

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

YEAR-TO-DATE

ASSETS

Cash - Checking	193,550.80
Cash - Reserves	259,277.87

TOTAL ASSETS	452,828.67
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LIABILITIES & EQUITY

Duplex Reserves	113,219.91
General Reserves	42,509.19
Working Capital Reserves	44,867.89
Townhome General Reserves	58,425.02
Reserve Cash/Money Mkt. Interest Income	255.86
Retained Earnings	174,679.56
Current Earnings/Loss	18,871.24

TOTAL LIABILITIES & EQUITY	452,828.67
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	951.74	0	951.74	62,356.96	62,814	(457.04)	125,628
Late Fee Income	0.00	0	0.00	140.00	0	140.00	0
Working Capital Assessments	0.00	0	0.00	313.91	0	313.91	0
Interest Income - Operating	10.23	0	10.23	29.75	0	29.75	0
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TOTAL INCOME	961.97	0	961.97	62,840.62	62,814	26.62	125,628
TOTAL OPERATIONS INCOME	961.97	0	961.97	62,840.62	62,814	26.62	125,628
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	1,095.55	1,050	(45.55)	2,100
Irrigation System	0.00	225	225.00	0.00	1,350	1,350.00	2,700
Landscape Contract	0.00	2,917	2,917.00	12,484.00	17,502	5,018.00	35,000
Landscape Supplies	0.00	0	0.00	4,180.00	0	(4,180.00)	0
Miscellaneous-Maint./Repairs/Supplies	0.00	1,000	1,000.00	0.00	1,000	1,000.00	1,000
Landscape Special Project	0.00	275	275.00	3,828.00	1,650	(2,178.00)	3,300
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TOTAL BUILDINGS & GROUNDS EXPENSE	162.01	4,592	4,429.99	21,587.55	22,552	964.45	44,100
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	50	50.00	255.00	300	45.00	600
Cable Television	4,819.39	4,583	(236.39)	28,551.33	27,498	(1,053.33)	55,000
Insurance Expense	(2,718.00)	333	3,051.00	61,381.68	1,998	(59,383.68)	4,000
Late Fees to Mgt. Co.	0.00	0	0.00	70.00	0	(70.00)	0
Legal Expense	247.50	350	102.50	522.50	2,100	1,577.50	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	220.00	240	20.00	480
Office Supplies Expense	0.00	60	60.00	202.87	360	157.13	720
Postage	0.00	50	50.00	81.67	300	218.33	600
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TOTAL ADMINISTRATIVE EXPENSE	2,998.89	6,116	3,117.11	95,185.05	36,696	(58,489.05)	73,400
TOTAL EXPENSES	3,160.90	10,708	7,547.10	116,772.60	59,248	(57,524.60)	117,500
NET INCOME/(LOSS)	<u>(2,198.93)</u>	<u>(10,708)</u>	<u>8,509.07</u>	<u>(53,931.98)</u>	<u>3,566</u>	<u>(57,497.98)</u>	<u>8,128</u>

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INCOME - TOWNHOMES							
Townhome Assessments	10.00	0	10.00	38,780.50	40,222	(1,441.50)	80,443
TOTAL TOWNHOME INCOME	10.00	0	10.00	38,780.50	40,222	(1,441.50)	80,443
TOTAL TOWNHOME OPERATIONS INCOME	10.00	0	10.00	38,780.50	40,222	(1,441.50)	80,443
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	175	175.00	0.00	1,050	1,050.00	2,100
Townhome Insurance Expense	444.00	5,825	5,381.00	30,716.08	34,950	4,233.92	69,905
Townhome Pressure Washing	0.00	0	0.00	0.00	0	0.00	3,500
Townhome Pest Control	0.00	0	0.00	0.00	0	0.00	1,400
TOTAL TOWNHM BUILDINGS & GROUNDS EXP	444.00	6,000	5,556.00	30,716.08	36,000	5,283.92	76,905
NET TOWNHOME INCOME/(LOSS)	<u>(434.00)</u>	<u>(6,000)</u>	<u>5,566.00</u>	<u>8,064.42</u>	<u>4,222</u>	<u>3,842.42</u>	<u>3,538</u>
INCOME - DUPLEXES							
Duplex Assessments	0.00	0	0.00	76,837.10	78,234	(1,396.90)	156,468
TOTAL DUPLEX INCOME	0.00	0	0.00	76,837.10	78,234	(1,396.90)	156,468
TOTAL DUPLEX OPERATIONS INC	0.00	0	0.00	76,837.10	78,234	(1,396.90)	156,468
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	233	233.00	616.30	1,400	783.70	2,800
Duplex Insurance	1,927.00	11,989	10,062.00	11,482.00	71,934	60,452.00	143,868
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	1,927.00	12,222	10,295.00	12,098.30	73,334	61,235.70	156,468
NET DUPLEX INCOME/(LOSS)	<u>(1,927.00)</u>	<u>(12,222)</u>	<u>10,295.00</u>	<u>64,738.80</u>	<u>4,900</u>	<u>59,838.80</u>	<u>0</u>

