



Financial Report Package

August 2023

Prepared for

Queens Grant Recreation Assn., Inc.

By

Premier Management Company

Assets

OPERATING CASH

10-1000-0000-00 Cash - Pinnacle - Operating 2656 \$173,450.87

Total OPERATING CASH: \$173,450.87

RESERVE CASH

12-1200-0000-00 Cash - Pinnacle - Reserves 8646 179,231.42

Total RESERVE CASH: \$179,231.42

Total Assets: **\$352,682.29**

Liabilities & Equity

RESERVE FUNDS

25-2607-0000-00 General Reserves 175,449.85

Total RESERVE FUNDS: \$175,449.85

EQUITY

29-2960-0000-00 Retained Earnings 143,190.46

Total EQUITY: \$143,190.46

Net Income Gain / Loss 34,041.98
\$34,041.98

Total Liabilities & Equity: **\$352,682.29**

Income Statement - Operating

Queens Grant Recreation Assn., Inc.

From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
3001-0000-00 General Assessments	\$10,560.00	\$-	\$10,560.00	\$323,076.80	\$436,000.00	(\$112,923.20)	\$436,000.00
3004-0000-00 Late Fee Income	160.00	-	160.00	400.00	-	400.00	-
3910-0000-00 Interest - Reserves	606.84	-	606.84	3,781.57	-	3,781.57	-
Total OPERATING INCOME	\$11,326.84	\$-	\$11,326.84	\$327,258.37	\$436,000.00	(\$108,741.63)	\$436,000.00
Total OPERATING INCOME	\$11,326.84	\$-	\$11,326.84	\$327,258.37	\$436,000.00	(\$108,741.63)	\$436,000.00
OPERATING EXPENSE							
EXPENSES - BUILDINGS & GROUNDS							
4015-0000-00 Clubhouse Repairs	-	-	-	-	4,200.00	4,200.00	4,200.00
4019-0000-00 Miscellaneous-Maint./Repairs/Supplies	-	-	-	5,553.10	-	(5,553.10)	-
4033-0000-00 Plumbing Repairs	-	-	-	19.75	-	(19.75)	-
4044-0000-00 Gate/Entry Maintenance	986.73	-	(986.73)	2,251.73	4,800.00	2,548.27	4,800.00
5000-0000-00 Landscape Contract	2,280.00	-	(2,280.00)	9,120.00	19,000.00	9,880.00	19,000.00
5011-0000-00 Ground Maintenance	3,385.00	-	(3,385.00)	3,930.00	16,000.00	12,070.00	16,000.00
5400-0000-00 Pool Contract	1,619.45	-	(1,619.45)	12,955.60	18,500.00	5,544.40	18,500.00
5404-0000-00 Pool Repairs	-	-	-	354.38	14,400.00	14,045.62	14,400.00
5406-0000-00 Pool Supplies/Chemicals	-	-	-	504.53	-	(504.53)	-
6002-0000-00 Electricity	1,057.00	-	(1,057.00)	7,407.87	4,500.00	(2,907.87)	4,500.00
6003-0000-00 WWTP Waste Water Treatment Plant	21,894.40	-	(21,894.40)	54,620.43	114,950.90	60,330.47	114,950.90
6004-0000-00 Water & Sewer	11,542.17	-	(11,542.17)	43,860.66	102,758.38	58,897.72	102,758.38
6012-0000-00 Telephone/Cable	29.99	-	(29.99)	407.49	960.00	552.51	960.00
7004-0000-00 Pest Control	80.00	-	(80.00)	365.00	820.00	455.00	820.00
7010-0000-00 Trash Removal	-	-	-	22,236.00	30,000.00	7,764.00	30,000.00
Total EXPENSES - BUILDINGS & GROUNDS	\$42,874.74	\$-	(\$42,874.74)	\$163,586.54	\$330,889.28	\$167,302.74	\$330,889.28
EXPENSES - ADMINISTRATIVE							
8002-0000-00 Office Supplies Expense	87.27	-	(87.27)	1,186.50	600.00	(586.50)	600.00
8006-0000-00 Accounting Expense	-	-	-	260.00	800.00	540.00	800.00
8008-0000-00 Legal Expense	-	-	-	264.00	6,000.00	5,736.00	6,000.00
8010-0000-00 Insurance Expense	6,026.00	-	(6,026.00)	20,829.00	33,237.82	12,408.82	33,237.82
8014-0000-00 Management Fees	850.00	-	(850.00)	6,800.00	10,200.00	3,400.00	10,200.00
8015-0000-00 Postage	-	-	-	-	360.00	360.00	360.00
8024-0000-00 Late Fees to Mgt. Co.	70.00	-	(70.00)	190.00	-	(190.00)	-
8061-0000-00 Website Expense	44.98	-	(44.98)	659.84	1,800.00	1,140.16	1,800.00
8063-0000-00 Internet Expense	285.94	-	(285.94)	2,067.61	1,620.00	(447.61)	1,620.00
8073-0000-00 Meetings Expense	-	-	-	-	500.00	500.00	500.00
8090-0000-00 Misc. Administrative Expense	40.00	-	(40.00)	180.00	-	(180.00)	-
Total EXPENSES - ADMINISTRATIVE	\$7,404.19	\$-	(\$7,404.19)	\$32,436.95	\$55,117.82	\$22,680.87	\$55,117.82
EXPENSES - RESERVES FUNDED							
9000-0000-00 Reserve - General	-	-	-	97,192.90	47,192.90	(50,000.00)	47,192.90
Total EXPENSES - RESERVES FUNDED	\$-	\$-	\$-	\$97,192.90	\$47,192.90	(\$50,000.00)	\$47,192.90
Total OPERATING EXPENSE	\$50,278.93	\$-	(\$50,278.93)	\$293,216.39	\$433,200.00	\$139,983.61	\$433,200.00
Net Income:	(\$38,952.09)	\$0.00	(\$38,952.09)	\$34,041.98	\$2,800.00	\$31,241.98	\$2,800.00

