

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	112,645.76
Reserves	16,860.21
Reserves CD	281,336.72
Total Cash	410,842.69
TOTAL ASSETS	410,842.69
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	12,270.00
Total Liabilities	12,270.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	3,624.65
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	398,572.69
TOTAL LIABILITIES & CAPITAL	410,842.69

Annual Budget - Comparative

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

As of: Jul 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	180.00	0.00	180.00	255.00	0.00	255.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	39,480.00	37,440.00	2,040.00	262,610.00	262,080.00	530.00	449,280.00
Interest-Money Market/CDs	2.86	125.00	-122.14	1,302.35	875.00	427.35	1,500.00
Total Operating Income	39,662.86	37,565.00	2,097.86	264,202.35	262,955.00	1,247.35	450,780.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	291.69	291.69	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	44,612.75	37,916.69	-6,696.06	65,000.00
Legal	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	16,333.31	16,333.35	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	116.69	116.69	200.00
Postage and Printing	0.00	75.00	75.00	0.00	525.00	525.00	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	16,124.58	8,050.01	-8,074.57	61,790.69	56,900.11	-4,890.58	97,150.00
Grounds							
Grounds- Other	2,365.77	2,250.00	-115.77	3,918.11	15,750.00	11,831.89	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	45,990.00	45,990.00	0.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	39,990.00	17,500.00	-22,490.00	30,000.00
Total Grounds	8,935.77	11,320.00	2,384.23	89,898.11	79,240.00	-10,658.11	135,840.00
Maintenance							
Building Maintenance	5,388.86	5,000.00	-388.86	57,768.24	35,000.00	-22,768.24	60,000.00
Pressure Washing	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Total Maintenance	5,388.86	5,250.00	-138.86	57,768.24	44,250.00	-13,518.24	70,500.00
Utilities							
Electric	308.13	383.33	75.20	2,113.62	2,683.35	569.73	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	11,666.69	59.95	20,000.00
Storm Water	0.00	583.33	583.33	0.00	4,083.35	4,083.35	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	16,016.00	17,500.00	1,484.00	30,000.00
Total Utilities	2,596.13	5,133.33	2,537.20	29,736.36	35,933.39	6,197.03	61,600.00
Capital Projects							
Reserves- Roof Replacement	14,442.87	0.00	-14,442.87	21,384.30	0.00	-21,384.30	0.00
Total Capital Projects	14,442.87	0.00	-14,442.87	21,384.30	0.00	-21,384.30	0.00
Total Operating Expense	47,488.21	29,753.34	-17,734.87	260,577.70	216,323.50	-44,254.20	365,090.00
Total Operating Income	39,662.86	37,565.00	2,097.86	264,202.35	262,955.00	1,247.35	450,780.00
Total Operating Expense	47,488.21	29,753.34	-17,734.87	260,577.70	216,323.50	-44,254.20	365,090.00
NOI - Net Operating Income	-7,825.35	7,811.66	-15,637.01	3,624.65	46,631.50	-43,006.85	85,690.00
Total Income	39,662.86	37,565.00	2,097.86	264,202.35	262,955.00	1,247.35	450,780.00
Total Expense	47,488.21	29,753.34	-17,734.87	260,577.70	216,323.50	-44,254.20	365,090.00
Net Income	-7,825.35	7,811.66	-15,637.01	3,624.65	46,631.50	-43,006.85	85,690.00