

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

YEAR-TO-DATE

ASSETS

Cash - Checking	84,273.48
Cash - Reserves	253,993.18
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TOTAL ASSETS	338,266.66
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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	222.05
Retained Earnings	87,846.04
Current Earnings/Loss	(3,572.56)
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TOTAL LIABILITIES & EQUITY	338,266.66
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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	3,767.89	0	3,767.89	65,058.01	62,155	2,903.01	124,309
Late Fee Income	40.00	0	40.00	230.00	0	230.00	0
Interest Income - Operating	3.29	0	3.29	13.30	0	13.30	0
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TOTAL INCOME	3,811.18	0	3,811.18	65,301.31	62,155	3,146.31	124,309
TOTAL OPERATIONS INCOME	3,811.18	0	3,811.18	65,301.31	62,155	3,146.31	124,309
<b>EXPENSES - BUILDINGS AND GROUNDS</b>							
Electricity	162.01	175	12.99	972.06	1,050	77.94	2,100
Irrigation System	901.63	225	(676.63)	901.63	1,350	448.37	2,700
Landscape Contract	3,020.36	2,500	(520.36)	14,460.36	15,000	539.64	30,000
Miscellaneous-Maint./Repairs/Supplies	168.00	0	(168.00)	471.20	0	(471.20)	0
Landscape Special Project	0.00	825	825.00	1,474.00	4,950	3,476.00	9,900
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TOTAL BUILDINGS & GROUNDS EXPENSE	4,252.00	3,725	(527.00)	18,279.25	22,350	4,070.75	44,700
<b>EXPENSES - ADMINISTRATIVE</b>							
Accounting Expense	0.00	50	50.00	255.00	300	45.00	600
Cable Television	4,183.37	4,559	375.63	18,415.61	27,355	8,939.39	54,709
Insurance Expense	(578.00)	250	828.00	3,240.00	1,500	(1,740.00)	3,000
Late Fees to Mgt. Co.	20.00	0	(20.00)	115.00	0	(115.00)	0
Legal Expense	0.00	350	350.00	1,591.10	2,100	508.90	4,200
Management Fees	650.00	650	0.00	3,900.00	3,900	0.00	7,800
Misc. Administrative Expense	0.00	40	40.00	20.00	240	220.00	480
Office Supplies Expense	39.65	60	20.35	219.42	360	140.58	720
Postage	32.45	50	17.55	92.20	300	207.80	600
Taxes	0.00	0	0.00	209.00	0	(209.00)	0
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TOTAL ADMINISTRATIVE EXPENSE	4,347.47	6,009	1,661.53	28,057.33	36,055	7,997.67	72,109
TOTAL EXPENSES	8,599.47	9,734	1,134.53	46,336.58	58,405	12,068.42	116,809
NET INCOME/(LOSS)	<u>(4,788.29)</u>	<u>(9,734)</u>	<u>4,945.71</u>	<u>18,964.73</u>	<u>3,750</u>	<u>15,214.73</u>	<u>7,500</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	1,436.50	0	1,436.50	37,733.83	40,222	(2,488.17)	80,443
TOTAL TOWNHOME INCOME	1,436.50	0	1,436.50	37,733.83	40,222	(2,488.17)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	1,436.50	0	1,436.50	37,733.83	40,222	(2,488.17)	80,443
<b>EXPENSES - TOWNHOME BUILDINGS &amp; GROUNDS</b>							
Townhome Building Repairs	0.00	175	175.00	0.00	1,050	1,050.00	2,100
Townhome Insurance Expense	12,504.96	4,660	(7,844.96)	48,071.85	27,964	(20,107.85)	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	12,504.96	4,835	(7,669.96)	50,693.35	29,014	(21,679.35)	61,874
NET TOWNHOME INCOME/(LOSS)	<u>(11,068.46)</u>	<u>(4,835)</u>	<u>(6,233.46)</u>	<u>(12,959.52)</u>	<u>11,208</u>	<u>(24,167.52)</u>	<u>18,569</u>
<b>INCOME - DUPLEXES</b>							
Duplex Assessments	7,553.28	0	7,553.28	85,022.93	77,377	7,645.93	154,753
TOTAL DUPLEX INCOME	7,553.28	0	7,553.28	85,022.93	77,377	7,645.93	154,753
TOTAL DUPLEX OPERATIONS INC	7,553.28	0	7,553.28	85,022.93	77,377	7,645.93	154,753
<b>EXPENSES - DUPLEX BLDNGS &amp; GRNDS</b>							
Duplex Building Repairs	0.00	233	233.00	0.00	1,400	1,400.00	2,800
Duplex Insurance	27,186.92	9,592	(17,594.92)	94,600.70	57,548	(37,052.70)	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	27,186.92	9,825	(17,361.92)	94,600.70	58,948	(35,652.70)	127,694
NET DUPLEX INCOME/(LOSS)	<u>(19,633.64)</u>	<u>(9,825)</u>	<u>(9,808.64)</u>	<u>(9,577.77)</u>	<u>18,429</u>	<u>(28,006.77)</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
<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	4,333.00	0	4,333.00	0
Reserve (Cash/Money Mkt.) Interest Inc.	43.65	0	43.65	222.05	0	222.05	0
<b>TOTAL RESERVE FUNDING</b>	<b>43.65</b>	<b>0</b>	<b>43.65</b>	<b>13,160.10</b>	<b>0</b>	<b>13,160.10</b>	<b>0</b>
<b>EXPENSES:</b>							
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
<b>TOTAL RESERVE EXPENSES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>35,586.73</b>	<b>0</b>	<b>(35,586.73)</b>	<b>0</b>
<b>SURPLUS (DEFICIT) CARRIED FWD</b>	<b>43.65</b>	<b>0</b>	<b>43.65</b>	<b>(22,426.63)</b>	<b>0</b>	<b>(22,426.63)</b>	<b>0</b>

