

Balance Sheet

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

As of: 09/30/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	158,654.21
Reserves	1,567.25
Reserves CD	210,000.00
Total Cash	370,221.46
TOTAL ASSETS	370,221.46
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	45,887.52
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	370,556.46
TOTAL LIABILITIES & CAPITAL	370,221.46

Annual Budget - Comparative

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

As of: Sep 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	-2,365.00	0.00	-2,365.00	-5,300.00	0.00	-5,300.00	0.00
Late Fee	20.00	0.00	20.00	140.00	0.00	140.00	0.00
HOA Assessment	34,500.00	34,840.00	-340.00	314,545.00	313,560.00	985.00	418,080.00
Interest-Money Market/CDs	0.19	41.66	-41.47	202.74	375.02	-172.28	500.00
Total Operating Income	32,155.19	34,881.66	-2,726.47	309,587.74	313,935.02	-4,347.28	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	12.00	41.66	29.66	12.00	375.02	363.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	12,342.41	4,583.33	-7,759.08	50,513.00	41,250.01	-9,262.99	55,000.00
Legal	0.00	166.66	166.66	925.00	1,500.02	575.02	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	20,999.97	21,000.01	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Postage and Printing	0.00	75.00	75.00	75.92	675.00	599.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
Total Administration	14,687.74	7,216.64	-7,471.10	72,559.88	65,500.08	-7,059.80	87,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	5,023.58	20,250.00	15,226.42	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	57,969.00	57,969.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	24,870.00	22,500.00	-2,370.00	30,000.00
Total Grounds	6,441.00	11,191.00	4,750.00	87,862.58	100,719.00	12,856.42	134,292.00
Maintenance							
Building Maintenance	4,277.20	4,166.66	-110.54	52,327.76	37,500.02	-14,827.74	50,000.00
Pressure Washing	0.00	0.00	0.00	12,672.00	7,500.00	-5,172.00	7,500.00
Paving	1,850.00	0.00	-1,850.00	500.00	0.00	-500.00	0.00
Termite Contract	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
Total Maintenance	6,127.20	4,416.66	-1,710.54	65,499.76	47,250.02	-18,249.74	60,500.00
Utilities							
Electric	293.68	383.33	89.65	2,509.04	3,450.01	940.97	4,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	682.13	666.66	-15.47	14,676.96	6,000.02	-8,676.94	8,000.00
Storm Water	0.00	416.66	416.66	0.00	3,750.02	3,750.02	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	20,592.00	22,500.00	1,908.00	30,000.00
Total Utilities	3,263.81	3,966.65	702.84	37,778.00	35,700.05	-2,077.95	47,600.00
Total Operating Expense	30,519.75	26,790.95	-3,728.80	263,700.22	249,169.15	-14,531.07	329,542.00
Total Operating Income	32,155.19	34,881.66	-2,726.47	309,587.74	313,935.02	-4,347.28	418,580.00
Total Operating Expense	30,519.75	26,790.95	-3,728.80	263,700.22	249,169.15	-14,531.07	329,542.00
NOI - Net Operating Income	1,635.44	8,090.71	-6,455.27	45,887.52	64,765.87	-18,878.35	89,038.00
Total Income	32,155.19	34,881.66	-2,726.47	309,587.74	313,935.02	-4,347.28	418,580.00
Total Expense	30,519.75	26,790.95	-3,728.80	263,700.22	249,169.15	-14,531.07	329,542.00
Net Income	1,635.44	8,090.71	-6,455.27	45,887.52	64,765.87	-18,878.35	89,038.00