

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

YEAR-TO-DATE

ASSETS

Cash - Checking	137,066.41
Cash - Reserves	252,670.92
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TOTAL ASSETS	389,737.33
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LIABILITIES & EQUITY

Duplex Reserves	71,889.00
General Reserves	41,988.27
Insurance Reserves	61,996.37
Working Capital Reserves	38,902.87
Townhome General Reserves	37,759.56
Reserve Cash/Money Mkt. Interest Income	134.85
Retained Earnings	87,846.04
Current Earnings/Loss	49,220.37
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TOTAL LIABILITIES & EQUITY	389,737.33
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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	18,767.88	31,077	(12,309.12)	60,819.25	62,155	(1,335.75)	124,309
Late Fee Income	0.00	0	0.00	180.00	0	180.00	0
Interest Income - Operating	0.77	0	0.77	6.70	0	6.70	0
<b>TOTAL INCOME</b>	<b>18,768.65</b>	<b>31,077</b>	<b>(12,308.35)</b>	<b>61,005.95</b>	<b>62,155</b>	<b>(1,149.05)</b>	<b>124,309</b>
<b>TOTAL OPERATIONS INCOME</b>	<b>18,768.65</b>	<b>31,077</b>	<b>(12,308.35)</b>	<b>61,005.95</b>	<b>62,155</b>	<b>(1,149.05)</b>	<b>124,309</b>
<b>EXPENSES - BUILDINGS AND GROUNDS</b>							
Electricity	162.01	175	12.99	648.04	700	51.96	2,100
Irrigation System	0.00	225	225.00	0.00	900	900.00	2,700
Landscape Contract	2,315.00	2,500	185.00	9,125.00	10,000	875.00	30,000
Miscellaneous-Maint./Repairs/Supplies	293.20	0	(293.20)	303.20	0	(303.20)	0
Landscape Special Project	1,109.00	825	(284.00)	1,474.00	3,300	1,826.00	9,900
<b>TOTAL BUILDINGS &amp; GROUNDS EXPENSE</b>	<b>3,879.21</b>	<b>3,725</b>	<b>(154.21)</b>	<b>11,550.24</b>	<b>14,900</b>	<b>3,349.76</b>	<b>44,700</b>
<b>EXPENSES - ADMINISTRATIVE</b>							
Accounting Expense	0.00	50	50.00	255.00	200	(55.00)	600
Cable Television	4,183.37	4,559	375.63	10,048.87	18,237	8,188.13	54,709
Insurance Expense	0.00	250	250.00	3,818.00	1,000	(2,818.00)	3,000
Late Fees to Mgt. Co.	0.00	0	0.00	90.00	0	(90.00)	0
Legal Expense	300.00	350	50.00	961.10	1,400	438.90	4,200
Management Fees	650.00	650	0.00	2,600.00	2,600	0.00	7,800
Misc. Administrative Expense	0.00	40	40.00	20.00	160	140.00	480
Office Supplies Expense	25.74	60	34.26	156.25	240	83.75	720
Postage	6.05	50	43.95	55.90	200	144.10	600
Taxes	0.00	0	0.00	209.00	0	(209.00)	0
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>5,165.16</b>	<b>6,009</b>	<b>843.84</b>	<b>18,214.12</b>	<b>24,037</b>	<b>5,822.88</b>	<b>72,109</b>
<b>TOTAL EXPENSES</b>	<b>9,044.37</b>	<b>9,734</b>	<b>689.63</b>	<b>29,764.36</b>	<b>38,937</b>	<b>9,172.64</b>	<b>116,809</b>
<b>NET INCOME/(LOSS)</b>	<b>9,724.28</b>	<b>21,343</b>	<b>(11,618.72)</b>	<b>31,241.59</b>	<b>23,218</b>	<b>8,023.59</b>	<b>7,500</b>

