

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

YEAR-TO-DATE

ASSETS

Cash - Checking	147,347.16
Cash - Reserves	253,384.93

TOTAL ASSETS	400,732.09
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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
Townhome Building Reserves	(650.00)
Reserve Cash/Money Mkt. Interest Income	263.80
Retained Earnings	87,846.04
Current Earnings/Loss	59,501.12

TOTAL LIABILITIES & EQUITY	400,732.09
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME - TOWNHOMES							
Townhome Assessments	17,238.00	20,111	(2,873.00)	54,971.83	60,333	(5,361.17)	80,443
TOTAL TOWNHOME INCOME	17,238.00	20,111	(2,873.00)	54,971.83	60,333	(5,361.17)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	17,238.00	20,111	(2,873.00)	54,971.83	60,333	(5,361.17)	80,443
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	175	175.00	0.00	1,225	1,225.00	2,100
Townhome Insurance Expense	0.00	4,660	4,660.00	48,071.85	32,624	(15,447.85)	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 TOWNHOME BUILDINGS & GROUNDS EXP	0.00	4,835	4,835.00	50,693.35	33,849	(16,844.35)	61,874
NET TOWNHOME INCOME/(LOSS)	17,238.00	15,276	1,962.00	4,278.48	26,484	(22,205.52)	18,569
INCOME - DUPLEXES							
Duplex Assessments	27,094.68	38,688	(11,593.32)	112,117.61	116,065	(3,947.39)	154,753
TOTAL DUPLEX INCOME	27,094.68	38,688	(11,593.32)	112,117.61	116,065	(3,947.39)	154,753
TOTAL DUPLEX OPERATIONS INC	27,094.68	38,688	(11,593.32)	112,117.61	116,065	(3,947.39)	154,753
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	234	234.00	0.00	1,634	1,634.00	2,800
Duplex Insurance	1,166.00	9,591	8,425.00	95,766.70	67,139	(28,627.70)	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	1,166.00	9,825	8,659.00	95,766.70	68,773	(26,993.70)	127,694
NET DUPLEX INCOME/(LOSS)	25,928.68	28,863	(2,934.32)	16,350.91	47,292	(30,941.09)	27,059

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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	0.00	0	0.00	4,333.00	0	4,333.00	0
Reserve (Cash/Money Mkt.) Interest Inc.	41.75	0	41.75	263.80	0	263.80	0
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TOTAL RESERVE FUNDING	41.75	0	41.75	13,201.85	0	13,201.85	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
Townhome Building Reserve-Payment	650.00	0	(650.00)	650.00	0	(650.00)	0
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TOTAL RESERVE EXPENSES	650.00	0	(650.00)	36,236.73	0	(36,236.73)	0
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SURPLUS (DEFICIT) CARRIED FWD	(608.25)	0	(608.25)	(23,034.88)	0	(23,034.88)	0
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For GL Dates 07/01/21 to 07/31/21
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: 2150 01281969	&10221	Owner Refund Payable 965 Tower Court A, LLC	07/13/2021	1,852.59	Refund	893	930698	07/13/2021	1,852.59
Account: 2757 01285824	ZP3261	Townhome Bldg.Res.-P Richard Matthews	07/29/2021	650.00	953D Twr Ct	893R	100002	07/29/2021	650.00
Account: 4018 01281559	ZP0100	Electricity Jones-Onslow Electric	07/09/2021	162.01	SEC LIGHTS	893	100066	07/09/2021	162.01
Account: 4104 01283488	ZP0991	Cable Television Spectrum	07/20/2021	4,213.37	920 OBSERVATIO	893	100067	07/20/2021	4,213.37
Account: 4112 01279274	ZP0001	Management Fees Premier Management Co.	07/02/2021	650.00	JULY MGMT FEES	893	930697	07/07/2021	650.00
Account: 4115 01285256	ZP0001	Office Supplies Exp. Premier Management Co.	07/29/2021	22.71	SUPPLIES	893	930699	07/29/2021	22.71
Account: 4116 01285256	ZP0001	Postage Premier Management Co.	07/29/2021	3.85	POSTAGE	893	930699	07/29/2021	3.85
Account: 6506 01280688	ZP2880	Duplex Insurance Hartford Fire Ins. Co.*	07/07/2021	600.00	87059557462019	893	100064	07/07/2021	600.00
01281558	ZP2880	Hartford Fire Ins. Co.*	07/09/2021	566.00	87059621312019	893	100065	07/09/2021	566.00
Totals:				8,720.53					8,720.53