

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	121,869.71
Reserves	16,865.85
Reserves CD	282,377.90
Total Cash	421,113.46
TOTAL ASSETS	421,113.46
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	10,770.00
Total Liabilities	10,770.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	15,395.42
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	410,343.46
TOTAL LIABILITIES & CAPITAL	421,113.46

Annual Budget - Comparative

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

As of: Sep 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	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	36,700.00	37,440.00	-740.00	337,275.00	336,960.00	315.00	449,280.00
Interest-Money Market/CDs	2.77	125.00	-122.23	2,349.17	1,125.00	1,224.17	1,500.00
Total Operating Income	36,722.77	37,565.00	-842.23	339,954.17	338,085.00	1,869.17	450,780.00
Expense							
Administration							
Federal Income Tax	0.00	0.00	0.00	133.00	0.00	-133.00	0.00
State Income Tax	0.00	0.00	0.00	11.00	0.00	-11.00	0.00
Admin Misc. & Bank Fees	0.00	41.66	41.66	0.00	375.02	375.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	13,791.25	5,416.66	-8,374.59	58,404.00	48,750.02	-9,653.98	65,000.00
Legal	0.00	166.66	166.66	0.00	1,500.02	1,500.02	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	20,999.97	21,000.01	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Postage and Printing	0.00	75.00	75.00	0.00	675.00	675.00	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	16,124.58	8,049.97	-8,074.61	80,392.60	73,000.09	-7,392.51	97,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	3,918.11	20,250.00	16,331.89	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	59,130.00	59,130.00	0.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	42,150.00	22,500.00	-19,650.00	30,000.00
Total Grounds	6,570.00	11,320.00	4,750.00	105,198.11	101,880.00	-3,318.11	135,840.00
Maintenance							
Building Maintenance	9,178.74	5,000.00	-4,178.74	72,828.75	45,000.00	-27,828.75	60,000.00
Pressure Washing	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	3,300.00	250.00	-3,050.00	3,300.00	2,250.00	-1,050.00	3,000.00
Total Maintenance	12,478.74	5,250.00	-7,228.74	76,128.75	54,750.00	-21,378.75	70,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	321.31	383.33	62.02	2,756.25	3,450.01	693.76	4,600.00
Sewer Repairs	0.00	1,666.66	1,666.66	18,106.74	15,000.02	-3,106.72	20,000.00
Storm Water	0.00	583.33	583.33	0.00	5,250.01	5,250.01	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	20,592.00	22,500.00	1,908.00	30,000.00
Total Utilities	2,609.31	5,133.32	2,524.01	41,454.99	46,200.04	4,745.05	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	37,782.63	29,753.29	-8,029.34	324,558.75	275,830.13	-48,728.62	365,090.00
Total Operating Income	36,722.77	37,565.00	-842.23	339,954.17	338,085.00	1,869.17	450,780.00
Total Operating Expense	37,782.63	29,753.29	-8,029.34	324,558.75	275,830.13	-48,728.62	365,090.00
NOI - Net Operating Income	-1,059.86	7,811.71	-8,871.57	15,395.42	62,254.87	-46,859.45	85,690.00
Total Income	36,722.77	37,565.00	-842.23	339,954.17	338,085.00	1,869.17	450,780.00
Total Expense	37,782.63	29,753.29	-8,029.34	324,558.75	275,830.13	-48,728.62	365,090.00
Net Income	-1,059.86	7,811.71	-8,871.57	15,395.42	62,254.87	-46,859.45	85,690.00