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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	10,055.50	20,111	(10,055.50)	36,297.33	40,222	(3,924.67)	80,443
TOTAL TOWNHOME INCOME	10,055.50	20,111	(10,055.50)	36,297.33	40,222	(3,924.67)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	10,055.50	20,111	(10,055.50)	36,297.33	40,222	(3,924.67)	80,443
<b>EXPENSES - TOWNHOME BUILDINGS &amp; GROUNDS</b>							
Townhome Building Repairs	0.00	175	175.00	0.00	700	700.00	2,100
Townhome Insurance Expense	5,968.99	4,661	(1,307.99)	32,487.90	18,644	(13,843.90)	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 TOWNHOME BUILDINGS & GROUNDS EXP	5,968.99	4,836	(1,132.99)	35,109.40	19,344	(15,765.40)	61,874
NET TOWNHOME INCOME/(LOSS)	4,086.51	15,275	(11,188.49)	1,187.93	20,878	(19,690.07)	18,569
<b>INCOME - DUPLEXES</b>							
Duplex Assessments	28,371.44	38,688	(10,316.56)	77,469.65	77,377	92.65	154,753
TOTAL DUPLEX INCOME	28,371.44	38,688	(10,316.56)	77,469.65	77,377	92.65	154,753
TOTAL DUPLEX OPERATIONS INC	28,371.44	38,688	(10,316.56)	77,469.65	77,377	92.65	154,753
<b>EXPENSES - DUPLEX BLDNGS &amp; GRNDS</b>							
Duplex Building Repairs	0.00	234	234.00	0.00	934	934.00	2,800
Duplex Insurance	5,022.98	9,591	4,568.02	60,678.80	38,365	(22,313.80)	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	5,022.98	9,825	4,802.02	60,678.80	39,299	(21,379.80)	127,694
NET DUPLEX INCOME/(LOSS)	23,348.46	28,863	(5,514.54)	16,790.85	38,078	(21,287.15)	27,059

