

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| HOA Operating Account | 98,311.62 |
| WSG - Raymond James | 432,004.23 |
| Total Cash | 530,315.85 |
| TOTAL ASSETS | 530,315.85 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Total Liabilities | 0.00 |
| Capital | |
| Reserve Equity | 184,334.79 |
| Calculated Retained Earnings | 4,611.85 |
| Calculated Prior Years Retained Earnings | 341,369.21 |
| Total Capital | 530,315.85 |
| TOTAL LIABILITIES & CAPITAL | 530,315.85 |

Annual Budget - Comparative

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

As of: May 2025

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 | 100.00 | 0.00 | 100.00 | 640.00 | 0.00 | 640.00 | 0.00 |
| HOA Assessment | 40,604.00 | 40,248.00 | 356.00 | 200,289.00 | 201,240.00 | -951.00 | 482,976.00 |
| Prepaid HOA Assessments | 1,513.00 | 0.00 | 1,513.00 | 2,401.00 | 0.00 | 2,401.00 | 0.00 |
| Interest-Money Market/CDs | 0.00 | 833.33 | -833.33 | 4,529.52 | 4,166.69 | 362.83 | 10,000.00 |
| Total Operating Income | 42,217.00 | 41,081.33 | 1,135.67 | 207,859.52 | 205,406.69 | 2,452.83 | 492,976.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Admin Misc. & Bank Fees | 0.00 | 41.67 | 41.67 | 17.07 | 208.35 | 191.28 | 500.00 |
| Audit | 0.00 | 208.33 | 208.33 | 0.00 | 1,041.69 | 1,041.69 | 2,500.00 |
| Tax Returns | 0.00 | 41.67 | 41.67 | 2,334.71 | 208.35 | -2,126.36 | 500.00 |
| Insurance | 22,631.25 | 6,666.67 | -15,964.58 | 50,171.50 | 33,333.35 | -16,838.15 | 80,000.00 |
| Legal | 297.50 | 166.67 | -130.83 | 2,014.50 | 833.35 | -1,181.15 | 2,000.00 |
| Management Contract Fee | 2,500.00 | 2,500.00 | 0.00 | 12,500.00 | 12,500.00 | 0.00 | 30,000.00 |
| Postage and Printing | 0.00 | 75.00 | 75.00 | 1,848.16 | 375.00 | -1,473.16 | 900.00 |
| Website | 36.17 | 3.00 | -33.17 | 36.17 | 15.00 | -21.17 | 36.00 |
| Total Administration | 25,464.92 | 9,703.01 | -15,761.91 | 68,922.11 | 48,515.09 | -20,407.02 | 116,436.00 |
| Grounds | | | | | | | |
| Grounds- Other | 842.03 | 1,666.67 | 824.64 | 2,977.53 | 8,333.35 | 5,355.82 | 20,000.00 |
| Landscape Contract | 0.00 | 6,767.00 | 6,767.00 | 27,068.00 | 33,835.00 | 6,767.00 | 81,204.00 |
| Tree Removal | 0.00 | 2,916.67 | 2,916.67 | 2,440.00 | 14,583.35 | 12,143.35 | 35,000.00 |
| Total Grounds | 842.03 | 11,350.34 | 10,508.31 | 32,485.53 | 56,751.70 | 24,266.17 | 136,204.00 |
| Maintenance | | | | | | | |
| Building Maintenance | 2,786.25 | 6,250.00 | 3,463.75 | 13,187.67 | 31,250.00 | 18,062.33 | 75,000.00 |
| Garage Maintenance | 135.00 | 0.00 | -135.00 | 135.00 | 0.00 | -135.00 | 0.00 |
| Termite Contract | 0.00 | 291.67 | 291.67 | 0.00 | 1,458.35 | 1,458.35 | 3,500.00 |
| Total Maintenance | 2,921.25 | 6,541.67 | 3,620.42 | 13,322.67 | 32,708.35 | 19,385.68 | 78,500.00 |
| Utilities | | | | | | | |
| Electric | 708.08 | 400.00 | -308.08 | 2,126.71 | 2,000.00 | -126.71 | 4,800.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-----------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Sewer Repairs | 0.00 | 2,916.67 | 2,916.67 | 1,385.65 | 14,583.35 | 13,197.70 | 35,000.00 |
| Storm Water | 0.00 | 416.67 | 416.67 | 0.00 | 2,083.35 | 2,083.35 | 5,000.00 |
| Trash Removal | 4,992.00 | 2,720.00 | -2,272.00 | 12,480.00 | 13,600.00 | 1,120.00 | 32,640.00 |
| Total Utilities | 5,700.08 | 6,453.34 | 753.26 | 15,992.36 | 32,266.70 | 16,274.34 | 77,440.00 |
| Capital Projects | | | | | | | |
| Reserves- Roof Replacement | 32,597.33 | 0.00 | -32,597.33 | 72,525.00 | 0.00 | -72,525.00 | 0.00 |
| Total Capital Projects | 32,597.33 | 0.00 | -32,597.33 | 72,525.00 | 0.00 | -72,525.00 | 0.00 |
| Total Operating Expense | 67,525.61 | 34,048.36 | -33,477.25 | 203,247.67 | 170,241.84 | -33,005.83 | 408,580.00 |
| Total Operating Income | 42,217.00 | 41,081.33 | 1,135.67 | 207,859.52 | 205,406.69 | 2,452.83 | 492,976.00 |
| Total Operating Expense | 67,525.61 | 34,048.36 | -33,477.25 | 203,247.67 | 170,241.84 | -33,005.83 | 408,580.00 |
| NOI - Net Operating Income | -25,308.61 | 7,032.97 | -32,341.58 | 4,611.85 | 35,164.85 | -30,553.00 | 84,396.00 |
| Total Income | 42,217.00 | 41,081.33 | 1,135.67 | 207,859.52 | 205,406.69 | 2,452.83 | 492,976.00 |
| Total Expense | 67,525.61 | 34,048.36 | -33,477.25 | 203,247.67 | 170,241.84 | -33,005.83 | 408,580.00 |
| Net Income | -25,308.61 | 7,032.97 | -32,341.58 | 4,611.85 | 35,164.85 | -30,553.00 | 84,396.00 |