

## Balance Sheet

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

As of: 10/31/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	113,379.51
Reserves	51,580.48
Reserves CD	210,000.00
<b>Total Cash</b>	<b>374,959.99</b>
<b>TOTAL ASSETS</b>	<b>374,959.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing-Homeowner Deposits	-335.00
<b>Total Liabilities</b>	<b>-335.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	50,626.05
Calculated Prior Years Retained Earnings	4,995.32
<b>Total Capital</b>	<b>375,294.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>374,959.99</b>

## Annual Budget - Comparative

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

As of: Oct 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
<b>Income</b>							
Prepaid HOA Assessment	10.00	0.00	10.00	-5,290.00	0.00	-5,290.00	0.00
Late Fee	20.00	0.00	20.00	160.00	0.00	160.00	0.00
HOA Assessment	34,405.00	34,840.00	-435.00	348,950.00	348,400.00	550.00	418,080.00
Interest-Money Market/CDs	1.23	41.66	-40.43	203.97	416.68	-212.71	500.00
<b>Total Operating Income</b>	<b>34,436.23</b>	<b>34,881.66</b>	<b>-445.43</b>	<b>344,023.97</b>	<b>348,816.68</b>	<b>-4,792.71</b>	<b>418,580.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	-12.00	41.66	53.66	0.00	416.68	416.68	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	45,833.34	-4,679.66	55,000.00
Legal	595.00	166.66	-428.34	1,520.00	1,666.68	146.68	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	23,333.30	23,333.34	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Postage and Printing	0.00	75.00	75.00	75.92	750.00	674.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
<b>Total Administration</b>	<b>2,916.33</b>	<b>7,216.64</b>	<b>4,300.31</b>	<b>75,476.21</b>	<b>72,716.72</b>	<b>-2,759.49</b>	<b>87,150.00</b>
<b>Grounds</b>							
Grounds- Other	5,100.00	2,250.00	-2,850.00	10,123.58	22,500.00	12,376.42	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	64,410.00	64,410.00	0.00	77,292.00
Tree Removal	1,360.00	2,500.00	1,140.00	26,230.00	25,000.00	-1,230.00	30,000.00
<b>Total Grounds</b>	<b>12,901.00</b>	<b>11,191.00</b>	<b>-1,710.00</b>	<b>100,763.58</b>	<b>111,910.00</b>	<b>11,146.42</b>	<b>134,292.00</b>
<b>Maintenance</b>							
Building Maintenance	5,509.65	4,166.66	-1,342.99	57,837.41	41,666.68	-16,170.73	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	3,300.00	250.00	-3,050.00	3,300.00	2,500.00	-800.00	3,000.00
<b>Total Maintenance</b>	<b>8,809.65</b>	<b>4,416.66</b>	<b>-4,392.99</b>	<b>74,309.41</b>	<b>51,666.68</b>	<b>-22,642.73</b>	<b>60,500.00</b>
<b>Utilities</b>							
Electric	293.80	383.33	89.53	2,802.84	3,833.34	1,030.50	4,600.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	1,288.92	666.66	-622.26	15,965.88	6,666.68	-9,299.20	8,000.00
Storm Water	1,200.00	416.66	-783.34	1,200.00	4,166.68	2,966.68	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	22,880.00	25,000.00	2,120.00	30,000.00
<b>Total Utilities</b>	<b>5,070.72</b>	<b>3,966.65</b>	<b>-1,104.07</b>	<b>42,848.72</b>	<b>39,666.70</b>	<b>-3,182.02</b>	<b>47,600.00</b>
<b>Total Operating Expense</b>	<b>29,697.70</b>	<b>26,790.95</b>	<b>-2,906.75</b>	<b>293,397.92</b>	<b>275,960.10</b>	<b>-17,437.82</b>	<b>329,542.00</b>
Total Operating Income	34,436.23	34,881.66	-445.43	344,023.97	348,816.68	-4,792.71	418,580.00
Total Operating Expense	29,697.70	26,790.95	-2,906.75	293,397.92	275,960.10	-17,437.82	329,542.00
<b>NOI - Net Operating Income</b>	<b>4,738.53</b>	<b>8,090.71</b>	<b>-3,352.18</b>	<b>50,626.05</b>	<b>72,856.58</b>	<b>-22,230.53</b>	<b>89,038.00</b>
Total Income	34,436.23	34,881.66	-445.43	344,023.97	348,816.68	-4,792.71	418,580.00
Total Expense	29,697.70	26,790.95	-2,906.75	293,397.92	275,960.10	-17,437.82	329,542.00
<b>Net Income</b>	<b>4,738.53</b>	<b>8,090.71</b>	<b>-3,352.18</b>	<b>50,626.05</b>	<b>72,856.58</b>	<b>-22,230.53</b>	<b>89,038.00</b>