

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	100,479.09
Reserves	16,854.58
Reserves CD	281,336.72
Total Cash	398,670.39
TOTAL ASSETS	398,670.39
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	10,660.00
Total Liabilities	10,660.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-6,937.65
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	388,010.39
TOTAL LIABILITIES & CAPITAL	398,670.39

Annual Budget - Comparative

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

As of: May 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	100.00	0.00	100.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	36,230.00	37,440.00	-1,210.00	186,755.00	187,200.00	-445.00	449,280.00
Interest-Money Market/CDs	2.86	125.00	-122.14	1,296.72	625.00	671.72	1,500.00
Total Operating Income	36,232.86	37,565.00	-1,332.14	188,186.72	187,825.00	361.72	450,780.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	208.35	208.35	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	13,791.25	5,416.67	-8,374.58	30,821.50	27,083.35	-3,738.15	65,000.00
Legal	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	11,666.65	11,666.69	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Postage and Printing	0.00	75.00	75.00	0.00	375.00	375.00	900.00
Website	394.63	50.00	-344.63	394.63	50.00	-344.63	50.00
Total Administration	16,519.21	8,100.01	-8,419.20	43,332.78	40,800.09	-2,532.69	97,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	620.75	11,250.00	10,629.25	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	32,850.00	32,850.00	0.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	39,190.00	12,500.00	-26,690.00	30,000.00
Total Grounds	6,570.00	11,320.00	4,750.00	72,660.75	56,600.00	-16,060.75	135,840.00
Maintenance							
Building Maintenance	16,248.33	5,000.00	-11,248.33	54,580.05	25,000.00	-29,580.05	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	1,250.00	1,250.00	3,000.00
Total Maintenance	16,248.33	5,250.00	-10,998.33	54,580.05	26,250.00	-28,330.05	70,500.00
Utilities							
Electric	301.55	383.33	81.78	1,504.05	1,916.69	412.64	4,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	517.74	1,666.67	1,148.93	11,606.74	8,333.35	-3,273.39	20,000.00
Storm Water	0.00	583.33	583.33	0.00	2,916.69	2,916.69	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	11,440.00	12,500.00	1,060.00	30,000.00
Total Utilities	3,107.29	5,133.33	2,026.04	24,550.79	25,666.73	1,115.94	61,600.00
Total Operating Expense	42,444.83	29,803.34	-12,641.49	195,124.37	149,316.82	-45,807.55	365,090.00
Total Operating Income	36,232.86	37,565.00	-1,332.14	188,186.72	187,825.00	361.72	450,780.00
Total Operating Expense	42,444.83	29,803.34	-12,641.49	195,124.37	149,316.82	-45,807.55	365,090.00
NOI - Net Operating Income	-6,211.97	7,761.66	-13,973.63	-6,937.65	38,508.18	-45,445.83	85,690.00
Total Income	36,232.86	37,565.00	-1,332.14	188,186.72	187,825.00	361.72	450,780.00
Total Expense	42,444.83	29,803.34	-12,641.49	195,124.37	149,316.82	-45,807.55	365,090.00
Net Income	-6,211.97	7,761.66	-13,973.63	-6,937.65	38,508.18	-45,445.83	85,690.00