Date	Check #	Payee	Amount
10-1000-0000-00 Cash - Pinnacle - Operating 2656			
08/01/2023	0	Premier Management Company	\$850.00
		Invoice #: 27393	
		80-8014-0000-00 Management Fee for 8/1/2023; Management Fee	\$850.00
08/01/2023	100257	Town of Topsail Beach *	\$172.14
		Invoice #: 080123-591	
		40-6004-0000-00 Payment - Invoice No: 080123-591; 591- Town of Topsail Beach *	\$172.14
08/01/2023	100258	Town of Topsail Beach *	\$27.57
		Invoice #: 073123-587	
		40-6004-0000-00 Payment - Invoice No: 073123-587; 587- Town of Topsail Beach *	\$27.57
08/01/2023	100259	Town of Topsail Beach *	\$10,513.10
		Invoice #: 073123-588	
		40-6004-0000-00 Payment - Invoice No: 073123-588; 588- Town of Topsail Beach *	\$10,513.10
08/01/2023	100260	Town of Topsail Beach *	\$829.36
		Invoice #: 073123-3124	
		40-6004-0000-00 Payment - Invoice No: 073123-3124; 13124- Town of Topsail Beach *	\$829.36
08/02/2023	300010	William Cilento	\$986.73
		40-4044-0000-00 Reimbursement for gate repairs	\$986.73
08/02/2023	100261	Carolina Swim	\$1,619.45
		Invoice #: 10002102	
		40-5400-0000-00 Payment - Invoice No: 10002102; monthly contract-Carolina Swim	\$1,619.45
08/02/2023	100262	Environmental Chemists	\$213.00
		Invoice #: 210761	
		40-6003-0000-00 Payment - Invoice No: 210761; Chemicals-Environmental Chemists	\$213.00
08/02/2023	100263	Environmental Chemists	\$680.00
		Invoice #: 210762	
		40-6003-0000-00 Payment - Invoice No: 210762; Chemicals-Environmental Chemists	\$680.00
08/02/2023	100264	Environmental Chemists	\$168.00
		Invoice #: 210868	
		40-6003-0000-00 Payment - Invoice No: 210868; Chemicals-Environmental Chemists	\$168.00
08/02/2023	100265	Pump Station Solutions	\$2,898.00
		Invoice #: MF 2023 08 QG	
		40-6003-0000-00 Payment - Invoice No: MF 2023 08 QG; monthly contract-Pump Station Solutions	\$2,898.00
08/08/2023	100266	Spectrum	\$29.99
		Invoice #: 0043762072123	
		40-6012-0000-00 Payment - Invoice No: 0043762072123; pool phone-Spectrum	\$29.99
08/09/2023	0	Cincinnati Insurance Co*	\$6,026.00
		Invoice #: 080923	
		80-8010-0000-00 Invoice: 080923; Insurance Expense	\$6,026.00

