

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

YEAR-TO-DATE

ASSETS

Cash - Checking	81,169.02
Cash - Reserves	273,029.69

TOTAL ASSETS	354,198.71
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LIABILITIES & EQUITY

Duplex Reserves	71,889.00
General Reserves	41,988.27
Insurance Reserves	78,378.05
Working Capital Reserves	37,667.81
Townhome General Reserves	43,059.56
Reserve Cash/Money Mkt. Interest Income	47.00
Retained Earnings	87,846.04
Current Earnings/Loss	(6,677.02)

TOTAL LIABILITIES & EQUITY	354,198.71
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	3,296.09	0	3,296.09	27,948.33	31,078	(3,129.67)	124,309
Late Fee Income	0.00	0	0.00	70.00	0	70.00	0
Interest Income - Operating	3.06	0	3.06	3.06	0	3.06	0
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TOTAL INCOME	3,299.15	0	3,299.15	28,021.39	31,078	(3,056.61)	124,309
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TOTAL OPERATIONS INCOME	3,299.15	0	3,299.15	28,021.39	31,078	(3,056.61)	124,309
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EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	324.02	350	25.98	2,100
Irrigation System	0.00	225	225.00	0.00	450	450.00	2,700
Landscape Contract	2,315.00	2,500	185.00	4,495.00	5,000	505.00	30,000
Landscape Special Project	0.00	825	825.00	365.00	1,650	1,285.00	9,900
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TOTAL BUILDINGS & GROUNDS EXPENSE	2,477.01	3,725	1,247.99	5,184.02	7,450	2,265.98	44,700
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EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	50	50.00	0.00	100	100.00	600
Cable Television	2,537.67	4,559	2,021.33	5,075.34	9,119	4,043.66	54,709
Insurance Expense	2,286.00	250	(2,036.00)	3,818.00	500	(3,318.00)	3,000
Late Fees to Mgt. Co.	0.00	0	0.00	35.00	0	(35.00)	0
Legal Expense	0.00	350	350.00	0.00	700	700.00	4,200
Management Fees	650.00	650	0.00	1,300.00	1,300	0.00	7,800
Misc. Administrative Expense	0.00	40	40.00	20.00	80	60.00	480
Office Supplies Expense	60.97	60	(0.97)	84.44	120	35.56	720
Postage	8.60	50	41.40	11.90	100	88.10	600
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TOTAL ADMINISTRATIVE EXPENSE	5,543.24	6,009	465.76	10,344.68	12,019	1,674.32	72,109
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TOTAL EXPENSES	8,020.25	9,734	1,713.75	15,528.70	19,469	3,940.30	116,809
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NET INCOME/(LOSS)	<u>(4,721.10)</u>	<u>(9,734)</u>	<u>5,012.90</u>	<u>12,492.69</u>	<u>11,609</u>	<u>883.69</u>	<u>7,500</u>

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INCOME - TOWNHOMES							
Townhome Assessments	1,436.50	0	1,436.50	16,186.33	20,111	(3,924.67)	80,443
TOTAL TOWNHOME INCOME	1,436.50	0	1,436.50	16,186.33	20,111	(3,924.67)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	1,436.50	0	1,436.50	16,186.33	20,111	(3,924.67)	80,443
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	175	175.00	0.00	350	350.00	2,100
Townhome Insurance Expense	21,516.93	4,661	(16,855.93)	21,516.93	9,322	(12,194.93)	55,924
Townhome Pressure Washing	2,621.50	0	(2,621.50)	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	24,138.43	4,836	(19,302.43)	24,138.43	9,672	(14,466.43)	61,874
NET TOWNHOME INCOME/(LOSS)	<u>(22,701.93)</u>	<u>(4,836)</u>	<u>(17,865.93)</u>	<u>(7,952.10)</u>	<u>10,439</u>	<u>(18,391.10)</u>	<u>18,569</u>
INCOME - DUPLEXES							
Duplex Assessments	1,381.72	0	1,381.72	34,004.25	38,689	(4,684.75)	154,753
TOTAL DUPLEX INCOME	1,381.72	0	1,381.72	34,004.25	38,689	(4,684.75)	154,753
TOTAL DUPLEX OPERATIONS INC	1,381.72	0	1,381.72	34,004.25	38,689	(4,684.75)	154,753
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	233	233.00	0.00	467	467.00	2,800
Duplex Insurance	43,807.86	9,591	(34,216.86)	45,221.86	19,183	(26,038.86)	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	43,807.86	9,824	(33,983.86)	45,221.86	19,650	(25,571.86)	127,694
NET DUPLEX INCOME/(LOSS)	<u>(42,426.14)</u>	<u>(9,824)</u>	<u>(32,602.14)</u>	<u>(11,217.61)</u>	<u>19,039</u>	<u>(30,256.61)</u>	<u>27,059</u>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
Working Capital Reserve-Funded	627.82	0	627.82	1,862.88	0	1,862.88	0
Reserve (Cash/Money Mkt.) Interest Inc.	47.00	0	47.00	47.00	0	47.00	0
TOTAL RESERVE FUNDING	674.82	0	674.82	1,909.88	0	1,909.88	0
EXPENSES:							
Townhome General Reserve-Payment	0.00	0	0.00	5,300.00	0	(5,300.00)	0
TOTAL RESERVE EXPENSES	0.00	0	0.00	5,300.00	0	(5,300.00)	0
SURPLUS (DEFICIT) CARRIED FWD	674.82	0	674.82	(3,390.12)	0	(3,390.12)	0