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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	8,605.05	0	8,605.05	0
Working Capital Reserve-Funded	0.00	0	0.00	3,097.94	0	3,097.94	0
Reserve (Cash/Money Mkt.) Interest Inc.	45.96	0	45.96	134.85	0	134.85	0
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<b>TOTAL RESERVE FUNDING</b>	<b>45.96</b>	<b>0</b>	<b>45.96</b>	<b>11,837.84</b>	<b>0</b>	<b>11,837.84</b>	<b>0</b>
<b>EXPENSES:</b>							
Insurance Reserve-Payment	7,011.66	0	(7,011.66)	24,986.73	0	(24,986.73)	0
Townhome General Reserve-Payment	5,300.00	0	(5,300.00)	10,600.00	0	(10,600.00)	0
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<b>TOTAL RESERVE EXPENSES</b>	<b>12,311.66</b>	<b>0</b>	<b>(12,311.66)</b>	<b>35,586.73</b>	<b>0</b>	<b>(35,586.73)</b>	<b>0</b>
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<b>SURPLUS (DEFICIT) CARRIED FWD</b>	<b>(12,265.70)</b>	<b>0</b>	<b>(12,265.70)</b>	<b>(23,748.89)</b>	<b>0</b>	<b>(23,748.89)</b>	<b>0</b>
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For GL Dates 04/01/21 to 04/30/21  
 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: 2502		Insurance Reserv-Pmt							
01263201	ZP2581	Townsend Constructors,	04/23/2021	3,970.63	EXT SUPPLEMENT	893R	001036	04/23/2021	3,970.63
01263202	ZP2581	Townsend Constructors,	04/23/2021	3,041.03	INS/SUPPLEMENT SCOPE	893R	001036	04/23/2021	3,041.03
Account: 2754		Townhome Gen.Res-Pmt							
01261189	ZP2126	Stanley Eugene Griffin	04/09/2021	5,300.00	mtr base 1&8 (2)	893R	100001	04/09/2021	5,300.00
Account: 4018		Electricity							
01260729	ZP0100	Jones-Onslow Electric	04/07/2021	162.01	SEC LIGHTS	893	100039	04/07/2021	162.01
Account: 4039		Landscape Contract							
01260728	ZP2675	Abraham Contreras	04/07/2021	2,315.00	Mth Service + plants	893	100038	04/07/2021	2,315.00
Account: 4052		Misc.-Maint/Rpr/Sply							
01263464	ZP2608	Jeremy Lemarie	04/23/2021	293.20	no parking signs	893	100047	04/23/2021	293.20
Account: 4080		Landscape Spec.Proj.							
01260728	ZP2675	Abraham Contreras	04/07/2021	1,109.00	Mth Service + plants	893	100038	04/07/2021	1,109.00
Account: 4104		Cable Television							
01261937	ZP0991	Spectrum	04/14/2021	4,183.37	920 OBSERVATIO	893	100040	04/14/2021	4,183.37
Account: 4108		Legal Expense							
01261938	ZP0084	Marshall,Williams,Gorham	04/14/2021	300.00	Email	893	100041	04/14/2021	300.00
Account: 4112		Management Fees							
01258958	ZP0001	Premier Management Co.	04/05/2021	650.00	APRIL MGMT FEES	893	930688	04/06/2021	650.00
Account: 4115		Office Supplies Exp.							
01264584	ZP0001	Premier Management Co.	04/29/2021	25.74	SUPPLIES	893	930689	04/29/2021	25.74
Account: 4116		Postage							
01264584	ZP0001	Premier Management Co.	04/29/2021	6.05	POSTAGE	893	930689	04/29/2021	6.05
Account: 4806		Twnh Insurance Exp.							
01261939	ZP1095	American Bankers Ins Co*	04/14/2021	578.00	87049972692020	893	100042	04/14/2021	578.00
01261940	ZP1095	American Bankers Ins Co*	04/14/2021	578.00	87049972682020	893	100042	04/14/2021	578.00
01262117	ZP1095	American Bankers Ins Co*	04/15/2021	578.00	87049972642020	893	100043	04/15/2021	578.00
01262376	ZP1095	American Bankers Ins Co*	04/16/2021	578.00	87049972672020	893	100044	04/16/2021	578.00
01262471	ZP1482	Gulfstream Premium	04/19/2021	2,500.99	109-320-000-00796516	893	100045	04/19/2021	2,500.99
01262868	ZP1095	American Bankers Ins Co*	04/20/2021	578.00	87049972662020	893	100046	04/20/2021	578.00
01262869	ZP1095	American Bankers Ins Co*	04/20/2021	578.00	99051760892020	893	100046	04/20/2021	578.00
Account: 6506		Duplex Insurance							
01262471	ZP1482	Gulfstream Premium	04/19/2021	5,001.98	109-320-000-00796516	893	100045	04/19/2021	5,001.98
01263465	ZP1077	Selective Ins Company	04/23/2021	795.00	FLD2870043	893	100048	04/23/2021	795.00
Totals:				33,122.00					33,122.00

ZP

Unit Lot #	R Sts Type	Resident Co-Resident	Unit Address CC Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
<b>ZP-930L - QUEENS GRANT SOUND</b>									
0946	01 C	Austin Harris	946 Observation Ln		480.87	480.87			
<b>ZP-93TC - QUEENS GRANT SOUND</b>									
957A	02 C	Jody Anglin	957A Tower Ct, Unit 2C		1,862.59	1,862.59			
962A	01 C	Jody Anglin	962A Tower Ct, Unit 7A		1,125.55	1,125.55			
<b>Project Totals Delinquent</b>					3,469.01	3,469.01	0.00	0.00	0.00
<b>Prepays</b>					0.00	0.00	0.00	0.00	0.00
<b>Net</b>					3,469.01	3,469.01	0.00	0.00	0.00
<b>Net Distribution</b>									
DP	Duplex Assessment				2,026.40	2,026.40	0.00	0.00	0.00
LC	Late Charge				30.00	30.00	0.00	0.00	0.00
Q1	Qtrly Assessment				1,412.61	1,412.61	0.00	0.00	0.00