

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	113,403.46
Reserves	86,426.64
Reserves CD	210,467.94
Total Cash	410,298.04
TOTAL ASSETS	410,298.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	15,530.00
Total Liabilities	15,530.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	84,464.10
Calculated Prior Years Retained Earnings	125,969.15
Total Capital	394,768.04
TOTAL LIABILITIES & CAPITAL	410,298.04

Annual Budget - Comparative

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

As of: Dec 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							
Late Fee	40.00	0.00	40.00	230.00	0.00	230.00	0.00
HOA Assessment	34,170.00	34,840.00	-670.00	417,980.00	418,080.00	-100.00	418,080.00
Interest-Money Market/CDs	481.58	41.66	439.92	691.91	500.00	191.91	500.00
Total Operating Income	34,691.58	34,881.66	-190.08	418,901.91	418,580.00	321.91	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	35.00	41.66	6.66	35.00	500.00	465.00	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	55,000.00	4,487.00	55,000.00
Legal	688.25	166.66	-521.59	2,208.25	2,000.00	-208.25	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	27,999.96	28,000.00	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	200.00	200.00	200.00
Postage and Printing	0.00	75.00	75.00	75.92	900.00	824.08	900.00
Website	0.00	0.00	0.00	33.99	50.00	16.01	50.00
Total Administration	3,056.58	7,216.64	4,160.06	80,866.12	87,150.00	6,283.88	87,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	11,416.72	27,000.00	15,583.28	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	77,292.00	77,292.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	26,230.00	30,000.00	3,770.00	30,000.00
Total Grounds	6,441.00	11,191.00	4,750.00	114,938.72	134,292.00	19,353.28	134,292.00
Maintenance							
Building Maintenance	9,027.65	4,166.66	-4,860.99	74,183.91	50,000.00	-24,183.91	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	3,000.00	-300.00	3,000.00
Total Maintenance	9,027.65	4,416.66	-4,610.99	90,655.91	60,500.00	-30,155.91	60,500.00
NSF Bank Charge	-35.00	0.00	35.00	-35.00	0.00	35.00	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	293.68	383.33	89.65	3,390.18	4,600.00	1,209.82	4,600.00
Sewer Repairs	0.00	666.66	666.66	15,965.88	8,000.00	-7,965.88	8,000.00
Storm Water	0.00	416.66	416.66	1,200.00	5,000.00	3,800.00	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	27,456.00	30,000.00	2,544.00	30,000.00
Total Utilities	2,581.68	3,966.65	1,384.97	48,012.06	47,600.00	-412.06	47,600.00
Total Operating Expense	21,071.91	26,790.95	5,719.04	334,437.81	329,542.00	-4,895.81	329,542.00
Total Operating Income	34,691.58	34,881.66	-190.08	418,901.91	418,580.00	321.91	418,580.00
Total Operating Expense	21,071.91	26,790.95	5,719.04	334,437.81	329,542.00	-4,895.81	329,542.00
NOI - Net Operating Income	13,619.67	8,090.71	5,528.96	84,464.10	89,038.00	-4,573.90	89,038.00
Total Income	34,691.58	34,881.66	-190.08	418,901.91	418,580.00	321.91	418,580.00
Total Expense	21,071.91	26,790.95	5,719.04	334,437.81	329,542.00	-4,895.81	329,542.00
Net Income	13,619.67	8,090.71	5,528.96	84,464.10	89,038.00	-4,573.90	89,038.00