

Balance Sheet

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

As of: 08/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Pinnacle Checking | 158,274.61 |
| Reserves | 5,006.38 |
| WSG - Raymond James | 372,962.34 |
| Total Cash | 536,243.33 |
| TOTAL ASSETS | 536,243.33 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Total Liabilities | 0.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | 74,556.60 |
| Calculated Prior Years Retained Earnings | 277,351.94 |
| Total Capital | 536,243.33 |
| TOTAL LIABILITIES & CAPITAL | 536,243.33 |

Annual Budget - Comparative

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

As of: Aug 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 | 60.00 | 0.00 | 60.00 | 280.00 | 0.00 | 280.00 | 0.00 |
| HOA Assessment | 39,885.00 | 39,000.00 | 885.00 | 311,395.00 | 312,000.00 | -605.00 | 468,000.00 |
| Prepaid HOA Assessments | -365.00 | 0.00 | -365.00 | 11,510.00 | 0.00 | 11,510.00 | 0.00 |
| Interest-Money Market/CDs | 0.00 | 666.67 | -666.67 | 8,291.02 | 5,333.36 | 2,957.66 | 8,000.00 |
| Reserve Interest | 0.24 | 0.00 | 0.24 | 0.24 | 0.00 | 0.24 | 0.00 |
| Total Operating Income | 39,580.24 | 39,666.67 | -86.43 | 331,476.26 | 317,333.36 | 14,142.90 | 476,000.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 0.00 | 333.36 | 333.36 | 500.00 |
| Audit/ Tax Returns | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 | 500.00 |
| Insurance | 0.00 | 0.00 | 0.00 | 101,032.69 | 38,000.00 | -63,032.69 | 65,000.00 |
| Legal | 547.00 | 166.67 | -380.33 | 1,887.00 | 1,333.36 | -553.64 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.33 | 0.00 | 18,666.64 | 18,666.68 | 0.04 | 28,000.00 |
| Meetings | 0.00 | 16.67 | 16.67 | 0.00 | 133.36 | 133.36 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 0.00 | 600.00 | 600.00 | 900.00 |
| Reserve Study | 0.00 | 0.00 | 0.00 | 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 | 2,880.33 | 2,633.34 | -246.99 | 127,172.32 | 64,616.76 | -62,555.56 | 102,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 0.00 | 2,250.00 | 2,250.00 | 3,696.87 | 18,000.00 | 14,303.13 | 27,000.00 |
| Landscape Contract | 6,570.00 | 6,666.67 | 96.67 | 59,130.00 | 53,333.36 | -5,796.64 | 80,000.00 |
| Tree Removal | 0.00 | 3,333.33 | 3,333.33 | 17,140.00 | 26,666.68 | 9,526.68 | 40,000.00 |
| Total Grounds | 6,570.00 | 12,250.00 | 5,680.00 | 79,966.87 | 98,000.04 | 18,033.17 | 147,000.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 2,803.40 | 5,833.33 | 3,029.93 | 40,411.48 | 46,666.68 | 6,255.20 | 70,000.00 |
| Pressure Washing | 0.00 | 0.00 | 0.00 | 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 | 2,803.40 | 5,833.33 | 3,029.93 | 53,136.48 | 46,666.68 | -6,469.80 | 81,200.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Utilities | | | | | | | |
| Electric | 345.54 | 400.00 | 54.46 | 2,763.65 | 3,200.00 | 436.35 | 4,800.00 |
| Sewer Repairs | 2,669.65 | 2,916.67 | 247.02 | 11,689.05 | 23,333.36 | 11,644.31 | 35,000.00 |
| Storm Water | 0.00 | 666.67 | 666.67 | 0.00 | 5,333.36 | 5,333.36 | 8,000.00 |
| Trash Removal | 0.00 | 2,666.67 | 2,666.67 | 16,016.00 | 21,333.36 | 5,317.36 | 32,000.00 |
| Total Utilities | 3,015.19 | 6,650.01 | 3,634.82 | 30,468.70 | 53,200.08 | 22,731.38 | 79,800.00 |
| Total Operating Expense | 15,268.92 | 27,366.68 | 12,097.76 | 290,744.37 | 262,483.56 | -28,260.81 | 410,150.00 |
| | | | | | | | |
| Total Operating Income | 39,580.24 | 39,666.67 | -86.43 | 331,476.26 | 317,333.36 | 14,142.90 | 476,000.00 |
| Total Operating Expense | 15,268.92 | 27,366.68 | 12,097.76 | 290,744.37 | 262,483.56 | -28,260.81 | 410,150.00 |
| NOI - Net Operating Income | 24,311.32 | 12,299.99 | 12,011.33 | 40,731.89 | 54,849.80 | -14,117.91 | 65,850.00 |
| | | | | | | | |
| Other Income | | | | | | | |
| Insurance Proceeds | 10,935.19 | 0.00 | 10,935.19 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| Total Other Income | 10,935.19 | 0.00 | 10,935.19 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| | | | | | | | |
| Net Other Income | 10,935.19 | 0.00 | 10,935.19 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| | | | | | | | |
| Total Income | 50,515.43 | 39,666.67 | 10,848.76 | 365,300.97 | 317,333.36 | 47,967.61 | 476,000.00 |
| Total Expense | 15,268.92 | 27,366.68 | 12,097.76 | 290,744.37 | 262,483.56 | -28,260.81 | 410,150.00 |
| Net Income | 35,246.51 | 12,299.99 | 22,946.52 | 74,556.60 | 54,849.80 | 19,706.80 | 65,850.00 |