				Resident Totals		550.92	0.00	0.00	0.00	550.92
3205	01 C	Cindy Zaldivar 3205 Victoria Brook Lane Charlotte NC 28208	3205 Victoria Brook Lane AA	Annual Assessment		112.50				112.50
				Resident Totals		112.50	0.00	0.00	0.00	112.50
3306	01 C	Tyrone Wood 3306 Victoria Brook Lane Charlotte NC 28208	3306 Victoria Brook Lane AA	Annual Assessment		63.70				63.70
			LA	Late Interest		6.95	0.32		0.32	6.31
			LF	Late Fee Charge		200.00	20.00		20.00	160.00
				Resident Totals		270.65	20.32	0.00	20.32	230.01
3327	01 C	Angel Zambrano Xiomera Calderon 3327 Victoria Brook Lane Charlotte NC 28208	3327 Victoria Brook Lane AA	Annual Assessment		418.08				418.08
			WP	Working Capital-OP		300.00				300.00
				Resident Totals		718.08	0.00	0.00	0.00	718.08
				Entity Totals Delinquent		2,716.97	20.32	0.00	20.32	2,676.33
				Prepays		0.00	0.00	0.00	0.00	0.00
				Net		2,716.97	20.32	0.00	20.32	2,676.33
				Net Distribution						
			AA	Annual Assessment		1,310.02	0.00	0.00	0.00	1,310.02
			LA	Late Interest		6.95	0.32	0.00	0.32	6.31
			LF	Late Fee Charge		200.00	20.00	0.00	20.00	160.00
			WP	Working Capital-OP		1,200.00	0.00	0.00	0.00	1,200.00