

Balance Sheet

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

As of: 11/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	127,561.53
Reserves	51,586.84
Reserves CD	210,000.00
Total Cash	389,148.37
TOTAL ASSETS	389,148.37
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	64,814.43
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	389,483.37
TOTAL LIABILITIES & CAPITAL	389,148.37

Annual Budget - Comparative

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

As of: Nov 2022

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							
Prepaid HOA Assessment	-740.00	0.00	-740.00	-6,030.00	0.00	-6,030.00	0.00
Late Fee	30.00	0.00	30.00	190.00	0.00	190.00	0.00
HOA Assessment	34,860.00	34,840.00	20.00	383,810.00	383,240.00	570.00	418,080.00
Interest-Money Market/CDs	6.36	41.66	-35.30	210.33	458.34	-248.01	500.00
Total Operating Income	34,156.36	34,881.66	-725.30	378,180.33	383,698.34	-5,518.01	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.66	41.66	0.00	458.34	458.34	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	50,513.00	50,416.67	-96.33	55,000.00
Legal	0.00	166.66	166.66	1,520.00	1,833.34	313.34	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	25,666.63	25,666.67	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	183.34	183.34	200.00
Postage and Printing	0.00	75.00	75.00	75.92	825.00	749.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
Total Administration	2,333.33	7,216.64	4,883.31	77,809.54	79,933.36	2,123.82	87,150.00
Grounds							
Grounds- Other	1,293.14	2,250.00	956.86	11,416.72	24,750.00	13,333.28	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	70,851.00	70,851.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	26,230.00	27,500.00	1,270.00	30,000.00
Total Grounds	7,734.14	11,191.00	3,456.86	108,497.72	123,101.00	14,603.28	134,292.00
Maintenance							
Building Maintenance	7,318.85	4,166.66	-3,152.19	65,156.26	45,833.34	-19,322.92	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	500.00	0.00	-500.00	0.00
Termite Contract	0.00	250.00	250.00	3,300.00	2,750.00	-550.00	3,000.00
Total Maintenance	7,318.85	4,416.66	-2,902.19	81,628.26	56,083.34	-25,544.92	60,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	293.66	383.33	89.67	3,096.50	4,216.67	1,120.17	4,600.00
Sewer Repairs	0.00	666.66	666.66	15,965.88	7,333.34	-8,632.54	8,000.00
Storm Water	0.00	416.66	416.66	1,200.00	4,583.34	3,383.34	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	25,168.00	27,500.00	2,332.00	30,000.00
Total Utilities	2,581.66	3,966.65	1,384.99	45,430.38	43,633.35	-1,797.03	47,600.00
Total Operating Expense	19,967.98	26,790.95	6,822.97	313,365.90	302,751.05	-10,614.85	329,542.00
Total Operating Income	34,156.36	34,881.66	-725.30	378,180.33	383,698.34	-5,518.01	418,580.00
Total Operating Expense	19,967.98	26,790.95	6,822.97	313,365.90	302,751.05	-10,614.85	329,542.00
NOI - Net Operating Income	14,188.38	8,090.71	6,097.67	64,814.43	80,947.29	-16,132.86	89,038.00
Total Income	34,156.36	34,881.66	-725.30	378,180.33	383,698.34	-5,518.01	418,580.00
Total Expense	19,967.98	26,790.95	6,822.97	313,365.90	302,751.05	-10,614.85	329,542.00
Net Income	14,188.38	8,090.71	6,097.67	64,814.43	80,947.29	-16,132.86	89,038.00