

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

YEAR-TO-DATE

ASSETS

Cash - Checking	119,763.87
Cash - Reserves	253,949.53

TOTAL ASSETS	373,713.40
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LIABILITIES & EQUITY

Duplex Reserves	113,219.91
General Reserves	41,988.27
Working Capital Reserves	40,137.93
Townhome General Reserves	58,425.02
Reserve Cash/Money Mkt. Interest Income	178.40
Retained Earnings	87,846.04
Current Earnings/Loss	31,917.83

TOTAL LIABILITIES & EQUITY	373,713.40
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME - TOWNHOMES							
Townhome Assessments	0.00	0	0.00	36,297.33	40,222	(3,924.67)	80,443
TOTAL TOWNHOME INCOME	0.00	0	0.00	36,297.33	40,222	(3,924.67)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	0.00	0	0.00	36,297.33	40,222	(3,924.67)	80,443
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	175	175.00	0.00	875	875.00	2,100
Townhome Insurance Expense	3,078.99	4,660	1,581.01	35,566.89	23,304	(12,262.89)	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 TOWNHM BUILDINGS & GROUNDS EXP	3,078.99	4,835	1,756.01	38,188.39	24,179	(14,009.39)	61,874
NET TOWNHOME INCOME/(LOSS)	<u>(3,078.99)</u>	<u>(4,835)</u>	<u>1,756.01</u>	<u>(1,891.06)</u>	<u>16,043</u>	<u>(17,934.06)</u>	<u>18,569</u>
INCOME - DUPLEXES							
Duplex Assessments	0.00	0	0.00	77,469.65	77,377	92.65	154,753
TOTAL DUPLEX INCOME	0.00	0	0.00	77,469.65	77,377	92.65	154,753
TOTAL DUPLEX OPERATIONS INC	0.00	0	0.00	77,469.65	77,377	92.65	154,753
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	233	233.00	0.00	1,167	1,167.00	2,800
Duplex Insurance	6,734.98	9,591	2,856.02	67,413.78	47,956	(19,457.78)	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	6,734.98	9,824	3,089.02	67,413.78	49,123	(18,290.78)	127,694
NET DUPLEX INCOME/(LOSS)	<u>(6,734.98)</u>	<u>(9,824)</u>	<u>3,089.02</u>	<u>10,055.87</u>	<u>28,254</u>	<u>(18,198.13)</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:							
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	4,333.00	0	4,333.00	0
Reserve (Cash/Money Mkt.) Interest Inc.	43.55	0	43.55	178.40	0	178.40	0
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TOTAL RESERVE FUNDING	1,278.61	0	1,278.61	13,116.45	0	13,116.45	0
EXPENSES:							
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	1,278.61	0	1,278.61	(22,470.28)	0	(22,470.28)	0
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For GL Dates 05/01/21 to 05/31/21

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 01267658	ZP0100	Electricity Jones-Onslow Electric	05/10/2021	162.01	SEC LIGHTS	893	100051	05/10/2021	162.01
Account: 4039 01267656	ZP2675	Landscape Contract Abraham Contreras	05/10/2021	2,315.00	Monthly Service	893	100049	05/10/2021	2,315.00
Account: 4104 01268870	ZP0991	Cable Television Spectrum	05/13/2021	4,183.37	920 OBSERVATIO	893	100053	05/13/2021	4,183.37
Account: 4107 01272838	ZP0001	Late Fees to Mgt.Co. Premier Management Co.	05/31/2021	5.00	L5.00	893	930692	05/31/2021	5.00
Account: 4108 01267657	ZP0084	Legal Expense Marshall,Williams,Gorham	05/10/2021	630.00	legal	893	100050	05/10/2021	630.00
Account: 4112 01266339	ZP0001	Management Fees Premier Management Co.	05/06/2021	650.00	MAY MGMT FEES	893	930690	05/06/2021	650.00
Account: 4115 01270912	ZP0001	Office Supplies Exp. Premier Management Co.	05/27/2021	23.52	SUPPLIES	893	930691	05/28/2021	23.52
Account: 4116 01270912	ZP0001	Postage Premier Management Co.	05/27/2021	3.85	POSTAGE	893	930691	05/28/2021	3.85
Account: 4806 01267659	ZP1095	Twnh Insurance Exp. American Bankers Ins Co*	05/10/2021	578.00	87049972662020	893	100052	05/10/2021	578.00
01269990	ZP1482	Gulfstream Premium	05/20/2021	2,500.99	109-320-000-00796516	893	100054	05/20/2021	2,500.99
Account: 6506 01269990	ZP1482	Duplex Insurance Gulfstream Premium	05/20/2021	5,001.98	109-320-000-00796516	893	100054	05/20/2021	5,001.98
01270146	ZP1077	Selective Ins Company	05/21/2021	912.00	FLD2880926	893	100055	05/21/2021	912.00
01270147	ZP1095	American Bankers Ins Co*	05/21/2021	857.00	74058605562020	893	100056	05/21/2021	857.00
Totals:				17,822.72					17,822.72

ZP

Unit Lot #	R Sts Type	Resident Co-Resident	Unit Address CC Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
ZP-93TC - QUEENS GRANT SOUND									
957A	02 C	Jody Anglin	957A Tower Ct, Unit 2C		1,872.59	10.00	10.00	1,852.59	
962A	01 C	Jody Anglin	962A Tower Ct, Unit 7A		1,135.55	10.00	10.00	1,115.55	
Project Totals Delinquent					3,008.14	20.00	20.00	2,968.14	0.00
Prepays					0.00	0.00	0.00	0.00	0.00
Net					3,008.14	20.00	20.00	2,968.14	0.00
Net Distribution									
DP	Duplex Assessment				2,026.40	0.00	0.00	2,026.40	0.00
LC	Late Charge				40.00	20.00	20.00	0.00	0.00
Q1	Qtrly Assessment				941.74	0.00	0.00	941.74	0.00