

## Balance Sheet

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

**As of:** 02/29/2024

**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	118,076.08
Reserves	228,823.38
Reserves CD	141,336.72
<b>Total Cash</b>	<b>488,236.18</b>
TOTAL ASSETS	<b>488,236.18</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	11,080.00
<b>Total Liabilities</b>	<b>11,080.00</b>
<b>Capital</b>	
Reserve Equity	184,334.79
Calculated Retained Earnings	15,469.45
Calculated Prior Years Retained Earnings	277,351.94
<b>Total Capital</b>	<b>477,156.18</b>
TOTAL LIABILITIES & CAPITAL	<b>488,236.18</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: Feb 2024

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	40.00	0.00	40.00	140.00	0.00	140.00	0.00
HOA Assessment	38,940.00	39,000.00	-60.00	79,650.00	78,000.00	1,650.00	468,000.00
Interest-Money Market/CDs	241.11	666.67	-425.56	482.64	1,333.34	-850.70	8,000.00
<b>Total Operating Income</b>	<b>39,221.11</b>	<b>39,666.67</b>	<b>-445.56</b>	<b>80,272.64</b>	<b>79,333.34</b>	<b>939.30</b>	<b>476,000.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	65,000.00
Legal	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	4,666.66	4,666.68	0.02	28,000.00
Meetings	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Postage and Printing	0.00	75.00	75.00	0.00	150.00	150.00	900.00
Reserve Study	2,775.00	5,000.00	2,225.00	2,775.00	5,000.00	2,225.00	5,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>5,108.33</b>	<b>7,633.35</b>	<b>2,525.02</b>	<b>7,441.66</b>	<b>10,266.70</b>	<b>2,825.04</b>	<b>102,150.00</b>
<b>Grounds</b>							
Grounds- Other	-246.60	2,250.00	2,496.60	448.90	4,500.00	4,051.10	27,000.00
Landscape Contract	6,570.00	6,666.67	96.67	19,710.00	13,333.34	-6,376.66	80,000.00
Tree Removal	0.00	3,333.34	3,333.34	15,340.00	6,666.68	-8,673.32	40,000.00
<b>Total Grounds</b>	<b>6,323.40</b>	<b>12,250.01</b>	<b>5,926.61</b>	<b>35,498.90</b>	<b>24,500.02</b>	<b>-10,998.88</b>	<b>147,000.00</b>
<b>Maintenance</b>							
Building Maintenance	10,511.29	5,833.34	-4,677.95	14,644.07	11,666.68	-2,977.39	70,000.00
Garage Maintenance	958.35	0.00	-958.35	958.35	0.00	-958.35	0.00
Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Termite Contract	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
<b>Total Maintenance</b>	<b>11,469.64</b>	<b>5,833.34</b>	<b>-5,636.30</b>	<b>15,602.42</b>	<b>11,666.68</b>	<b>-3,935.74</b>	<b>81,200.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Utilities</b>							
Electric	344.05	400.00	55.95	684.46	800.00	115.54	4,800.00
Sewer Repairs	999.75	2,916.67	1,916.92	999.75	5,833.34	4,833.59	35,000.00
Storm Water	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
Trash Removal	2,288.00	2,666.67	378.67	4,576.00	5,333.34	757.34	32,000.00
<b>Total Utilities</b>	<b>3,631.80</b>	<b>6,650.01</b>	<b>3,018.21</b>	<b>6,260.21</b>	<b>13,300.02</b>	<b>7,039.81</b>	<b>79,800.00</b>
<b>Total Operating Expense</b>	<b>26,533.17</b>	<b>32,366.71</b>	<b>5,833.54</b>	<b>64,803.19</b>	<b>59,733.42</b>	<b>-5,069.77</b>	<b>410,150.00</b>
Total Operating Income	39,221.11	39,666.67	-445.56	80,272.64	79,333.34	939.30	476,000.00
Total Operating Expense	26,533.17	32,366.71	5,833.54	64,803.19	59,733.42	-5,069.77	410,150.00
<b>NOI - Net Operating Income</b>	<b>12,687.94</b>	<b>7,299.96</b>	<b>5,387.98</b>	<b>15,469.45</b>	<b>19,599.92</b>	<b>-4,130.47</b>	<b>65,850.00</b>
Total Income	39,221.11	39,666.67	-445.56	80,272.64	79,333.34	939.30	476,000.00
Total Expense	26,533.17	32,366.71	5,833.54	64,803.19	59,733.42	-5,069.77	410,150.00
<b>Net Income</b>	<b>12,687.94</b>	<b>7,299.96</b>	<b>5,387.98</b>	<b>15,469.45</b>	<b>19,599.92</b>	<b>-4,130.47</b>	<b>65,850.00</b>