Date	Check #	Payee	Amount
08/09/2023	100267	Cape Fear Termite & Pest Control LLC	\$80.00
		Invoice #: 32766	
		40-7004-0000-00 Payment - Invoice No: 32766; Quarterly pest control-Cape Fear Termite & Pest Control LLC	\$80.00
08/10/2023	100268	Spectrum	\$127.97
		Invoice #: 0036170072923	
		80-8063-0000-00 Payment - Invoice No: 0036170072923; internet-Spectrum	\$127.97
08/14/2023	100269	Incredible lawns and Gardens	\$1,140.00
		Invoice #: 343	
		40-5000-0000-00 Payment - Invoice No: 343; August lawn-Incredible lawns and Gardens	\$1,140.00
08/14/2023	100270	Incredible lawns and Gardens	\$1,140.00
		Invoice #: 342	
		40-5000-0000-00 Payment - Invoice No: 342; july landscaping-Incredible lawns and Gardens	\$1,140.00
08/15/2023	100271	Cape Fear Design	\$44.98
		Invoice #: 2454	
		80-8061-0000-00 Payment - Invoice No: 2454; website-Cape Fear Design	\$44.98
08/15/2023	100272	ENC Water and Wastewater Services	\$6,479.44
		Invoice #: 1449	
		40-6003-0000-00 Payment - Invoice No: 1449; UV lights, Turbidity meter-ENC Water and Wastewater Services	\$6,479.44
08/17/2023	100273	Jones-Onslow Electric	\$54.81
		Invoice #: 23110037	
		40-6002-0000-00 Payment - Invoice No: 23110037; office-Jones-Onslow Electric	\$54.81
08/17/2023	100274	Jones-Onslow Electric	\$490.55
		Invoice #: 23110036	
		40-6002-0000-00 Payment - Invoice No: 23110036; WWTP electric-Jones-Onslow Electric	\$490.55
08/17/2023	100275	Jones-Onslow Electric	\$511.64
		Invoice #: 23110038	
		40-6002-0000-00 Payment - Invoice No: 23110038; club house-Jones-Onslow Electric	\$511.64
08/18/2023	100276	Brenntag Mid-South, INC	\$1,228.98
		Invoice #: 4007172-00	
		40-6003-0000-00 Payment - Invoice No: 4007172-00; Chemicals-Brenntag Mid-South, INC	\$1,228.98
08/22/2023	100277	Environmental Chemists	\$168.00
		Invoice #: 211416	
		40-6003-0000-00 Payment - Invoice No: 211416; Chemicals-Environmental Chemists	\$168.00
08/25/2023	100278	Intracoastal Climate Control, LLC	\$8,650.00
		Invoice #: 2028	
		40-6003-0000-00 Payment - Invoice No: 2028; condensing unit-Intracoastal Climate Control, LLC	\$8,650.00
08/31/2023	0	Premier Management Company	\$197.27

Date	Check #	Payee	Amount
Invoice #: 29688			
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259594; Date: 08/03/2023	\$2.09
		80-8002-0000-00 Addendum for 8/31/2023; GL 8002 - Office Supplies - Online Services	\$14.17
		80-8002-0000-00 Addendum for 8/31/2023; GL 8002 - Office Supplies - Remote Backup	\$6.00
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-01-2023	\$4.40
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-02-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-02-2023	\$5.50
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-08-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-09-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-10-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-14-2023	\$2.20
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-15-2023	\$2.20
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-17-2023	\$3.30
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-18-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-22-2023	\$1.10
		80-8002-0000-00 Addendum for 8/31/2023; A/P Processing - AP Processing - 08-25-2023	\$1.10
		80-8090-0000-00 Addendum for 8/31/2023; Eblast Charge - eblast on 8.25.23	\$20.00
		80-8090-0000-00 Addendum for 8/31/2023; Eblast Charge - eblast on 8.28.23	\$20.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259595	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259634	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259654	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259643	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259553	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259551	\$10.00
		80-8024-0000-00 Addendum for 8/31/2023; Late Fees - Account - 70700259650	\$10.00
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259648; Date: 08/03/2023	\$2.09
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259648; Date: 08/03/2023	\$2.09
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259551; Date: 08/03/2023	\$2.09

