

## Balance Sheet

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

**As of:** 10/31/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	133,616.36
Reserves	16,868.72
Reserves CD	282,377.90
<b>Total Cash</b>	<b>432,862.98</b>
TOTAL ASSETS	<b>432,862.98</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	10,445.00
<b>Total Liabilities</b>	<b>10,445.00</b>
<b>Capital</b>	
Reserve Equity	184,334.79
Calculated Retained Earnings	27,469.94
Calculated Prior Years Retained Earnings	210,613.25
<b>Total Capital</b>	<b>422,417.98</b>
TOTAL LIABILITIES & CAPITAL	<b>432,862.98</b>

## Annual Budget - Comparative

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

As of: Oct 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
<b>Income</b>							
Late Fee	20.00	0.00	20.00	315.00	0.00	315.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	37,080.00	37,440.00	-360.00	374,355.00	374,400.00	-45.00	449,280.00
Interest-Money Market/CDs	2.87	125.00	-122.13	2,352.04	1,250.00	1,102.04	1,500.00
<b>Total Operating Income</b>	<b>37,102.87</b>	<b>37,565.00</b>	<b>-462.13</b>	<b>377,057.04</b>	<b>375,650.00</b>	<b>1,407.04</b>	<b>450,780.00</b>
<b>Expense</b>							
<b>Administration</b>							
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	416.68	416.68	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	0.00	5,416.66	5,416.66	58,404.00	54,166.68	-4,237.32	65,000.00
Legal	0.00	166.66	166.66	0.00	1,666.68	1,666.68	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	23,333.30	23,333.34	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Postage and Printing	266.17	75.00	-191.17	266.17	750.00	483.83	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
<b>Total Administration</b>	<b>2,599.50</b>	<b>8,049.97</b>	<b>5,450.47</b>	<b>82,992.10</b>	<b>81,050.06</b>	<b>-1,942.04</b>	<b>97,150.00</b>
<b>Grounds</b>							
Grounds- Other	5,146.80	2,250.00	-2,896.80	9,064.91	22,500.00	13,435.09	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	65,700.00	65,700.00	0.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	42,150.00	25,000.00	-17,150.00	30,000.00
<b>Total Grounds</b>	<b>11,716.80</b>	<b>11,320.00</b>	<b>-396.80</b>	<b>116,914.91</b>	<b>113,200.00</b>	<b>-3,714.91</b>	<b>135,840.00</b>
<b>Maintenance</b>							
Building Maintenance	8,102.60	5,000.00	-3,102.60	80,931.35	50,000.00	-30,931.35	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	3,300.00	2,500.00	-800.00	3,000.00
<b>Total Maintenance</b>	<b>8,102.60</b>	<b>5,250.00</b>	<b>-2,852.60</b>	<b>84,231.35</b>	<b>60,000.00</b>	<b>-24,231.35</b>	<b>70,500.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Utilities</b>							
Electric	321.45	383.33	61.88	3,077.70	3,833.34	755.64	4,600.00
Sewer Repairs	0.00	1,666.66	1,666.66	18,106.74	16,666.68	-1,440.06	20,000.00
Storm Water	0.00	583.33	583.33	0.00	5,833.34	5,833.34	7,000.00
Trash Removal	2,288.00	2,500.00	212.00	22,880.00	25,000.00	2,120.00	30,000.00
<b>Total Utilities</b>	<b>2,609.45</b>	<b>5,133.32</b>	<b>2,523.87</b>	<b>44,064.44</b>	<b>51,333.36</b>	<b>7,268.92</b>	<b>61,600.00</b>
<b>Capital Projects</b>							
Reserves- Roof Replacement	0.00	0.00	0.00	21,384.30	0.00	-21,384.30	0.00
<b>Total Capital Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,384.30</b>	<b>0.00</b>	<b>-21,384.30</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>25,028.35</b>	<b>29,753.29</b>	<b>4,724.94</b>	<b>349,587.10</b>	<b>305,583.42</b>	<b>-44,003.68</b>	<b>365,090.00</b>
Total Operating Income	37,102.87	37,565.00	-462.13	377,057.04	375,650.00	1,407.04	450,780.00
Total Operating Expense	25,028.35	29,753.29	4,724.94	349,587.10	305,583.42	-44,003.68	365,090.00
<b>NOI - Net Operating Income</b>	<b>12,074.52</b>	<b>7,811.71</b>	<b>4,262.81</b>	<b>27,469.94</b>	<b>70,066.58</b>	<b>-42,596.64</b>	<b>85,690.00</b>
Total Income	37,102.87	37,565.00	-462.13	377,057.04	375,650.00	1,407.04	450,780.00
Total Expense	25,028.35	29,753.29	4,724.94	349,587.10	305,583.42	-44,003.68	365,090.00
<b>Net Income</b>	<b>12,074.52</b>	<b>7,811.71</b>	<b>4,262.81</b>	<b>27,469.94</b>	<b>70,066.58</b>	<b>-42,596.64</b>	<b>85,690.00</b>