

Balance Sheet

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

As of: 06/30/2022

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Pinnacle Checking | 154,542.06 |
| Reserves | 211,533.79 |
| Total Cash | 366,075.85 |
| TOTAL ASSETS | 366,075.85 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Clearing-Homeowner Deposits | -335.00 |
| Total Liabilities | -335.00 |
| Capital | |
| Retained Earnings | 135,338.83 |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | 41,741.91 |
| Calculated Prior Years Retained Earnings | 4,995.32 |
| Total Capital | 366,410.85 |
| TOTAL LIABILITIES & CAPITAL | 366,075.85 |

Annual Budget - Comparative

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

As of: Jun 2022

Additional Account Types: None

Level of Detail: Detail View

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| Income | | | | | | | |
| Prepaid HOA Assessment | 325.00 | 0.00 | 325.00 | -1,565.00 | 0.00 | -1,565.00 | 0.00 |
| Late Fee | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| HOA Assessment | 34,155.00 | 34,840.00 | -685.00 | 209,470.00 | 209,040.00 | 430.00 | 418,080.00 |
| Interest-Money Market/CDs | 26.08 | 41.67 | -15.59 | 157.28 | 250.02 | -92.74 | 500.00 |
| Total Operating Income | 34,506.08 | 34,881.67 | -375.59 | 208,162.28 | 209,290.02 | -1,127.74 | 418,580.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 0.00 | 250.02 | 250.02 | 500.00 |
| Audit/ Tax Returns | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 | 500.00 |
| Insurance | 95.00 | 4,583.33 | 4,488.33 | 25,817.17 | 27,500.02 | 1,682.85 | 55,000.00 |
| Legal | 0.00 | 166.67 | 166.67 | 500.00 | 1,000.02 | 500.02 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.33 | 0.00 | 13,999.98 | 14,000.02 | 0.04 | 28,000.00 |
| Meetings | 0.00 | 16.67 | 16.67 | 0.00 | 100.02 | 100.02 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 75.92 | 450.00 | 374.08 | 900.00 |
| Website | 0.00 | 0.00 | 0.00 | 33.99 | 50.00 | 16.01 | 50.00 |
| Total Administration | 2,428.33 | 7,216.67 | 4,788.34 | 40,427.06 | 43,850.10 | 3,423.04 | 87,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 3,152.12 | 2,250.00 | -902.12 | 5,023.58 | 13,500.00 | 8,476.42 | 27,000.00 |
| Landscape Contract | 0.00 | 6,441.00 | 6,441.00 | 32,205.00 | 38,646.00 | 6,441.00 | 77,292.00 |
| Tree Removal | 980.00 | 2,500.00 | 1,520.00 | 21,630.00 | 15,000.00 | -6,630.00 | 30,000.00 |
| Total Grounds | 4,132.12 | 11,191.00 | 7,058.88 | 58,858.58 | 67,146.00 | 8,287.42 | 134,292.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 12,380.07 | 4,166.67 | -8,213.40 | 41,422.19 | 25,000.02 | -16,422.17 | 50,000.00 |
| Pressure Washing | 0.00 | 7,500.00 | 7,500.00 | 0.00 | 7,500.00 | 7,500.00 | 7,500.00 |
| Termite Contract | 0.00 | 250.00 | 250.00 | 0.00 | 1,500.00 | 1,500.00 | 3,000.00 |
| Total Maintenance | 12,380.07 | 11,916.67 | -463.40 | 41,422.19 | 34,000.02 | -7,422.17 | 60,500.00 |
| Paving | 0.00 | 0.00 | 0.00 | -1,350.00 | 0.00 | 1,350.00 | 0.00 |
| Utilities | | | | | | | |
| Electric | 293.77 | 383.33 | 89.56 | 1,627.71 | 2,300.02 | 672.31 | 4,600.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| Sewer Repairs | 9,823.99 | 666.67 | -9,157.32 | 13,994.83 | 4,000.02 | -9,994.81 | 8,000.00 |
| Storm Water | 0.00 | 416.67 | 416.67 | 0.00 | 2,500.02 | 2,500.02 | 5,000.00 |
| Trash Removal | 2,288.00 | 2,500.00 | 212.00 | 11,440.00 | 15,000.00 | 3,560.00 | 30,000.00 |
| Total Utilities | 12,405.76 | 3,966.67 | -8,439.09 | 27,062.54 | 23,800.06 | -3,262.48 | 47,600.00 |
| Total Operating Expense | 31,346.28 | 34,291.01 | 2,944.73 | 166,420.37 | 168,796.18 | 2,375.81 | 329,542.00 |
| Total Operating Income | 34,506.08 | 34,881.67 | -375.59 | 208,162.28 | 209,290.02 | -1,127.74 | 418,580.00 |
| Total Operating Expense | 31,346.28 | 34,291.01 | 2,944.73 | 166,420.37 | 168,796.18 | 2,375.81 | 329,542.00 |
| NOI - Net Operating Income | 3,159.80 | 590.66 | 2,569.14 | 41,741.91 | 40,493.84 | 1,248.07 | 89,038.00 |
| Total Income | 34,506.08 | 34,881.67 | -375.59 | 208,162.28 | 209,290.02 | -1,127.74 | 418,580.00 |
| Total Expense | 31,346.28 | 34,291.01 | 2,944.73 | 166,420.37 | 168,796.18 | 2,375.81 | 329,542.00 |
| Net Income | 3,159.80 | 590.66 | 2,569.14 | 41,741.91 | 40,493.84 | 1,248.07 | 89,038.00 |