

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	107,643.92
Reserves	16,851.72
Reserves CD	281,336.72
Total Cash	405,832.36
TOTAL ASSETS	405,832.36
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	11,860.00
Total Liabilities	11,860.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-975.68
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	393,972.36
TOTAL LIABILITIES & CAPITAL	405,832.36

Annual Budget - Comparative

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

As of: Apr 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	20.00	0.00	20.00	100.00	0.00	100.00	0.00
NSF Fee	35.00	0.00	35.00	35.00	0.00	35.00	0.00
HOA Assessment	37,445.00	37,440.00	5.00	150,275.00	149,760.00	515.00	449,280.00
Interest-Money Market/CDs	871.55	125.00	746.55	1,293.86	500.00	793.86	1,500.00
Total Operating Income	38,371.55	37,565.00	806.55	151,703.86	150,260.00	1,443.86	450,780.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Audit/ Tax Returns	0.00	500.00	500.00	450.00	500.00	50.00	500.00
Insurance	1,500.00	5,416.67	3,916.67	17,030.25	21,666.68	4,636.43	65,000.00
Legal	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	9,333.32	9,333.36	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Postage and Printing	0.00	75.00	75.00	0.00	300.00	300.00	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	3,833.33	8,550.02	4,716.69	26,813.57	32,700.08	5,886.51	97,150.00
Grounds							
Grounds- Other	620.75	2,250.00	1,629.25	620.75	9,000.00	8,379.25	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	26,280.00	26,280.00	0.00	78,840.00
Tree Removal	6,490.00	2,500.00	-3,990.00	39,190.00	10,000.00	-29,190.00	30,000.00
Total Grounds	13,680.75	11,320.00	-2,360.75	66,090.75	45,280.00	-20,810.75	135,840.00
Maintenance							
Building Maintenance	10,030.60	5,000.00	-5,030.60	38,331.72	20,000.00	-18,331.72	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	1,000.00	1,000.00	3,000.00
Total Maintenance	10,030.60	5,250.00	-4,780.60	38,331.72	21,000.00	-17,331.72	70,500.00
Utilities							
Electric	301.79	383.34	81.55	1,202.50	1,533.36	330.86	4,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	8,572.42	1,666.67	-6,905.75	11,089.00	6,666.68	-4,422.32	20,000.00
Storm Water	0.00	583.34	583.34	0.00	2,333.36	2,333.36	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	9,152.00	10,000.00	848.00	30,000.00
Total Utilities	11,162.21	5,133.35	-6,028.86	21,443.50	20,533.40	-910.10	61,600.00
Total Operating Expense	38,706.89	30,253.37	-8,453.52	152,679.54	119,513.48	-33,166.06	365,090.00
Total Operating Income	38,371.55	37,565.00	806.55	151,703.86	150,260.00	1,443.86	450,780.00
Total Operating Expense	38,706.89	30,253.37	-8,453.52	152,679.54	119,513.48	-33,166.06	365,090.00
NOI - Net Operating Income	-335.34	7,311.63	-7,646.97	-975.68	30,746.52	-31,722.20	85,690.00
Total Income	38,371.55	37,565.00	806.55	151,703.86	150,260.00	1,443.86	450,780.00
Total Expense	38,706.89	30,253.37	-8,453.52	152,679.54	119,513.48	-33,166.06	365,090.00
Net Income	-335.34	7,311.63	-7,646.97	-975.68	30,746.52	-31,722.20	85,690.00