

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	106,739.25
Reserves	228,582.27
Reserves CD	141,336.72
Total Cash	476,658.24
TOTAL ASSETS	476,658.24
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	12,190.00
Total Liabilities	12,190.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	2,781.51
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	464,468.24
TOTAL LIABILITIES & CAPITAL	476,658.24

Annual Budget - Comparative

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

As of: Jan 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
Income							
Late Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
HOA Assessment	40,710.00	39,000.00	1,710.00	40,710.00	39,000.00	1,710.00	468,000.00
Interest-Money Market/CDs	241.53	666.67	-425.14	241.53	666.67	-425.14	8,000.00
Total Operating Income	41,051.53	39,666.67	1,384.86	41,051.53	39,666.67	1,384.86	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	41.67	41.67	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	0.00	5,416.67	5,416.67	0.00	5,416.67	5,416.67	65,000.00
Legal	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	2,333.33	2,333.34	0.01	28,000.00
Meetings	0.00	16.67	16.67	0.00	16.67	16.67	200.00
Postage and Printing	0.00	75.00	75.00	0.00	75.00	75.00	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	2,333.33	8,050.02	5,716.69	2,333.33	8,050.02	5,716.69	97,150.00
HG TH Reserve Study	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Grounds							
Grounds- Other	695.50	2,250.00	1,554.50	695.50	2,250.00	1,554.50	27,000.00
Landscape Contract	13,140.00	6,666.67	-6,473.33	13,140.00	6,666.67	-6,473.33	80,000.00
Tree Removal	15,340.00	3,333.34	-12,006.66	15,340.00	3,333.34	-12,006.66	40,000.00
Total Grounds	29,175.50	12,250.01	-16,925.49	29,175.50	12,250.01	-16,925.49	147,000.00
Maintenance							
Building Maintenance	4,132.78	5,833.34	1,700.56	4,132.78	5,833.34	1,700.56	70,000.00
Pressure Washing	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
Termite Contract	0.00	266.67	266.67	0.00	266.67	266.67	3,200.00
Total Maintenance	4,132.78	6,766.68	2,633.90	4,132.78	6,766.68	2,633.90	81,200.00
Utilities							
Electric	340.41	400.00	59.59	340.41	400.00	59.59	4,800.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	0.00	2,916.67	2,916.67	0.00	2,916.67	2,916.67	35,000.00
Storm Water	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
Trash Removal	2,288.00	2,666.67	378.67	2,288.00	2,666.67	378.67	32,000.00
Total Utilities	2,628.41	6,650.01	4,021.60	2,628.41	6,650.01	4,021.60	79,800.00
Total Operating Expense	38,270.02	38,716.72	446.70	38,270.02	38,716.72	446.70	410,150.00
Total Operating Income	41,051.53	39,666.67	1,384.86	41,051.53	39,666.67	1,384.86	476,000.00
Total Operating Expense	38,270.02	38,716.72	446.70	38,270.02	38,716.72	446.70	410,150.00
NOI - Net Operating Income	2,781.51	949.95	1,831.56	2,781.51	949.95	1,831.56	65,850.00
Total Income	41,051.53	39,666.67	1,384.86	41,051.53	39,666.67	1,384.86	476,000.00
Total Expense	38,270.02	38,716.72	446.70	38,270.02	38,716.72	446.70	410,150.00
Net Income	2,781.51	949.95	1,831.56	2,781.51	949.95	1,831.56	65,850.00