For GL Dates 02/01/21 to 02/28/21
 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 01247596	ZP0100	Electricity Jones-Onslow Electric	02/10/2021	162.01	SEC LIGHTS	893	100026	02/10/2021	162.01
Account: 4039 01247595	ZP2675	Landscape Contract Abraham Contreras	02/10/2021	2,315.00	Jan 2021	893	100025	02/10/2021	2,315.00
Account: 4104 01248080	ZP0991	Cable Television Spectrum	02/12/2021	2,537.67	920 OBSERVATIO	893	100027	02/12/2021	2,537.67
Account: 4106 01247139	zp2966	Insurance Expense Wells Insurance	02/08/2021	2,455.00	QUEEGRA-03	893	100023	02/08/2021	2,455.00
Account: 4112 01245430	ZP0001	Management Fees Premier Management Co.	02/01/2021	650.00	FEB MGMT FEES	893	930682	02/02/2021	650.00
Account: 4115 01250842	ZP0001	Office Supplies Exp. Premier Management Co.	02/28/2021	60.97	SUPPLIES	893	930683	02/28/2021	60.97
Account: 4116 01250842	ZP0001	Postage Premier Management Co.	02/28/2021	8.60	POSTAGE	893	930683	02/28/2021	8.60
Account: 4806 01247139	zp2966	Twnh Insurance Exp. Wells Insurance	02/08/2021	21,516.93	QUEEGRA-03	893	100023	02/08/2021	21,516.93
Account: 4827 01247594	ZP1720	Twnh PressureWashing Water Works Clean LLC	02/10/2021	2,621.50	BLDG 1 & 8	893	100024	02/10/2021	2,621.50
Account: 6506 01247139	zp2966	Duplex Insurance Wells Insurance	02/08/2021	43,033.86	QUEEGRA-03	893	100023	02/08/2021	43,033.86
01250697	ZP1089	Wright Flood Ins Co	02/26/2021	774.00	32 1151336614	893	100028	02/26/2021	774.00
Totals:				76,135.54					76,135.54

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Unit Lot #	R Sts Type	Resident Co-Resident	Unit Address CC Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
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ZP-93BB - QUEENS GRANT SOUND

0906	02 C	Carolina Sun Investments, LLC	906 Bumble Bee Ln		967.84	20.00	480.87		466.97
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ZP-93TC - QUEENS GRANT SOUND

957A	02 C	Jody Anglin	957A Tower Ct, Unit 2C		401.23	20.00	381.23		
960B	03 C	Jeremy Connor	960B Tower Ct, Unit 7D		1,872.59	20.00	1,852.59		
961B	02 C	Eugene Ball	961B Tower Ct, Unit 3D		10.00		10.00		
962A	01 C	Jody Anglin	962A Tower Ct, Unit 7A		1,886.15	20.00	1,852.59		13.56

Project Totals Delinquent					5,137.81	80.00	4,577.28	0.00	480.53
Prepays					0.00	0.00	0.00	0.00	0.00
Net					5,137.81	80.00	4,577.28	0.00	480.53

Net Distribution									
DP Duplex Assessment					2,763.44	0.00	2,763.44	0.00	0.00
LC Late Charge					110.00	80.00	10.00	0.00	20.00
Q1 Qtrly Assessment					2,264.37	0.00	1,803.84	0.00	460.53