

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

YEAR-TO-DATE

ASSETS

Cash - Checking	198,110.73
Cash - Reserves	259,191.29

TOTAL ASSETS	457,302.02
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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	169.28
Retained Earnings	174,679.56
Current Earnings/Loss	23,431.17

TOTAL LIABILITIES & EQUITY	457,302.02
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	1,427.61	0	1,427.61	61,405.22	62,814	(1,408.78)	125,628
Late Fee Income	10.00	0	10.00	140.00	0	140.00	0
Working Capital Assessments	0.00	0	0.00	313.91	0	313.91	0
Interest Income - Operating	9.51	0	9.51	19.52	0	19.52	0
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TOTAL INCOME	1,447.12	0	1,447.12	61,878.65	62,814	(935.35)	125,628
TOTAL OPERATIONS INCOME	1,447.12	0	1,447.12	61,878.65	62,814	(935.35)	125,628
EXPENSES - BUILDINGS AND GROUNDS							
Electricity	162.01	175	12.99	933.54	875	(58.54)	2,100
Irrigation System	0.00	225	225.00	0.00	1,125	1,125.00	2,700
Landscape Contract	1,140.00	2,917	1,777.00	12,484.00	14,585	2,101.00	35,000
Landscape Supplies	0.00	0	0.00	4,180.00	0	(4,180.00)	0
Miscellaneous-Maint./Repairs/Supplies	0.00	0	0.00	0.00	0	0.00	1,000
Landscape Special Project	3,828.00	275	(3,553.00)	3,828.00	1,375	(2,453.00)	3,300
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TOTAL BUILDINGS & GROUNDS EXPENSE	5,130.01	3,592	(1,538.01)	21,425.54	17,960	(3,465.54)	44,100
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0.00	50	50.00	255.00	250	(5.00)	600
Cable Television	4,819.39	4,583	(236.39)	23,731.94	22,915	(816.94)	55,000
Insurance Expense	(13.81)	333	346.81	64,099.68	1,665	(62,434.68)	4,000
Late Fees to Mgt. Co.	5.00	0	(5.00)	70.00	0	(70.00)	0
Legal Expense	275.00	350	75.00	275.00	1,750	1,475.00	4,200
Management Fees	650.00	650	0.00	3,250.00	3,250	0.00	7,800
Misc. Administrative Expense	40.00	40	0.00	220.00	200	(20.00)	480
Office Supplies Expense	22.48	60	37.52	202.87	300	97.13	720
Postage	4.95	50	45.05	81.67	250	168.33	600
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TOTAL ADMINISTRATIVE EXPENSE	5,803.01	6,116	312.99	92,186.16	30,580	(61,606.16)	73,400
TOTAL EXPENSES	10,933.02	9,708	(1,225.02)	113,611.70	48,540	(65,071.70)	117,500
NET INCOME/(LOSS)	<u>(9,485.90)</u>	<u>(9,708)</u>	<u>222.10</u>	<u>(51,733.05)</u>	<u>14,274</u>	<u>(66,007.05)</u>	<u>8,128</u>