Date	Check #	Payee	Amount	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259551; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259553; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259553; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259584; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259584; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259654; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259654; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259586; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259586; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259614; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259614; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259643; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259643; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259650; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259650; Date: 08/03/2023	\$2.09	
		80-8002-0000-00 Addendum for 8/31/2023; Notices - Collection Letter - Acct: 70700259594; Date: 08/03/2023	\$2.09	
08/31/2023	100279	Incredible lawns and Gardens	\$3,385.00	
		Invoice #: 352		
		40-5011-0000-00 Payment - Invoice No: 352; tree and bush pruning in front of office-Incredible lawns and Gardens	\$3,385.00	
08/31/2023	100280	Brenntag Mid-South, INC	\$1,240.98	
		Invoice #: BMS491096		
		40-6003-0000-00 Payment - Invoice No: BMS491096; Chemicals-Brenntag Mid-South, INC	\$1,240.98	
08/31/2023	100281	Environmental Chemists	\$168.00	
		Invoice #: 211680		
		40-6003-0000-00 Payment - Invoice No: 211680; Chemicals-Environmental Chemists	\$168.00	
08/31/2023	100282	Spectrum	\$157.97	
		Invoice #: 0035818081323		
		80-8063-0000-00 Payment - Invoice No: 0035818081323; internet-Spectrum	\$157.97	
		Account Totals	# Checks: 30	\$50,278.93
		Association Totals	# Checks: 30	\$50,278.93

Queens Grant Recreation Assn., Inc.

From 8/1/2023 To 8/31/2023

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
Queens Grant Recreation Assn., Inc. Count :				0

Homeowner Aging Report		Date:	9/7/2023
Queens Grant Recreation Assn., Inc.		Time:	10:02 am
End Date: 08/31/2023		Page:	1

Filters: Minimum Balance - .01 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
70700259670 - Carol Arnn - Owner - Coupons 923 210 N Anderson Blvd Unit 210C Lot 2		Last Payment: \$1,020.00 on 07/06/2023			
Payment Plan: (None)		Marshall, Williams, Gorham, LLP			
PrePaid	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Total:	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
70700259579 - Eugene Ball & Peggy Ball - Owner - 961 B Tower Ct Unit 3D Unit 961B Lot 3D		Last Payment: \$1,000.00 on 07/11/2023			
Payment Plan: (None)					
Assessment (Delinquent Fee)2022	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Assessment 2023	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
Total:	(\$20.00)	\$0.00	\$20.00	\$0.00	\$0.00
70700259570 - Michael Bonello & Rhonda Bonello - Owner - 916 Bumble Bee Ln Unit 0916 Lot 28		Last Payment: \$1,000.00 on 07/05/2023			
Payment Plan: (None)					
PrePaid	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Total:	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
70700259648 - Scott Catapano - Owner - 923 111 N Anderson Blvd Unit 111C Lot 11		Last Payment: \$56.05 on 07/31/2023			
Payment Plan: (None)		Collection Status: 30 Day Letter			
Assessment 2023	\$0.00	\$0.00	\$963.95	\$0.00	\$963.95
Total:	\$0.00	\$0.00	\$963.95	\$0.00	\$963.95
70700259671 - Edward Dickerson - Owner - 923 209 N Anderson Blvd Unit 209C Lot 20		Last Payment: \$1,020.00 on 06/27/2023			
Payment Plan: (None)					
PrePaid	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Total:	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
70700259643 - Chuck Esserwein & Judy Esserwein - Owner - 923 109 N Anderson Blvd Unit 109C Lot 10		Last Payment: \$1,000.00 on 08/07/2023			
Payment Plan: (None)					
Assessment 2023	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
Total:	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
70700259614 - Austin Harris & Stephanie Harris - Owner - 946 Observation Ln Lot 23		Last Payment: \$1,020.00 on 06/07/2023			
Payment Plan: (None)		Collection Status: 30 Day Letter			
Assessment (Delinquent Fee)2023	\$20.00	\$20.00	\$0.00	\$0.00	\$40.00
Assessment 2023	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
Total:	\$20.00	\$20.00	\$1,000.00	\$0.00	\$1,040.00
070700259612 - Michael Johnson - Previous Owner - Coupons 953 Tower Ct, Unit 1F Unit 953F Lot 1F		Last Payment: \$943.95 on 06/30/2022			
Payment Plan: (None)					
PrePaid	(\$943.95)	\$0.00	\$0.00	\$0.00	(\$943.95)
Total:	(\$943.95)	\$0.00	\$0.00	\$0.00	(\$943.95)
70700259595 - George Lambert Jr & Jennifer Lambert - Owner - 934 Observation Ln Lot 17		Last Payment: \$1,000.00 on 08/01/2023			
Payment Plan: (None)					
Assessment 2023	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
Total:	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
70700259645 - Ray McDonald - Owner - 923 110 N Anderson Blvd Unit 110C Lot 11		Last Payment: \$1,000.00 on 07/10/2023			
Payment Plan: (None)					
PrePaid	(\$83.75)	\$0.00	\$0.00	\$0.00	(\$83.75)
Total:	(\$83.75)	\$0.00	\$0.00	\$0.00	(\$83.75)