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RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
Working Capital Reserve-Funded	0.00	0	0.00	1,909.41	0	1,909.41	0
Reserve (Cash/Money Mkt.) Interest Inc.	<u>86.58</u>	<u>0</u>	<u>86.58</u>	<u>255.86</u>	<u>0</u>	<u>255.86</u>	<u>0</u>
TOTAL RESERVE FUNDING	86.58	0	86.58	2,165.27	0	2,165.27	0
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SURPLUS (DEFICIT) CARRIED FWD	<u>86.58</u>	<u>0</u>	<u>86.58</u>	<u>2,165.27</u>	<u>0</u>	<u>2,165.27</u>	<u>0</u>

AP Voucher Detail QueensGrantSoundside Entity: 0893 QueensGrantSoundside
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For GL Dates 06/01/22 to 06/30/22
 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 01355774	ZP0100	Electricity Jones-Onslow Electric	06/10/2022	162.01	SEC LIGHTS	893	100132	06/10/2022	162.01
Account: 4104 01357134	ZP2729	Cable Television Spectrum	06/17/2022	4,819.39	920 OBSERVATION LN	893	100133	06/17/2022	4,819.39
Account: 4108 01355839	ZP0084	Legal Expense Marshall,Williams,Gorham	06/10/2022	247.50	GENERAL	893	100131	06/10/2022	247.50
Account: 4112 01353442	ZP0001	Management Fees Premier Management Co.	06/01/2022	650.00	JUNE MGMT FEES	893	930734	06/02/2022	650.00
Account: 4806 01357985	ZP1095	Twnh Insurance Exp. American Bankers Ins Co*	06/22/2022	444.00	87049972642020	893	100135	06/22/2022	444.00
Account: 6506 01357135	ZP1095	Duplex Insurance American Bankers Ins Co*	06/17/2022	1,040.00	74058605562022	893	100134	06/17/2022	1,040.00
01358335	ZP1095	American Bankers Ins Co*	06/24/2022	887.00	87054361392015	893	100136	06/24/2022	887.00
Totals:				8,249.90					8,249.90

ZP

Unit Lot #	R Sts Type	Resident Co-Resident	Unit Address CC Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
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ZP-93TC - QUEENS GRANT SOUND

953C	02 C	Romine Consulting Services LLC	953 Tower Ct, Unit 1C		10.00				10.00
954a	02 C	Jane Moore	954A Tower Ct, Unit 9A		1,892.91		10.00	10.00	1,872.91
Project Totals Delinquent					1,902.91	0.00	10.00	10.00	1,882.91
Prepays					0.00	0.00	0.00	0.00	0.00
Net					1,902.91	0.00	10.00	10.00	1,882.91
Net Distribution									
DP	Duplex Assessment				1,397.04	0.00	0.00	0.00	1,397.04
LC	Late Charge				20.00	0.00	10.00	10.00	0.00
Q1	Qtrly Assessment				475.87	0.00	0.00	0.00	475.87
TQ	Townhome-Quarterly				10.00	0.00	0.00	0.00	10.00