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME - TOWNHOMES							
Townhome Assessments	1,426.50	0	1,426.50	38,770.50	40,222	(1,451.50)	80,443
TOTAL TOWNHOME INCOME	<u>1,426.50</u>	<u>0</u>	<u>1,426.50</u>	<u>38,770.50</u>	<u>40,222</u>	<u>(1,451.50)</u>	<u>80,443</u>
TOTAL TOWNHOME OPERATIONS INCOME	<u>1,426.50</u>	<u>0</u>	<u>1,426.50</u>	<u>38,770.50</u>	<u>40,222</u>	<u>(1,451.50)</u>	<u>80,443</u>
EXPENSES - TOWNHOME BUILDINGS & GROUNDS							
Townhome Building Repairs	0.00	175	175.00	0.00	875	875.00	2,100
Townhome Insurance Expense	0.00	5,825	5,825.00	30,272.08	29,125	(1,147.08)	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 TOWNHOME BUILDINGS & GROUNDS EXP	<u>0.00</u>	<u>6,000</u>	<u>6,000.00</u>	<u>30,272.08</u>	<u>30,000</u>	<u>(272.08)</u>	<u>76,905</u>
NET TOWNHOME INCOME/(LOSS)	<u>1,426.50</u>	<u>(6,000)</u>	<u>7,426.50</u>	<u>8,498.42</u>	<u>10,222</u>	<u>(1,723.58)</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	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>76,837.10</u>	<u>78,234</u>	<u>(1,396.90)</u>	<u>156,468</u>
TOTAL DUPLEX OPERATIONS INC	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>76,837.10</u>	<u>78,234</u>	<u>(1,396.90)</u>	<u>156,468</u>
EXPENSES - DUPLEX BLDNGS & GRNDS							
Duplex Building Repairs	0.00	233	233.00	616.30	1,167	550.70	2,800
Duplex Insurance	1,051.00	11,989	10,938.00	9,555.00	59,945	50,390.00	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	<u>1,051.00</u>	<u>12,222</u>	<u>11,171.00</u>	<u>10,171.30</u>	<u>61,112</u>	<u>50,940.70</u>	<u>156,468</u>
NET DUPLEX INCOME/(LOSS)	<u>(1,051.00)</u>	<u>(12,222)</u>	<u>11,171.00</u>	<u>66,665.80</u>	<u>17,122</u>	<u>49,543.80</u>	<u>0</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:							
Working Capital Reserve-Funded	317.25	0	317.25	1,909.41	0	1,909.41	0
Reserve (Cash/Money Mkt.) Interest Inc.	86.14	0	86.14	169.28	0	169.28	0
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TOTAL RESERVE FUNDING	403.39	0	403.39	2,078.69	0	2,078.69	0
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SURPLUS (DEFICIT) CARRIED FWD	403.39	0	403.39	2,078.69	0	2,078.69	0
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For GL Dates 05/01/22 to 05/31/22
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 01349404	ZP0100	Electricity Jones-Onslow Electric	05/13/2022	162.01	SEC LIGHTS	893	100126	05/13/2022	162.01
Account: 4039 01349403	ZP2675	Landscape Contract Abraham Contreras	05/13/2022	1,140.00	April	893	100125	05/13/2022	1,140.00
Account: 4080 01349402	ZP2675	Landscape Spec.Proj. Abraham Contreras	05/13/2022	3,828.00	beaut project	893	100125	05/13/2022	3,828.00
Account: 4104 01350782	ZP2729	Cable Television Spectrum	05/20/2022	4,819.39	920 OBSERVATION LN	893	100127	05/20/2022	4,819.39
Account: 4107 01354108	ZP0001	Late Fees to Mgt.Co. Premier Management Co.	05/31/2022	5.00	L5.00	893	930733	05/31/2022	5.00
Account: 4108 01350783	ZP0084	Legal Expense Marshall,Williams,Gorham	05/20/2022	275.00	GENERAL	893	100128	05/20/2022	275.00
Account: 4112 01346135	ZP0001	Management Fees Premier Management Co.	05/01/2022	650.00	MAY MGMT FEES	893	930731	05/03/2022	650.00
Account: 4114 01352360	ZP0001	Misc. Admin. Exp. Premier Management Co.	05/27/2022	40.00	ADMIN	893	930732	05/27/2022	40.00
Account: 4115 01352360	ZP0001	Office Supplies Exp. Premier Management Co.	05/27/2022	22.48	SUPPLIES	893	930732	05/27/2022	22.48
Account: 4116 01352360	ZP0001	Postage Premier Management Co.	05/27/2022	4.95	POSTAGE	893	930732	05/27/2022	4.95
Account: 6506 01350784	ZP1925	Duplex Insurance Stephen Lanier	05/20/2022	933.00	flood reimbursement	893	100129	05/20/2022	933.00
01352737	ZP1095	American Bankers Ins Co*	05/27/2022	1,051.00	74058605562022	893	100130	05/27/2022	1,051.00
Totals:				12,930.83					12,930.83

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	
956G	02 C	Mary Wood	956 Tower Ct, Unit 8G		10.00			10.00	
Project Totals Delinquent					1,912.91	10.00	10.00	1,892.91	0.00
Prepays					0.00	0.00	0.00	0.00	0.00
Net					1,912.91	10.00	10.00	1,892.91	0.00

Net Distribution

DP Duplex Assessment	1,397.04	0.00	0.00	1,397.04	0.00
LC Late Charge	20.00	10.00	10.00	0.00	0.00
Q1 Qtrly Assessment	475.87	0.00	0.00	475.87	0.00
TQ Townhome-Quarterly	20.00	0.00	0.00	20.00	0.00