

Balance Sheet

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

As of: 01/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Pinnacle Checking | 97,555.37 |
| Reserves | 86,449.89 |
| Reserves CD | 210,467.94 |
| Total Cash | 394,473.20 |
| TOTAL ASSETS | 394,473.20 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid HOA Assessment | 8,925.00 |
| Total Liabilities | 8,925.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | -9,219.84 |
| Calculated Prior Years Retained Earnings | 210,433.25 |
| Total Capital | 385,548.20 |
| TOTAL LIABILITIES & CAPITAL | 394,473.20 |

Annual Budget - Comparative

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

As of: Jan 2023

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 | 60.00 | 0.00 | 60.00 | 0.00 |
| HOA Assessment | 44,605.00 | 37,440.00 | 7,165.00 | 44,605.00 | 37,440.00 | 7,165.00 | 449,280.00 |
| Interest-Money Market/CDs | 23.25 | 125.00 | -101.75 | 23.25 | 125.00 | -101.75 | 1,500.00 |
| Total Operating Income | 44,688.25 | 37,565.00 | 7,123.25 | 44,688.25 | 37,565.00 | 7,123.25 | 450,780.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 0.00 | 41.67 | 41.67 | 500.00 |
| Audit/ Tax Returns | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| Insurance | 0.00 | 5,416.67 | 5,416.67 | 0.00 | 5,416.67 | 5,416.67 | 65,000.00 |
| Legal | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.34 | 0.01 | 2,333.33 | 2,333.34 | 0.01 | 28,000.00 |
| Meetings | 0.00 | 16.67 | 16.67 | 0.00 | 16.67 | 16.67 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 0.00 | 75.00 | 75.00 | 900.00 |
| Website | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| Total Administration | 2,333.33 | 8,050.02 | 5,716.69 | 2,333.33 | 8,050.02 | 5,716.69 | 97,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 0.00 | 2,250.00 | 2,250.00 | 0.00 | 2,250.00 | 2,250.00 | 27,000.00 |
| Landscape Contract | 6,570.00 | 6,570.00 | 0.00 | 6,570.00 | 6,570.00 | 0.00 | 78,840.00 |
| Tree Removal | 32,700.00 | 2,500.00 | -30,200.00 | 32,700.00 | 2,500.00 | -30,200.00 | 30,000.00 |
| Total Grounds | 39,270.00 | 11,320.00 | -27,950.00 | 39,270.00 | 11,320.00 | -27,950.00 | 135,840.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 9,719.72 | 5,000.00 | -4,719.72 | 9,719.72 | 5,000.00 | -4,719.72 | 60,000.00 |
| Pressure Washing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,500.00 |
| Termite Contract | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 3,000.00 |
| Total Maintenance | 9,719.72 | 5,250.00 | -4,469.72 | 9,719.72 | 5,250.00 | -4,469.72 | 70,500.00 |
| Utilities | | | | | | | |
| Electric | 297.04 | 383.34 | 86.30 | 297.04 | 383.34 | 86.30 | 4,600.00 |
| Sewer Repairs | 0.00 | 1,666.67 | 1,666.67 | 0.00 | 1,666.67 | 1,666.67 | 20,000.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Storm Water | 0.00 | 583.34 | 583.34 | 0.00 | 583.34 | 583.34 | 7,000.00 |
| Trash Removal | 2,288.00 | 2,500.00 | 212.00 | 2,288.00 | 2,500.00 | 212.00 | 30,000.00 |
| Total Utilities | 2,585.04 | 5,133.35 | 2,548.31 | 2,585.04 | 5,133.35 | 2,548.31 | 61,600.00 |
| Total Operating Expense | 53,908.09 | 29,753.37 | -24,154.72 | 53,908.09 | 29,753.37 | -24,154.72 | 365,090.00 |
| Total Operating Income | 44,688.25 | 37,565.00 | 7,123.25 | 44,688.25 | 37,565.00 | 7,123.25 | 450,780.00 |
| Total Operating Expense | 53,908.09 | 29,753.37 | -24,154.72 | 53,908.09 | 29,753.37 | -24,154.72 | 365,090.00 |
| NOI - Net Operating Income | -9,219.84 | 7,811.63 | -17,031.47 | -9,219.84 | 7,811.63 | -17,031.47 | 85,690.00 |
| Total Income | 44,688.25 | 37,565.00 | 7,123.25 | 44,688.25 | 37,565.00 | 7,123.25 | 450,780.00 |
| Total Expense | 53,908.09 | 29,753.37 | -24,154.72 | 53,908.09 | 29,753.37 | -24,154.72 | 365,090.00 |
| Net Income | -9,219.84 | 7,811.63 | -17,031.47 | -9,219.84 | 7,811.63 | -17,031.47 | 85,690.00 |