

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Pinnacle Checking | 110,320.81 |
| Reserves | 16,848.95 |
| Reserves CD | 280,467.94 |
| Total Cash | 407,637.70 |
| TOTAL ASSETS | 407,637.70 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid HOA Assessment | 13,330.00 |
| Total Liabilities | 13,330.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | -640.34 |
| Calculated Prior Years Retained Earnings | 210,613.25 |
| Total Capital | 394,307.70 |
| TOTAL LIABILITIES & CAPITAL | 407,637.70 |

Annual Budget - Comparative

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

As of: Mar 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 | 20.00 | 0.00 | 20.00 | 80.00 | 0.00 | 80.00 | 0.00 |
| HOA Assessment | 34,800.00 | 37,440.00 | -2,640.00 | 112,830.00 | 112,320.00 | 510.00 | 449,280.00 |
| Interest-Money Market/CDs | 372.53 | 125.00 | 247.53 | 422.31 | 375.00 | 47.31 | 1,500.00 |
| Total Operating Income | 35,192.53 | 37,565.00 | -2,372.47 | 113,332.31 | 112,695.00 | 637.31 | 450,780.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 0.00 | 125.01 | 125.01 | 500.00 |
| Audit/ Tax Returns | 450.00 | 0.00 | -450.00 | 450.00 | 0.00 | -450.00 | 500.00 |
| Insurance | 15,530.25 | 5,416.67 | -10,113.58 | 15,530.25 | 16,250.01 | 719.76 | 65,000.00 |
| Legal | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.34 | 0.01 | 6,999.99 | 7,000.02 | 0.03 | 28,000.00 |
| Meetings | 0.00 | 16.67 | 16.67 | 0.00 | 50.01 | 50.01 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 0.00 | 225.00 | 225.00 | 900.00 |
| Website | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| Total Administration | 18,313.58 | 8,050.02 | -10,263.56 | 22,980.24 | 24,150.06 | 1,169.82 | 97,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 0.00 | 2,250.00 | 2,250.00 | 0.00 | 6,750.00 | 6,750.00 | 27,000.00 |
| Landscape Contract | 6,570.00 | 6,570.00 | 0.00 | 19,710.00 | 19,710.00 | 0.00 | 78,840.00 |
| Tree Removal | 0.00 | 2,500.00 | 2,500.00 | 32,700.00 | 7,500.00 | -25,200.00 | 30,000.00 |
| Total Grounds | 6,570.00 | 11,320.00 | 4,750.00 | 52,410.00 | 33,960.00 | -18,450.00 | 135,840.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 9,642.50 | 5,000.00 | -4,642.50 | 28,301.12 | 15,000.00 | -13,301.12 | 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 | 750.00 | 750.00 | 3,000.00 |
| Total Maintenance | 9,642.50 | 5,250.00 | -4,392.50 | 28,301.12 | 15,750.00 | -12,551.12 | 70,500.00 |
| Utilities | | | | | | | |
| Electric | 301.83 | 383.34 | 81.51 | 900.71 | 1,150.02 | 249.31 | 4,600.00 |
| Sewer Repairs | 2,516.58 | 1,666.67 | -849.91 | 2,516.58 | 5,000.01 | 2,483.43 | 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 | 1,750.02 | 1,750.02 | 7,000.00 |
| Trash Removal | 2,288.00 | 2,500.00 | 212.00 | 6,864.00 | 7,500.00 | 636.00 | 30,000.00 |
| Total Utilities | 5,106.41 | 5,133.35 | 26.94 | 10,281.29 | 15,400.05 | 5,118.76 | 61,600.00 |
| Total Operating Expense | 39,632.49 | 29,753.37 | -9,879.12 | 113,972.65 | 89,260.11 | -24,712.54 | 365,090.00 |
| Total Operating Income | 35,192.53 | 37,565.00 | -2,372.47 | 113,332.31 | 112,695.00 | 637.31 | 450,780.00 |
| Total Operating Expense | 39,632.49 | 29,753.37 | -9,879.12 | 113,972.65 | 89,260.11 | -24,712.54 | 365,090.00 |
| NOI - Net Operating Income | -4,439.96 | 7,811.63 | -12,251.59 | -640.34 | 23,434.89 | -24,075.23 | 85,690.00 |
| Total Income | 35,192.53 | 37,565.00 | -2,372.47 | 113,332.31 | 112,695.00 | 637.31 | 450,780.00 |
| Total Expense | 39,632.49 | 29,753.37 | -9,879.12 | 113,972.65 | 89,260.11 | -24,712.54 | 365,090.00 |
| Net Income | -4,439.96 | 7,811.63 | -12,251.59 | -640.34 | 23,434.89 | -24,075.23 | 85,690.00 |