

Balance Sheet

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

As of: 05/31/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	151,408.34
Reserves	211,507.71
Total Cash	362,916.05
TOTAL ASSETS	362,916.05
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	38,582.11
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	363,251.05
TOTAL LIABILITIES & CAPITAL	362,916.05

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 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	-1,375.00	0.00	-1,375.00	-1,890.00	0.00	-1,890.00	0.00
Late Fee	40.00	0.00	40.00	100.00	0.00	100.00	0.00
HOA Assessment	34,770.00	34,840.00	-70.00	175,315.00	174,200.00	1,115.00	418,080.00
Interest-Money Market/CDs	26.94	41.67	-14.73	131.20	208.35	-77.15	500.00
Total Operating Income	33,461.94	34,881.67	-1,419.73	173,656.20	174,408.35	-752.15	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	208.35	208.35	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	12,289.42	4,583.33	-7,706.09	25,722.17	22,916.69	-2,805.48	55,000.00
Legal	0.00	166.67	166.67	500.00	833.35	333.35	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	11,666.65	11,666.69	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Postage and Printing	0.00	75.00	75.00	75.92	375.00	299.08	900.00
Website	33.99	50.00	16.01	33.99	50.00	16.01	50.00
Total Administration	14,656.74	7,266.67	-7,390.07	37,998.73	36,633.43	-1,365.30	87,150.00
Grounds							
Grounds- Other	780.00	2,250.00	1,470.00	1,871.46	11,250.00	9,378.54	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	32,205.00	32,205.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	20,650.00	12,500.00	-8,150.00	30,000.00
Total Grounds	7,221.00	11,191.00	3,970.00	54,726.46	55,955.00	1,228.54	134,292.00
Maintenance							
Building Maintenance	3,876.44	4,166.67	290.23	29,042.12	20,833.35	-8,208.77	50,000.00
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	1,250.00	1,250.00	3,000.00
Total Maintenance	3,876.44	4,416.67	540.23	29,042.12	22,083.35	-6,958.77	60,500.00
Paving	0.00	0.00	0.00	-1,350.00	0.00	1,350.00	0.00
Utilities							
Electric	276.43	383.33	106.90	1,333.94	1,916.69	582.75	4,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	0.00	666.67	666.67	4,170.84	3,333.35	-837.49	8,000.00
Storm Water	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	9,152.00	12,500.00	3,348.00	30,000.00
Total Utilities	2,564.43	3,966.67	1,402.24	14,656.78	19,833.39	5,176.61	47,600.00
Total Operating Expense	28,318.61	26,841.01	-1,477.60	135,074.09	134,505.17	-568.92	329,542.00
Total Operating Income	33,461.94	34,881.67	-1,419.73	173,656.20	174,408.35	-752.15	418,580.00
Total Operating Expense	28,318.61	26,841.01	-1,477.60	135,074.09	134,505.17	-568.92	329,542.00
NOI - Net Operating Income	5,143.33	8,040.66	-2,897.33	38,582.11	39,903.18	-1,321.07	89,038.00
Total Income	33,461.94	34,881.67	-1,419.73	173,656.20	174,408.35	-752.15	418,580.00
Total Expense	28,318.61	26,841.01	-1,477.60	135,074.09	134,505.17	-568.92	329,542.00
Net Income	5,143.33	8,040.66	-2,897.33	38,582.11	39,903.18	-1,321.07	89,038.00