

Balance Sheet

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

As of: 08/31/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	157,006.96
Reserves	1,579.06
Reserves CD	210,000.00
Total Cash	368,586.02
TOTAL ASSETS	368,586.02
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	44,252.08
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	368,921.02
TOTAL LIABILITIES & CAPITAL	368,586.02

Annual Budget - Comparative

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

As of: Aug 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	945.00	0.00	945.00	-2,935.00	0.00	-2,935.00	0.00
Late Fee	40.00	0.00	40.00	120.00	0.00	120.00	0.00
HOA Assessment	35,820.00	34,840.00	980.00	280,045.00	278,720.00	1,325.00	418,080.00
Interest-Money Market/CDs	18.33	41.67	-23.34	202.55	333.36	-130.81	500.00
Total Operating Income	36,823.33	34,881.67	1,941.66	277,432.55	279,053.36	-1,620.81	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	333.36	333.36	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	0.00	4,583.33	4,583.33	38,170.59	36,666.68	-1,503.91	55,000.00
Legal	0.00	166.67	166.67	925.00	1,333.36	408.36	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	18,666.64	18,666.68	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	133.36	133.36	200.00
Postage and Printing	0.00	75.00	75.00	75.92	600.00	524.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
Total Administration	2,333.33	7,216.67	4,883.34	57,872.14	58,283.44	411.30	87,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	5,023.58	18,000.00	12,976.42	27,000.00
Landscape Contract	12,882.00	6,441.00	-6,441.00	51,528.00	51,528.00	0.00	77,292.00
Tree Removal	3,240.00	2,500.00	-740.00	24,870.00	20,000.00	-4,870.00	30,000.00
Total Grounds	16,122.00	11,191.00	-4,931.00	81,421.58	89,528.00	8,106.42	134,292.00
Maintenance							
Building Maintenance	2,990.95	4,166.67	1,175.72	48,050.56	33,333.36	-14,717.20	50,000.00
Pressure Washing	0.00	0.00	0.00	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	2,000.00	2,000.00	3,000.00
Total Maintenance	2,990.95	4,416.67	1,425.72	59,372.56	42,833.36	-16,539.20	60,500.00
Utilities							
Electric	293.77	383.33	89.56	2,215.36	3,066.68	851.32	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	5,333.36	-8,661.47	8,000.00
Storm Water	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	18,304.00	20,000.00	1,696.00	30,000.00
Total Utilities	2,581.77	3,966.67	1,384.90	34,514.19	31,733.40	-2,780.79	47,600.00
Total Operating Expense	24,028.05	26,791.01	2,762.96	233,180.47	222,378.20	-10,802.27	329,542.00
Total Operating Income	36,823.33	34,881.67	1,941.66	277,432.55	279,053.36	-1,620.81	418,580.00
Total Operating Expense	24,028.05	26,791.01	2,762.96	233,180.47	222,378.20	-10,802.27	329,542.00
NOI - Net Operating Income	12,795.28	8,090.66	4,704.62	44,252.08	56,675.16	-12,423.08	89,038.00
Total Income	36,823.33	34,881.67	1,941.66	277,432.55	279,053.36	-1,620.81	418,580.00
Total Expense	24,028.05	26,791.01	2,762.96	233,180.47	222,378.20	-10,802.27	329,542.00
Net Income	12,795.28	8,090.66	4,704.62	44,252.08	56,675.16	-12,423.08	89,038.00