

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	121,728.97
Reserves	16,857.35
Reserves CD	281,336.72
Total Cash	419,923.04
TOTAL ASSETS	419,923.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	13,525.00
Total Liabilities	13,525.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	11,450.00
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	406,398.04
TOTAL LIABILITIES & CAPITAL	419,923.04

Annual Budget - Comparative

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

As of: Jun 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	-25.00	0.00	-25.00	75.00	0.00	75.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	36,375.00	37,440.00	-1,065.00	223,130.00	224,640.00	-1,510.00	449,280.00
Interest-Money Market/CDs	2.77	125.00	-122.23	1,299.49	750.00	549.49	1,500.00
Total Operating Income	36,352.77	37,565.00	-1,212.23	224,539.49	225,390.00	-850.51	450,780.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	250.02	250.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	0.00	5,416.67	5,416.67	30,821.50	32,500.02	1,678.52	65,000.00
Legal	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	13,999.98	14,000.02	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	100.02	100.02	200.00
Postage and Printing	0.00	75.00	75.00	0.00	450.00	450.00	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	2,333.33	8,050.01	5,716.68	45,666.11	48,850.10	3,183.99	97,150.00
Grounds							
Grounds- Other	931.59	2,250.00	1,318.41	1,552.34	13,500.00	11,947.66	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	39,420.00	39,420.00	0.00	78,840.00
Tree Removal	800.00	2,500.00	1,700.00	39,990.00	15,000.00	-24,990.00	30,000.00
Total Grounds	8,301.59	11,320.00	3,018.41	80,962.34	67,920.00	-13,042.34	135,840.00
Maintenance							
Building Maintenance	4,740.76	5,000.00	259.24	52,379.38	30,000.00	-22,379.38	60,000.00
Pressure Washing	0.00	7,500.00	7,500.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
Total Maintenance	4,740.76	12,750.00	8,009.24	52,379.38	39,000.00	-13,379.38	70,500.00
Utilities							
Electric	301.44	383.33	81.89	1,805.49	2,300.02	494.53	4,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	0.00	1,666.67	1,666.67	11,606.74	10,000.02	-1,606.72	20,000.00
Storm Water	0.00	583.33	583.33	0.00	3,500.02	3,500.02	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	13,728.00	15,000.00	1,272.00	30,000.00
Total Utilities	2,589.44	5,133.33	2,543.89	27,140.23	30,800.06	3,659.83	61,600.00
Capital Projects							
Reserves- Roof Replacement	0.00	0.00	0.00	6,941.43	0.00	-6,941.43	0.00
Total Capital Projects	0.00	0.00	0.00	6,941.43	0.00	-6,941.43	0.00
Total Operating Expense	17,965.12	37,253.34	19,288.22	213,089.49	186,570.16	-26,519.33	365,090.00
Total Operating Income	36,352.77	37,565.00	-1,212.23	224,539.49	225,390.00	-850.51	450,780.00
Total Operating Expense	17,965.12	37,253.34	19,288.22	213,089.49	186,570.16	-26,519.33	365,090.00
NOI - Net Operating Income	18,387.65	311.66	18,075.99	11,450.00	38,819.84	-27,369.84	85,690.00
Total Income	36,352.77	37,565.00	-1,212.23	224,539.49	225,390.00	-850.51	450,780.00
Total Expense	17,965.12	37,253.34	19,288.22	213,089.49	186,570.16	-26,519.33	365,090.00
Net Income	18,387.65	311.66	18,075.99	11,450.00	38,819.84	-27,369.84	85,690.00