

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	124,032.34
Reserves	16,863.08
Reserves CD	282,377.90
Total Cash	423,273.32
TOTAL ASSETS	423,273.32
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	12,210.00
Total Liabilities	12,210.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	16,115.28
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	411,063.32
TOTAL LIABILITIES & CAPITAL	423,273.32

Annual Budget - Comparative

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

As of: Aug 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	40.00	0.00	40.00	295.00	0.00	295.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	37,605.00	37,440.00	165.00	300,215.00	299,520.00	695.00	449,280.00
Interest-Money Market/CDs	2.87	125.00	-122.13	2,346.40	1,000.00	1,346.40	1,500.00
Total Operating Income	37,647.87	37,565.00	82.87	302,891.40	300,520.00	2,371.40	450,780.00
Expense							
Administration							
Federal Income Tax	133.00	0.00	-133.00	133.00	0.00	-133.00	0.00
State Income Tax	11.00	0.00	-11.00	11.00	0.00	-11.00	0.00
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	333.36	333.36	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	44,612.75	43,333.36	-1,279.39	65,000.00
Legal	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	18,666.64	18,666.68	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	133.36	133.36	200.00
Postage and Printing	0.00	75.00	75.00	0.00	600.00	600.00	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	2,477.33	8,050.01	5,572.68	64,268.02	64,950.12	682.10	97,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	3,918.11	18,000.00	14,081.89	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	52,560.00	52,560.00	0.00	78,840.00
Tree Removal	2,160.00	2,500.00	340.00	42,150.00	20,000.00	-22,150.00	30,000.00
Total Grounds	8,730.00	11,320.00	2,590.00	98,628.11	90,560.00	-8,068.11	135,840.00
Maintenance							
Building Maintenance	5,881.77	5,000.00	-881.77	63,650.01	40,000.00	-23,650.01	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	2,000.00	2,000.00	3,000.00
Total Maintenance	5,881.77	5,250.00	-631.77	63,650.01	49,500.00	-14,150.01	70,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	321.32	383.33	62.01	2,434.94	3,066.68	631.74	4,600.00
Sewer Repairs	6,500.00	1,666.67	-4,833.33	18,106.74	13,333.36	-4,773.38	20,000.00
Storm Water	0.00	583.33	583.33	0.00	4,666.68	4,666.68	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	18,304.00	20,000.00	1,696.00	30,000.00
Total Utilities	9,109.32	5,133.33	-3,975.99	38,845.68	41,066.72	2,221.04	61,600.00
Capital Projects							
Reserves- Roof Replacement	0.00	0.00	0.00	21,384.30	0.00	-21,384.30	0.00
Total Capital Projects	0.00	0.00	0.00	21,384.30	0.00	-21,384.30	0.00
Total Operating Expense	26,198.42	29,753.34	3,554.92	286,776.12	246,076.84	-40,699.28	365,090.00
Total Operating Income	37,647.87	37,565.00	82.87	302,891.40	300,520.00	2,371.40	450,780.00
Total Operating Expense	26,198.42	29,753.34	3,554.92	286,776.12	246,076.84	-40,699.28	365,090.00
NOI - Net Operating Income	11,449.45	7,811.66	3,637.79	16,115.28	54,443.16	-38,327.88	85,690.00
Total Income	37,647.87	37,565.00	82.87	302,891.40	300,520.00	2,371.40	450,780.00
Total Expense	26,198.42	29,753.34	3,554.92	286,776.12	246,076.84	-40,699.28	365,090.00
Net Income	11,449.45	7,811.66	3,637.79	16,115.28	54,443.16	-38,327.88	85,690.00