Filters: Minimum Balance - .01 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
70700259608 - The Suzanne K Misiaveg Revocable Trust - Account At Attorney - Sta 942 Observation Ln Lot 21 Payment Plan: (None) Last Payment: \$942.90 on 08/30/2022 Collection Status: At Attorney Marshall, Williams, Gorham, LLP					
Assessment (Delinquent Fee)2023	\$0.00	\$0.00	\$20.00	\$20.00	\$40.00
Assessment 2023	\$0.00	\$0.00	\$1,000.00	\$1,056.05	\$2,056.05
Total:	\$0.00	\$0.00	\$1,020.00	\$1,076.05	\$2,096.05
70700259603 - Nancy J Pappas - Owner - 956 B Tower Ct, Unit 8B Unit 956B Lot 8B Payment Plan: (None) Last Payment: \$1,000.00 on 07/01/2023					
PrePaid	(\$218.86)	\$0.00	\$0.00	\$0.00	(\$218.86)
Total:	(\$218.86)	\$0.00	\$0.00	\$0.00	(\$218.86)
70700259638 - Rainy Day Rogers, LLC - Owner - 925 107 N Anderson Blvd Unit 107B Lot 107B Lot 107B Lot 107B Payment Plan: (None) Last Payment: \$1,020.00 on 07/25/2023					
PrePaid	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Total:	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
70700259561 - Lori Schneider - Owner - 911 Bumble Bee Ln Unit 0911 Lot 25 Payment Plan: (None) Last Payment: \$2,040.00 on 06/14/2023					
PrePaid	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)
Total:	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)
70700259660 - John Yates & Rebecca Yates - Owner - 917 120 N Anderson Blvd Unit 120F Lot 120F Lot 120F Lot 120F Payment Plan: (None) Last Payment: \$1,020.00 on 07/07/2023					
PrePaid	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Total:	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Queens Grant Recreation Assn., Inc.	(\$1,386.56)	\$20.00	\$3,043.95	\$1,076.05	\$2,753.44

Description	Total
Assessment (Delinquent Fee)2022	(\$20.00)
Assessment (Delinquent Fee)2023	\$80.00
Assessment 2023	\$4,080.00
PrePaid	(\$1,386.56)
AR Total:	\$4,140.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/13/2023		Bill Adams		100170	(\$177.96)
08/25/2023		Intracoastal Climate Control, LLC		100278	(\$8,650.00)
08/31/2023		Incredible lawns and Gardens		100279	(\$3,385.00)
08/31/2023		Brenntag Mid-South, INC		100280	(\$1,240.98)
08/31/2023		Premier Management Company		0	(\$197.27)
08/31/2023		Environmental Chemists		100281	(\$168.00)
08/31/2023		Spectrum		100282	(\$157.97)
Total Uncleared					(\$13,977.18)

Pinnacle - Operating - 2656 Summary

Ending Account Balance:	\$ 173,450.87
Uncleared Items:	(\$13,977.18)
Adjusted Balance:	\$ 187,428.05
Bank Ending Balance:	\$ 187,428.05
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Pinnacle - Reserve - 8646 Summary					
Ending Account Balance:			\$ 179,231.42		
Uncleared Items:			\$-		
Adjusted Balance:			\$ 179,231.42		
Bank Ending Balance:			\$ 179,231.42		
Difference:			\$-		



