

Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	113,598.30
Reserves	86,476.42
Reserves CD	210,467.94
Total Cash	410,542.66
TOTAL ASSETS	410,542.66
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	11,795.00
Total Liabilities	11,795.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	3,799.62
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	398,747.66
TOTAL LIABILITIES & CAPITAL	410,542.66

Annual Budget - Comparative

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

As of: Feb 2023

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	0.00	0.00	0.00	60.00	0.00	60.00	0.00
HOA Assessment	33,605.00	37,440.00	-3,835.00	78,030.00	74,880.00	3,150.00	449,280.00
Interest-Money Market/CDs	26.53	125.00	-98.47	49.78	250.00	-200.22	1,500.00
Total Operating Income	33,631.53	37,565.00	-3,933.47	78,139.78	75,130.00	3,009.78	450,780.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	0.00	5,416.67	5,416.67	0.00	10,833.34	10,833.34	65,000.00
Legal	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	4,666.66	4,666.68	0.02	28,000.00
Meetings	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Postage and Printing	0.00	75.00	75.00	0.00	150.00	150.00	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	2,333.33	8,050.02	5,716.69	4,666.66	16,100.04	11,433.38	97,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	4,500.00	4,500.00	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	13,140.00	13,140.00	0.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	32,700.00	5,000.00	-27,700.00	30,000.00
Total Grounds	6,570.00	11,320.00	4,750.00	45,840.00	22,640.00	-23,200.00	135,840.00
Maintenance							
Building Maintenance	8,938.90	5,000.00	-3,938.90	18,658.62	10,000.00	-8,658.62	60,000.00
Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Total Maintenance	8,938.90	5,250.00	-3,688.90	18,658.62	10,500.00	-8,158.62	70,500.00
Utilities							
Electric	301.84	383.34	81.50	598.88	766.68	167.80	4,600.00
Sewer Repairs	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Storm Water	0.00	583.34	583.34	0.00	1,166.68	1,166.68	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	4,576.00	5,000.00	424.00	30,000.00
Total Utilities	2,589.84	5,133.35	2,543.51	5,174.88	10,266.70	5,091.82	61,600.00
Total Operating Expense	20,432.07	29,753.37	9,321.30	74,340.16	59,506.74	-14,833.42	365,090.00
Total Operating Income	33,631.53	37,565.00	-3,933.47	78,139.78	75,130.00	3,009.78	450,780.00
Total Operating Expense	20,432.07	29,753.37	9,321.30	74,340.16	59,506.74	-14,833.42	365,090.00
NOI - Net Operating Income	13,199.46	7,811.63	5,387.83	3,799.62	15,623.26	-11,823.64	85,690.00
Total Income	33,631.53	37,565.00	-3,933.47	78,139.78	75,130.00	3,009.78	450,780.00
Total Expense	20,432.07	29,753.37	9,321.30	74,340.16	59,506.74	-14,833.42	365,090.00
Net Income	13,199.46	7,811.63	5,387.83	3,799.62	15,623.26	-11,823.64	85,690.00