

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	102,669.27
Reserves	228,346.28
Reserves CD	141,336.72
Total Cash	472,352.27
TOTAL ASSETS	472,352.27
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	10,660.00
Total Liabilities	10,660.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	66,744.23
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	461,692.27
TOTAL LIABILITIES & CAPITAL	472,352.27

Annual Budget - Comparative

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

As of: Dec 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	0.00	0.00	0.00	315.00	0.00	315.00	0.00
NSF Fee	15.00	0.00	15.00	50.00	0.00	50.00	0.00
HOA Assessment	36,370.00	37,440.00	-1,070.00	447,805.00	449,280.00	-1,475.00	449,280.00
Interest-Money Market/CDs	3,683.84	125.00	3,558.84	6,038.65	1,500.00	4,538.65	1,500.00
Total Operating Income	40,068.84	37,565.00	2,503.84	454,208.65	450,780.00	3,428.65	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	35.00	41.66	6.66	29.46	500.00	470.54	500.00
Audit/ Tax Returns	0.00	0.00	0.00	950.00	500.00	-450.00	500.00
Insurance	0.00	5,416.66	5,416.66	58,404.00	65,000.00	6,596.00	65,000.00
Legal	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	27,999.96	28,000.00	0.04	28,000.00
Meetings	0.00	16.66	16.66	106.00	200.00	94.00	200.00
Postage and Printing	0.00	75.00	75.00	266.17	900.00	633.83	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	2,368.33	8,049.97	5,681.64	88,294.22	97,150.00	8,855.78	97,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	12,742.91	27,000.00	14,257.09	27,000.00
Landscape Contract	6,570.00	6,570.00	0.00	72,270.00	78,840.00	6,570.00	78,840.00
Tree Removal	1,420.00	2,500.00	1,080.00	43,570.00	30,000.00	-13,570.00	30,000.00
Total Grounds	7,990.00	11,320.00	3,330.00	128,582.91	135,840.00	7,257.09	135,840.00
Maintenance							
Building Maintenance	4,348.36	5,000.00	651.64	88,559.23	60,000.00	-28,559.23	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	3,000.00	-300.00	3,000.00
Total Maintenance	4,348.36	5,250.00	901.64	91,859.23	70,500.00	-21,359.23	70,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
NSF Bank Charge	15.00	0.00	-15.00	15.00	0.00	-15.00	0.00
Utilities							
Electric	338.69	383.33	44.64	3,744.72	4,600.00	855.28	4,600.00
Sewer Repairs	8,021.30	1,666.66	-6,354.64	26,128.04	20,000.00	-6,128.04	20,000.00
Storm Water	0.00	583.33	583.33	0.00	7,000.00	7,000.00	7,000.00
Trash Removal	4,576.00	2,500.00	-2,076.00	27,456.00	30,000.00	2,544.00	30,000.00
Total Utilities	12,935.99	5,133.32	-7,802.67	57,328.76	61,600.00	4,271.24	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	27,657.68	29,753.29	2,095.61	387,464.42	365,090.00	-22,374.42	365,090.00
Total Operating Income	40,068.84	37,565.00	2,503.84	454,208.65	450,780.00	3,428.65	450,780.00
Total Operating Expense	27,657.68	29,753.29	2,095.61	387,464.42	365,090.00	-22,374.42	365,090.00
NOI - Net Operating Income	12,411.16	7,811.71	4,599.45	66,744.23	85,690.00	-18,945.77	85,690.00
Total Income	40,068.84	37,565.00	2,503.84	454,208.65	450,780.00	3,428.65	450,780.00
Total Expense	27,657.68	29,753.29	2,095.61	387,464.42	365,090.00	-22,374.42	365,090.00
Net Income	12,411.16	7,811.71	4,599.45	66,744.23	85,690.00	-18,945.77	85,690.00