

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	138,450.49
Reserves	4,789.71
WSG - Raymond James	382,463.80
Total Cash	525,704.00
TOTAL ASSETS	525,704.00
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	64,017.27
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	525,704.00
TOTAL LIABILITIES & CAPITAL	525,704.00

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 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	120.00	0.00	120.00	620.00	0.00	620.00	0.00
HOA Assessment	38,770.00	39,000.00	-230.00	465,610.00	468,000.00	-2,390.00	468,000.00
Prepaid HOA Assessments	1,020.00	0.00	1,020.00	10,045.00	0.00	10,045.00	0.00
Interest-Money Market/CDs	0.17	666.66	-666.49	8,292.05	8,000.00	292.05	8,000.00
Interest-Raymond James	9,335.00	0.00	9,335.00	9,335.00	0.00	9,335.00	0.00
Total Operating Income	49,245.17	39,666.66	9,578.51	493,902.05	476,000.00	17,902.05	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	138.78	41.66	-97.12	206.09	500.00	293.91	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	0.00	9,000.00	9,000.00	118,999.94	65,000.00	-53,999.94	65,000.00
Legal	975.00	166.66	-808.34	3,954.00	2,000.00	-1,954.00	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	164.00	200.00	36.00	200.00
Postage and Printing	0.00	75.00	75.00	590.12	900.00	309.88	900.00
Reserve Study	0.00	0.00	0.00	5,550.00	5,000.00	-550.00	5,000.00
Website	0.00	0.00	0.00	35.99	50.00	14.01	50.00
Total Administration	3,447.11	11,633.31	8,186.20	157,500.10	102,150.00	-55,350.10	102,150.00
Grounds							
Grounds- Other	3,812.45	2,250.00	-1,562.45	25,285.25	27,000.00	1,714.75	27,000.00
Landscape Contract	13,337.00	6,666.66	-6,670.34	92,177.00	80,000.00	-12,177.00	80,000.00
Tree Removal	15,649.00	3,333.33	-12,315.67	43,129.00	40,000.00	-3,129.00	40,000.00
Total Grounds	32,798.45	12,249.99	-20,548.46	160,591.25	147,000.00	-13,591.25	147,000.00
Maintenance							
Building Maintenance	3,819.70	5,833.33	2,013.63	55,777.89	70,000.00	14,222.11	70,000.00
Pressure Washing	0.00	8,000.00	8,000.00	12,725.00	8,000.00	-4,725.00	8,000.00
Termite Contract	0.00	0.00	0.00	3,300.00	3,200.00	-100.00	3,200.00
Total Maintenance	3,819.70	13,833.33	10,013.63	71,802.89	81,200.00	9,397.11	81,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	355.83	400.00	44.17	4,156.30	4,800.00	643.70	4,800.00
Sewer Repairs	16,085.12	2,916.66	-13,168.46	38,655.77	35,000.00	-3,655.77	35,000.00
Storm Water	3,339.18	666.66	-2,672.52	3,339.18	8,000.00	4,660.82	8,000.00
Trash Removal	4,784.00	2,666.66	-2,117.34	27,664.00	32,000.00	4,336.00	32,000.00
Total Utilities	24,564.13	6,649.98	-17,914.15	73,815.25	79,800.00	5,984.75	79,800.00
Total Operating Expense	64,629.39	44,366.61	-20,262.78	463,709.49	410,150.00	-53,559.49	410,150.00
Total Operating Income	49,245.17	39,666.66	9,578.51	493,902.05	476,000.00	17,902.05	476,000.00
Total Operating Expense	64,629.39	44,366.61	-20,262.78	463,709.49	410,150.00	-53,559.49	410,150.00
NOI - Net Operating Income	-15,384.22	-4,699.95	-10,684.27	30,192.56	65,850.00	-35,657.44	65,850.00
Other Income							
Insurance Proceeds	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Total Other Income	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Net Other Income	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Total Income	49,245.17	39,666.66	9,578.51	527,726.76	476,000.00	51,726.76	476,000.00
Total Expense	64,629.39	44,366.61	-20,262.78	463,709.49	410,150.00	-53,559.49	410,150.00
Net Income	-15,384.22	-4,699.95	-10,684.27	64,017.27	65,850.00	-1,832.73	65,850.00