

Balance Sheet

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

As of: 07/31/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	144,230.01
Reserves	211,560.73
Total Cash	355,790.74
TOTAL ASSETS	355,790.74
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	31,456.80
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	356,125.74
TOTAL LIABILITIES & CAPITAL	355,790.74

Annual Budget - Comparative

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

As of: Jul 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	-2,315.00	0.00	-2,315.00	-3,880.00	0.00	-3,880.00	0.00
Late Fee	0.00	0.00	0.00	100.00	0.00	100.00	0.00
HOA Assessment	34,735.00	34,840.00	-105.00	244,205.00	243,880.00	325.00	418,080.00
Interest-Money Market/CDs	26.94	41.67	-14.73	184.22	291.69	-107.47	500.00
Total Operating Income	32,446.94	34,881.67	-2,434.73	240,609.22	244,171.69	-3,562.47	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	291.69	291.69	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	12,353.42	4,583.33	-7,770.09	38,170.59	32,083.35	-6,087.24	55,000.00
Legal	425.00	166.67	-258.33	925.00	1,166.69	241.69	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	16,333.31	16,333.35	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	116.69	116.69	200.00
Postage and Printing	0.00	75.00	75.00	75.92	525.00	449.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
Total Administration	15,111.75	7,216.67	-7,895.08	55,538.81	51,066.77	-4,472.04	87,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	5,023.58	15,750.00	10,726.42	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	38,646.00	45,087.00	6,441.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	21,630.00	17,500.00	-4,130.00	30,000.00
Total Grounds	6,441.00	11,191.00	4,750.00	65,299.58	78,337.00	13,037.42	134,292.00
Maintenance							
Building Maintenance	3,637.42	4,166.67	529.25	45,059.61	29,166.69	-15,892.92	50,000.00
Pressure Washing	12,672.00	0.00	-12,672.00	12,672.00	7,500.00	-5,172.00	7,500.00
Paving	0.00	0.00	0.00	-1,350.00	0.00	1,350.00	0.00
Termite Contract	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Total Maintenance	16,309.42	4,416.67	-11,892.75	56,381.61	38,416.69	-17,964.92	60,500.00
Utilities							
Electric	293.88	383.33	89.45	1,921.59	2,683.35	761.76	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	13,994.83	4,666.69	-9,328.14	8,000.00
Storm Water	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
Trash Removal	4,576.00	2,500.00	-2,076.00	16,016.00	17,500.00	1,484.00	30,000.00
Total Utilities	4,869.88	3,966.67	-903.21	31,932.42	27,766.73	-4,165.69	47,600.00
Total Operating Expense	42,732.05	26,791.01	-15,941.04	209,152.42	195,587.19	-13,565.23	329,542.00
Total Operating Income	32,446.94	34,881.67	-2,434.73	240,609.22	244,171.69	-3,562.47	418,580.00
Total Operating Expense	42,732.05	26,791.01	-15,941.04	209,152.42	195,587.19	-13,565.23	329,542.00
NOI - Net Operating Income	-10,285.11	8,090.66	-18,375.77	31,456.80	48,584.50	-17,127.70	89,038.00
Total Income	32,446.94	34,881.67	-2,434.73	240,609.22	244,171.69	-3,562.47	418,580.00
Total Expense	42,732.05	26,791.01	-15,941.04	209,152.42	195,587.19	-13,565.23	329,542.00
Net Income	-10,285.11	8,090.66	-18,375.77	31,456.80	48,584.50	-17,127.70	89,038.00