AP Voucher Detail QueensGrantSoundside Entity: 0893 QueensGrantSoundside
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For GL Dates 06/01/21 to 06/30/21  
 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: 4018 01275078	ZP0100	Electricity Jones-Onslow Electric	06/11/2021	162.01	SEC LIGHTS	893	100057	06/11/2021	162.01
Account: 4035 01277096	ZP2675	Irrigation System Abraham Contreras	06/23/2021	901.63	irr/fill dirt	893	100060	06/23/2021	901.63
Account: 4039 01277096	ZP2675	Landscape Contract Abraham Contreras	06/23/2021	3,020.36	irr/fill dirt	893	100060	06/23/2021	3,020.36
Account: 4052 01278799	ZP2608	Misc.-Maint/Rpr/Sply Jeremy Lemarie	06/29/2021	168.00	MFH Numbers	893	100063	06/29/2021	168.00
Account: 4104 01276334	ZP0991	Cable Television Spectrum	06/21/2021	4,183.37	920 OBSERVATIO	893	100058	06/21/2021	4,183.37
Account: 4107 01279506	ZP0001	Late Fees to Mgt.Co. Premier Management Co.	06/30/2021	20.00	L20.00	893	930696	06/30/2021	20.00
Account: 4112 01272190	ZP0001	Management Fees Premier Management Co.	06/02/2021	650.00	JUNE MGMT FEES	893	930693	06/04/2021	650.00
Account: 4115 01278021	ZP0001	Office Supplies Exp. Premier Management Co.	06/29/2021	34.70	SUPPLIES	893	930694	06/29/2021	34.70
01278022	ZP0001	Premier Management Co.	06/29/2021	4.95	SUPPLIES	893	930694	06/29/2021	4.95
Account: 4116 01278021	ZP0001	Postage Premier Management Co.	06/29/2021	29.70	POSTAGE	893	930694	06/29/2021	29.70
01278022	ZP0001	Premier Management Co.	06/29/2021	2.75	POSTAGE	893	930694	06/29/2021	2.75
Account: 4806 01276335	ZP1482	Twnh Insurance Exp. Gulfstream Premium	06/21/2021	12,504.96	109-320-000-00796516	893	100059	06/21/2021	12,504.96
Account: 6506 01276335	ZP1482	Duplex Insurance Gulfstream Premium	06/21/2021	25,009.92	109-320-000-00796516	893	100059	06/21/2021	25,009.92
01277306	ZP2880	Hartford Fire Ins. Co.*	06/24/2021	600.00	87059557452019	893	100061	06/24/2021	600.00
01277307	ZP1095	American Bankers Ins Co*	06/24/2021	741.00	87049972662020	893	100062	06/24/2021	741.00
01278990	ZP1077	Selective Ins Company	06/30/2021	836.00	POL# FLD3341313	893	930695	06/30/2021	836.00
Totals:				48,869.35					48,869.35