150 Third Avenue South
Suite 900
Nashville, TN 37201
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

RETURN SERVICE REQUESTED

Account
XXXXXXXX2656

Queens Grant Recreation Assn., Inc.
Premier Management Company - Agent
Queens Grant Recreation - 707 OA
PO Box 12051
Wilmington, NC 28405-0100

Statement of Account

Horizon 75

Balance 8/01/23 \$ 211,234.33	Summary	
Balance 8/31/23 \$ 187,428.05	Credits +\$13,120.00	
	Interest +\$.00	
	Debits -\$36,926.28	



Credit Transactions

Deposits

8/01	Premier Mgmt193 OnlinePay 1561376756 1561376756 Premier Mgmt193	2,000.00
8/01	Remote Deposit	1,000.00
8/02	Premier Mgmt193 OnlinePay 1561376756 1561376756 Premier Mgmt193	1,000.00
8/03	Premier Mgmt193 OnlinePay 1561376756 1561376756 Premier Mgmt193	1,020.00
8/03	Remote Deposit	1,020.00
8/07	Remote Deposit	1,000.00
8/14	Remote Deposit	2,040.00
8/16	Remote Deposit	1,000.00
8/23	AIBILLPAYMC BILLPAY 12 3454214418 Queens Grant Recreation	1,020.00
8/30	Premier Mgmt193 OnlinePay 1561376756 1561376756 Premier Mgmt193	1,000.00
8/30	Remote Deposit	1,020.00
Total Credits		\$13,120.00

Protecting Yourself from Fraud

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In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201
(800) 264-3613

Debit Transactions

Other Debits

8/01	Premier Mgmt193	VENDOR PAY 1561376756	1561376756 Premier Mgmt193	46.57
8/02	Premier Mgmt193	VENDOR PAY 1561376756	1561376756 Premier Mgmt193	850.00
8/03	AVIDPAY SERVICE	AVIDPAY CK100264	1561861608 QueensGrantRecreation REF*CK*100264*230802*Environme ntal Chemists\	168.00
8/03	AVIDPAY SERVICE	AVIDPAY CK100262	1561861608 QueensGrantRecreation REF*CK*100262*230802*Environme ntal Chemists\	213.00
8/03	AVIDPAY SERVICE	AVIDPAY CK100263	1561861608 QueensGrantRecreation REF*CK*100263*230802*Environme ntal Chemists\	680.00
8/10	CINFIN	INSURANCE 0000000160	S QUEENS GRANT RECREATIO	6,026.00
8/18	AVIDPAY SERVICE	AVIDPAY CK100273	1561861608 QueensGrantRecreation REF*CK*100273*230817*JonesOnsl ow Electric\	54.81
8/18	AVIDPAY SERVICE	AVIDPAY CK100274	1561861608 QueensGrantRecreation REF*CK*100274*230817*JonesOnsl ow Electric\	490.55
8/18	AVIDPAY SERVICE	AVIDPAY CK100275	1561861608 QueensGrantRecreation REF*CK*100275*230817*JonesOnsl ow Electric\	511.64
8/23	AVIDPAY SERVICE	AVIDPAY CK100277	1561861608 QueensGrantRecreation REF*CK*100277*230822*Environme ntal Chemists\	168.00
8/28	The Marina at Qu	CincXfer D3785	1834600856 Pinnacle - Operating -	400.00

Checks

8/10	Check 100257	172.14
8/10	Check 100258	27.57
8/10	Check 100259	10,513.10
8/10	Check 100260	829.36
8/09	Check 100261	1,619.45
8/09	Check 100265*	2,898.00
8/16	Check 100266	29.99
8/24	Check 100267	80.00
8/21	Check 100268	127.97
8/24	Check 100269	1,140.00
8/24	Check 100270	1,140.00
8/25	Check 100271	44.98
8/21	Check 100272	6,479.44
8/28	Check 100276*	1,228.98
8/07	Check 300010*	986.73
Total Debits		\$36,926.28

(*) Indicates gap in check number sequence

Average Balance This Statement	\$197,851.61	Annual Percentage Yield Earned	.00%
Interest Earned This Period	\$.00	Days in Period	31
Interest Paid Year to Date	\$.00	Interest Paid	\$.00

