

Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| HOA Operating Account | 163,152.88 |
| Reserves | 4,806.54 |
| WSG - Raymond James | 373,128.80 |
| Total Cash | 541,088.22 |
| TOTAL ASSETS | 541,088.22 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Total Liabilities | 0.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | 79,401.49 |
| Calculated Prior Years Retained Earnings | 277,351.94 |
| Total Capital | 541,088.22 |
| TOTAL LIABILITIES & CAPITAL | 541,088.22 |

Annual Budget - Comparative

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

As of: Nov 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 | 40.00 | 0.00 | 40.00 | 500.00 | 0.00 | 500.00 | 0.00 |
| HOA Assessment | 38,410.00 | 39,000.00 | -590.00 | 426,840.00 | 429,000.00 | -2,160.00 | 468,000.00 |
| Prepaid HOA Assessments | -1,545.00 | 0.00 | -1,545.00 | 9,025.00 | 0.00 | 9,025.00 | 0.00 |
| Interest-Money Market/CDs | 0.20 | 666.66 | -666.46 | 8,291.88 | 7,333.34 | 958.54 | 8,000.00 |
| Total Operating Income | 36,905.20 | 39,666.66 | -2,761.46 | 444,656.88 | 436,333.34 | 8,323.54 | 476,000.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 17.00 | 41.66 | 24.66 | 67.31 | 458.34 | 391.03 | 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 | 118,999.94 | 56,000.00 | -62,999.94 | 65,000.00 |
| Legal | 195.00 | 166.66 | -28.34 | 2,979.00 | 1,833.34 | -1,145.66 | 2,000.00 |
| Management Contract Fee | 2,333.33 | 2,333.33 | 0.00 | 25,666.63 | 25,666.67 | 0.04 | 28,000.00 |
| Meetings | 0.00 | 16.66 | 16.66 | 164.00 | 183.34 | 19.34 | 200.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 590.12 | 825.00 | 234.88 | 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 | 2,545.33 | 2,633.31 | 87.98 | 154,052.99 | 90,516.69 | -63,536.30 | 102,150.00 |
| Grounds | | | | | | | |
| Grounds- Other | 60.18 | 2,250.00 | 2,189.82 | 21,472.80 | 24,750.00 | 3,277.20 | 27,000.00 |
| Landscape Contract | 13,140.00 | 6,666.66 | -6,473.34 | 78,840.00 | 73,333.34 | -5,506.66 | 80,000.00 |
| Tree Removal | 0.00 | 3,333.33 | 3,333.33 | 27,480.00 | 36,666.67 | 9,186.67 | 40,000.00 |
| Total Grounds | 13,200.18 | 12,249.99 | -950.19 | 127,792.80 | 134,750.01 | 6,957.21 | 147,000.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 342.40 | 5,833.33 | 5,490.93 | 51,958.19 | 64,166.67 | 12,208.48 | 70,000.00 |
| Pest Control/Termite Cont | 0.00 | 0.00 | 0.00 | 3,300.00 | 0.00 | -3,300.00 | 0.00 |
| 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 | 3,200.00 | 3,200.00 | 3,200.00 |
| Total Maintenance | 342.40 | 5,833.33 | 5,490.93 | 67,983.19 | 67,366.67 | -616.52 | 81,200.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| Utilities | | | | | | | |
| Electric | 348.48 | 400.00 | 51.52 | 3,800.47 | 4,400.00 | 599.53 | 4,800.00 |
| Sewer Repairs | 4,617.05 | 2,916.66 | -1,700.39 | 22,570.65 | 32,083.34 | 9,512.69 | 35,000.00 |
| Storm Water | 0.00 | 666.66 | 666.66 | 0.00 | 7,333.34 | 7,333.34 | 8,000.00 |
| Trash Removal | 2,288.00 | 2,666.66 | 378.66 | 22,880.00 | 29,333.34 | 6,453.34 | 32,000.00 |
| Total Utilities | 7,253.53 | 6,649.98 | -603.55 | 49,251.12 | 73,150.02 | 23,898.90 | 79,800.00 |
| Total Operating Expense | 23,341.44 | 27,366.61 | 4,025.17 | 399,080.10 | 365,783.39 | -33,296.71 | 410,150.00 |
| | | | | | | | |
| Total Operating Income | 36,905.20 | 39,666.66 | -2,761.46 | 444,656.88 | 436,333.34 | 8,323.54 | 476,000.00 |
| Total Operating Expense | 23,341.44 | 27,366.61 | 4,025.17 | 399,080.10 | 365,783.39 | -33,296.71 | 410,150.00 |
| NOI - Net Operating Income | 13,563.76 | 12,300.05 | 1,263.71 | 45,576.78 | 70,549.95 | -24,973.17 | 65,850.00 |
| | | | | | | | |
| Other Income | | | | | | | |
| Insurance Proceeds | 0.00 | 0.00 | 0.00 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| Total Other Income | 0.00 | 0.00 | 0.00 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| | | | | | | | |
| Net Other Income | 0.00 | 0.00 | 0.00 | 33,824.71 | 0.00 | 33,824.71 | 0.00 |
| | | | | | | | |
| Total Income | 36,905.20 | 39,666.66 | -2,761.46 | 478,481.59 | 436,333.34 | 42,148.25 | 476,000.00 |
| Total Expense | 23,341.44 | 27,366.61 | 4,025.17 | 399,080.10 | 365,783.39 | -33,296.71 | 410,150.00 |
| Net Income | 13,563.76 | 12,300.05 | 1,263.71 | 79,401.49 | 70,549.95 | 8,851.54 | 65,850.00 |