

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	160,471.18
Reserves	16,871.49
Reserves CD	282,377.90
Total Cash	459,720.57
TOTAL ASSETS	459,720.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	10,445.00
Total Liabilities	10,445.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	54,327.53
Calculated Prior Years Retained Earnings	210,613.25
Total Capital	449,275.57
TOTAL LIABILITIES & CAPITAL	459,720.57

Annual Budget - Comparative

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

As of: Nov 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	0.00	0.00	0.00	35.00	0.00	35.00	0.00
HOA Assessment	37,080.00	37,440.00	-360.00	411,435.00	411,840.00	-405.00	449,280.00
Interest-Money Market/CDs	2.77	125.00	-122.23	2,354.81	1,375.00	979.81	1,500.00
Total Operating Income	37,082.77	37,565.00	-482.23	414,139.81	413,215.00	924.81	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	458.34	458.34	500.00
Audit/ Tax Returns	500.00	0.00	-500.00	950.00	500.00	-450.00	500.00
Insurance	0.00	5,416.66	5,416.66	58,404.00	59,583.34	1,179.34	65,000.00
Legal	0.00	166.66	166.66	0.00	1,833.34	1,833.34	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	25,666.63	25,666.67	0.04	28,000.00
Meetings	106.00	16.66	-89.34	106.00	183.34	77.34	200.00
Postage and Printing	0.00	75.00	75.00	266.17	825.00	558.83	900.00
Website	0.00	0.00	0.00	394.63	50.00	-344.63	50.00
Total Administration	2,939.33	8,049.97	5,110.64	85,931.43	89,100.03	3,168.60	97,150.00
Grounds							
Grounds- Other	3,678.00	2,250.00	-1,428.00	12,742.91	24,750.00	12,007.09	27,000.00
Landscape Contract	0.00	6,570.00	6,570.00	65,700.00	72,270.00	6,570.00	78,840.00
Tree Removal	0.00	2,500.00	2,500.00	42,150.00	27,500.00	-14,650.00	30,000.00
Total Grounds	3,678.00	11,320.00	7,642.00	120,592.91	124,520.00	3,927.09	135,840.00
Maintenance							
Building Maintenance	3,279.52	5,000.00	1,720.48	84,210.87	55,000.00	-29,210.87	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	2,750.00	-550.00	3,000.00
Total Maintenance	3,279.52	5,250.00	1,970.48	87,510.87	65,250.00	-22,260.87	70,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	328.33	383.33	55.00	3,406.03	4,216.67	810.64	4,600.00
Sewer Repairs	0.00	1,666.66	1,666.66	18,106.74	18,333.34	226.60	20,000.00
Storm Water	0.00	583.33	583.33	0.00	6,416.67	6,416.67	7,000.00
Trash Removal	0.00	2,500.00	2,500.00	22,880.00	27,500.00	4,620.00	30,000.00
Total Utilities	328.33	5,133.32	4,804.99	44,392.77	56,466.68	12,073.91	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	10,225.18	29,753.29	19,528.11	359,812.28	335,336.71	-24,475.57	365,090.00
Total Operating Income	37,082.77	37,565.00	-482.23	414,139.81	413,215.00	924.81	450,780.00
Total Operating Expense	10,225.18	29,753.29	19,528.11	359,812.28	335,336.71	-24,475.57	365,090.00
NOI - Net Operating Income	26,857.59	7,811.71	19,045.88	54,327.53	77,878.29	-23,550.76	85,690.00
Total Income	37,082.77	37,565.00	-482.23	414,139.81	413,215.00	924.81	450,780.00
Total Expense	10,225.18	29,753.29	19,528.11	359,812.28	335,336.71	-24,475.57	365,090.00
Net Income	26,857.59	7,811.71	19,045.88	54,327.53	77,878.29	-23,550.76	85,690.00