DAILY BALANCE INFORMATION

8/01	214,187.76	8/09	210,812.58	8/18	195,197.42
8/02	214,337.76	8/10	193,244.41	8/21	188,590.01
8/03	215,316.76	8/14	195,284.41	8/23	189,442.01
8/07	215,330.03	8/16	196,254.42	8/24	187,082.01

8/25	187,037.03	8/28	185,408.05	8/30	187,428.05
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Credit	\$1000.00
Date/Time: 8/1/2023 2:45 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$1000.00

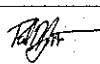
#0 08/01/2023 \$1,000.00

Credit	\$1000.00
Date/Time: 8/7/2023 4:06 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$1000.00

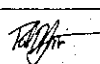
#0 08/07/2023 \$1,000.00

Credit	\$1000.00
Date/Time: 8/16/2023 2:45 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$1000.00

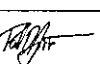
#0 08/16/2023 \$1,000.00

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100257 DATE: 08/01/2023
PAY TO <u>Town of Topsail Beach *</u> \$ <u>172.14</u>		
THE ORDER OF <u>One Hundred Seventy-Two Dollars and Fourteen Cents</u> DOLLARS		
memo: Act 59: Inv 080123 391		
		
⑆ 100257⑆ ⑆ 064008637⑆ 800107882656⑆		

#100257 08/10/2023 \$172.14

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100259 DATE: 08/01/2023
PAY TO <u>Town of Topsail Beach *</u> \$ <u>10,513.10</u>		
THE ORDER OF <u>Ten Thousand Five Hundred Thirteen Dollars and Ten Cents</u> DOLLARS		
memo: Act 59: Inv 073123 508		
		
⑆ 100259⑆ ⑆ 064008637⑆ 800107882656⑆		

#100259 08/10/2023 \$10,513.10

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100261 DATE: 08/02/2023
PAY TO <u>Carolina Swim</u> \$ <u>1,619.45</u>		
THE ORDER OF <u>One Thousand Six Hundred Nineteen Dollars and Forty-Five Cents</u> DOLLARS		
memo: Inv 10001182		
		
⑆ 100261⑆ ⑆ 064008637⑆ 800107882656⑆		

#100261 08/09/2023 \$1,619.45

Credit	\$1020.00
Date/Time: 8/3/2023 2:45 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$1020.00


#0 08/03/2023 \$1,020.00

Credit	\$2040.00
Date/Time: 8/14/2023 2:46 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$2040.00


#0 08/14/2023 \$2,040.00

Credit	\$1020.00
Date/Time: 8/30/2023 2:46 PM	
Comment: Virtual Deposit Ticket	
Pinnacle Bank Queens Grant Recreation Assoc., Inc.	
R/T: 064008637	Account: 800107882656
TC: 40	Amount: \$1020.00


#0 08/30/2023 \$1,020.00

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100258 DATE: 08/01/2023
PAY TO <u>Town of Topsail Beach *</u> \$ <u>27.57</u>		
THE ORDER OF <u>Twenty-Seven Dollars and Fifty-Seven Cents</u> DOLLARS		
memo: Act 59: Inv 081123 567		
		
⑆ 100258⑆ ⑆ 064008637⑆ 800107882656⑆		

#100258 08/10/2023 \$27.57

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100260 DATE: 08/01/2023
PAY TO <u>Town of Topsail Beach *</u> \$ <u>829.36</u>		
THE ORDER OF <u>Eight Hundred Twenty-Nine Dollars and Thirty-Six Cents</u> DOLLARS		
memo: Act 13724 Inv 013721824		
		
⑆ 100260⑆ ⑆ 064008637⑆ 800107882656⑆		

#100260 08/10/2023 \$829.36

QueensGrantRecreation c/o Premier Management Co. P.O. Box 12051 Wilmington, NC 28405	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37203	100265 DATE: 08/02/2023
PAY TO <u>Pump Station Solutions</u> \$ <u>2,898.00</u>		
THE ORDER OF <u>Two Thousand Eight Hundred Ninety-Eight Dollars and Zero Cents</u> DOLLARS		
memo: Act Queens Grant Inv MP 2023 08 00		
		
