

Balance Sheet

Properties: Weathersfield Service Group VI, Inc. - c/o Mill House Properties 1720 East Franklin Street Chapel Hill, NC 27514

As of: 07/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Pinnacle Checking | 123,593.34 |
| Reserves | 5,006.14 |
| WSG - Raymond James | 372,962.34 |
| Total Cash | 501,561.82 |
| TOTAL ASSETS | 501,561.82 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid HOA Assessment | 565.00 |
| Total Liabilities | 565.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | 39,310.09 |
| Calculated Prior Years Retained Earnings | 277,351.94 |
| Total Capital | 500,996.82 |
| TOTAL LIABILITIES & CAPITAL | 501,561.82 |

Annual Budget - Comparative

Properties: Weathersfield Service Group VI, Inc. - c/o Mill House Properties 1720 East Franklin Street Chapel Hill, NC 27514

As of: Jul 2024

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | | | |
| Late Fee | -140.00 | 0.00 | -140.00 | 220.00 | 0.00 | 220.00 | 0.00 |
| HOA Assessment | 38,130.00 | 39,000.00 | -870.00 | 271,510.00 | 273,000.00 | -1,490.00 | 468,000.00 |
| Prepaid HOA Assessments | 4,750.00 | 0.00 | 4,750.00 | 11,875.00 | 0.00 | 11,875.00 | 0.00 |
| Interest-Money Market/CDs | 0.00 | 666.67 | -666.67 | 8,290.60 | 4,666.69 | 3,623.91 | 8,000.00 |
| Reserve Interest | 0.42 | 0.00 | 0.42 | 0.42 | 0.00 | 0.42 | 0.00 |
| Total Operating Income | 42,740.42 | 39,666.67 | 3,073.75 | 291,896.02 | 277,666.69 | 14,229.33 | 476,000.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 0.00 | 291.69 | 291.69 | 500.00 |
| Audit/ Tax Returns | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 | 500.00 |
| Insurance | 34,383.96 | 18,000.00 | -16,383.96 | 88,952.69 | 38,000.00 | -50,952.69 | 65,000.00 |
| Legal | 0.00 | 166.67 | 166.67 | 1,340.00 | 1,166.69 | -173.31 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.33 | 0.00 | 16,333.31 | 16,333.35 | 0.04 | 28,000.00 |
| Meetings | 0.00 | 16.67 | 16.67 | 0.00 | 116.69 | 116.69 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 0.00 | 525.00 | 525.00 | 900.00 |
| Reserve Study | 2,775.00 | 0.00 | -2,775.00 | 5,550.00 | 5,000.00 | -550.00 | 5,000.00 |
| Website | 0.00 | 0.00 | 0.00 | 35.99 | 50.00 | 14.01 | 50.00 |
| Total Administration | 39,492.29 | 20,633.34 | -18,858.95 | 112,211.99 | 61,983.42 | -50,228.57 | 102,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 2,500.00 | 2,250.00 | -250.00 | 3,696.87 | 15,750.00 | 12,053.13 | 27,000.00 |
| Landscape Contract | 6,570.00 | 6,666.67 | 96.67 | 52,560.00 | 46,666.69 | -5,893.31 | 80,000.00 |
| Tree Removal | -3,820.00 | 3,333.33 | 7,153.33 | 17,140.00 | 23,333.35 | 6,193.35 | 40,000.00 |
| Total Grounds | 5,250.00 | 12,250.00 | 7,000.00 | 73,396.87 | 85,750.04 | 12,353.17 | 147,000.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 12,536.00 | 5,833.33 | -6,702.67 | 49,688.08 | 40,833.35 | -8,854.73 | 70,000.00 |
| Pressure Washing | 12,725.00 | 0.00 | -12,725.00 | 12,725.00 | 0.00 | -12,725.00 | 8,000.00 |
| Termite Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,200.00 |
| Total Maintenance | 25,261.00 | 5,833.33 | -19,427.67 | 62,413.08 | 40,833.35 | -21,579.73 | 81,200.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Utilities | | | | | | | |
| Electric | 346.42 | 400.00 | 53.58 | 2,418.11 | 2,800.00 | 381.89 | 4,800.00 |
| Sewer Repairs | 2,669.65 | 2,916.67 | 247.02 | 9,019.40 | 20,416.69 | 11,397.29 | 35,000.00 |
| Storm Water | 0.00 | 666.67 | 666.67 | 0.00 | 4,666.69 | 4,666.69 | 8,000.00 |
| Trash Removal | 4,576.00 | 2,666.67 | -1,909.33 | 16,016.00 | 18,666.69 | 2,650.69 | 32,000.00 |
| Total Utilities | 7,592.07 | 6,650.01 | -942.06 | 27,453.51 | 46,550.07 | 19,096.56 | 79,800.00 |
| Total Operating Expense | 77,595.36 | 45,366.68 | -32,228.68 | 275,475.45 | 235,116.88 | -40,358.57 | 410,150.00 |
| | | | | | | | |
| Total Operating Income | 42,740.42 | 39,666.67 | 3,073.75 | 291,896.02 | 277,666.69 | 14,229.33 | 476,000.00 |
| Total Operating Expense | 77,595.36 | 45,366.68 | -32,228.68 | 275,475.45 | 235,116.88 | -40,358.57 | 410,150.00 |
| NOI - Net Operating Income | -34,854.94 | -5,700.01 | -29,154.93 | 16,420.57 | 42,549.81 | -26,129.24 | 65,850.00 |
| | | | | | | | |
| Other Income | | | | | | | |
| Insurance Proceeds | 4,120.00 | 0.00 | 4,120.00 | 22,889.52 | 0.00 | 22,889.52 | 0.00 |
| Total Other Income | 4,120.00 | 0.00 | 4,120.00 | 22,889.52 | 0.00 | 22,889.52 | 0.00 |
| | | | | | | | |
| Net Other Income | 4,120.00 | 0.00 | 4,120.00 | 22,889.52 | 0.00 | 22,889.52 | 0.00 |
| | | | | | | | |
| Total Income | 46,860.42 | 39,666.67 | 7,193.75 | 314,785.54 | 277,666.69 | 37,118.85 | 476,000.00 |
| Total Expense | 77,595.36 | 45,366.68 | -32,228.68 | 275,475.45 | 235,116.88 | -40,358.57 | 410,150.00 |
| Net Income | -30,734.94 | -5,700.01 | -25,034.93 | 39,310.09 | 42,549.81 | -3,239.72 | 65,850.00 |