⑆ 100265⑆ ⑆ 064008637⑆ 800107882656⑆		

#100265 08/09/2023 \$2,898.00

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/06/2023

100266

PAY TO: Spectrum
THE ORDER OF: Twenty-Nine Dollars and Ninety-Nine Cents

\$ 29.99 DOLLARS

memo: A/C: 8551 80109 004370; Inv: 09-078217173

Security Features Included: Details on back

100266 10640086374 800107882656

#100266 08/16/2023 \$29.99

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/09/2023

100267

PAY TO: Cape Fear Termite & Pest Control LLC
THE ORDER OF: Eighty Dollars and Zero Cents

\$ 80.00 DOLLARS

memo: A/C: 80033; Inv: 31766

Security Features Included: Details on back

100267 10640086374 800107882656

#100267 08/24/2023 \$80.00

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/10/2023

100268

PAY TO: Spectrum
THE ORDER OF: One Hundred Twenty-Seven Dollars and Ninety-Seven Cents

\$ 127.97 DOLLARS

memo: A/C: 8551 80109 004370; Inv: 08-3617201701

Security Features Included: Details on back

100268 10640086374 800107882656

#100268 08/21/2023 \$127.97

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/14/2023

100269

PAY TO: Abraham Contreras
THE ORDER OF: One Thousand One Hundred Forty Dollars and Zero Cents

\$ 1,140.00 DOLLARS

memo: Inv: 343

Security Features Included: Details on back

100269 10640086374 800107882656

#100269 08/24/2023 \$1,140.00

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/14/2023

100270

PAY TO: Abraham Contreras
THE ORDER OF: One Thousand One Hundred Forty Dollars and Zero Cents

\$ 1,140.00 DOLLARS

memo: Inv: 343

Security Features Included: Details on back

100270 10640086374 800107882656

#100270 08/24/2023 \$1,140.00

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/15/2023

100271

PAY TO: Cape Fear Design
THE ORDER OF: Forty-Four Dollars and Ninety-Eight Cents

\$ 44.98 DOLLARS

memo: Inv: 2434

Security Features Included: Details on back

100271 10640086374 800107882656

#100271 08/25/2023 \$44.98

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/15/2023

100272

PAY TO: ENC Water and Wastewater Services
THE ORDER OF: Six Thousand Four Hundred Seventy-Nine Dollars and Forty-Four Cents

\$ 6,479.44 DOLLARS

memo: Inv: 1448

Security Features Included: Details on back

100272 10640086374 800107882656

#100272 08/21/2023 \$6,479.44

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/18/2023

100276

PAY TO: Brenntag Mid-South, INC
THE ORDER OF: One Thousand Two Hundred Twenty-Eight Dollars and Ninety-Eight Cents

\$ 1,228.98 DOLLARS

memo: A/C: 524014; Inv: 4007172-09

Security Features Included: Details on back

100276 10640086374 800107882656

#100276 08/28/2023 \$1,228.98

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

Principal Bank
150 3rd Avenue South
Nashville, TN 37201

DATE: 08/02/2023

300010

PAY: Nine Hundred Eighty-Six And 73/100 Dollars

TO THE ORDER OF: William Cilemo
125 Goldwind Ct
Winston Salem, NC 27106

AMOUNT: ****986.73

Money: Reimbursement for gate repairs

Security Features Included: Details on back

300010 10640086374 800107882656 0000098673

#300010 08/07/2023 \$986.73



150 Third Avenue South
Suite 900
Nashville, TN 37201
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

RETURN SERVICE REQUESTED

Account
XXXXXXXX8646

Queens Grant Recreation Assn., Inc.
Premier Management Company - Agent
Queens Grant Recreation - 707 MM
PO Box 12051
Wilmington, NC 28405-0100

Statement of Account

Zenith Money Market Business

Balance 8/01/23 \$ 178,624.58	Summary	
Balance 8/31/23 \$ 179,231.42	Credits + \$.00	
	Interest + \$606.84	
	Debits - \$.00	



Credit Transactions

Interest

8/31	Interest Deposit	606.84
Total Interest Paid		\$606.84

Average Balance This Statement	\$178,624.58	Annual Percentage Yield Earned	4.07%
Interest Earned This Period	\$606.84	Days in Period	31
2023 Interest Paid	\$3,599.74	Interest Paid	\$606.84

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DAILY BALANCE INFORMATION

8/01	178,624.58	8/31	179,231.42
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Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201
(800) 264-3613