

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	136,983.05
Reserves	5,005.31
WSG - Raymond James	372,962.34
Total Cash	514,950.70
TOTAL ASSETS	514,950.70
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	9,670.00
Total Liabilities	9,670.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	43,593.97
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	505,280.70
TOTAL LIABILITIES & CAPITAL	514,950.70

Annual Budget - Comparative

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

As of: May 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	340.00	0.00	340.00	0.00
HOA Assessment	39,350.00	39,000.00	350.00	195,465.00	195,000.00	465.00	468,000.00
Interest-Money Market/CDs	508.10	666.67	-158.57	8,290.19	3,333.35	4,956.84	8,000.00
Total Operating Income	39,958.10	39,666.67	291.43	204,095.19	198,333.35	5,761.84	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	208.35	208.35	500.00
Audit/ Tax Returns	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Insurance	34,715.50	18,000.00	-16,715.50	36,459.50	20,000.00	-16,459.50	65,000.00
Legal	0.00	166.67	166.67	1,340.00	833.35	-506.65	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	11,666.65	11,666.69	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Postage and Printing	0.00	75.00	75.00	0.00	375.00	375.00	900.00
Reserve Study	0.00	0.00	0.00	2,775.00	5,000.00	2,225.00	5,000.00
Website	35.99	50.00	14.01	35.99	50.00	14.01	50.00
Total Administration	37,084.82	21,183.34	-15,901.48	52,277.14	38,716.74	-13,560.40	102,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	1,196.87	11,250.00	10,053.13	27,000.00
Landscape Contract	6,570.00	6,666.67	96.67	39,420.00	33,333.35	-6,086.65	80,000.00
Tree Removal	0.00	3,333.33	3,333.33	15,340.00	16,666.69	1,326.69	40,000.00
Total Grounds	6,570.00	12,250.00	5,680.00	55,956.87	61,250.04	5,293.17	147,000.00
Maintenance							
Building Maintenance	6,179.26	5,833.33	-345.93	32,752.41	29,166.69	-3,585.72	70,000.00
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
Total Maintenance	6,179.26	5,833.33	-345.93	32,752.41	29,166.69	-3,585.72	81,200.00
Utilities							
Electric	346.42	400.00	53.58	1,725.05	2,000.00	274.95	4,800.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Repairs	5,350.00	2,916.67	-2,433.33	6,349.75	14,583.35	8,233.60	35,000.00
Storm Water	0.00	666.67	666.67	0.00	3,333.35	3,333.35	8,000.00
Trash Removal	2,288.00	2,666.67	378.67	11,440.00	13,333.35	1,893.35	32,000.00
Total Utilities	7,984.42	6,650.01	-1,334.41	19,514.80	33,250.05	13,735.25	79,800.00
Total Operating Expense	57,818.50	45,916.68	-11,901.82	160,501.22	162,383.52	1,882.30	410,150.00
Total Operating Income	39,958.10	39,666.67	291.43	204,095.19	198,333.35	5,761.84	476,000.00
Total Operating Expense	57,818.50	45,916.68	-11,901.82	160,501.22	162,383.52	1,882.30	410,150.00
NOI - Net Operating Income	-17,860.40	-6,250.01	-11,610.39	43,593.97	35,949.83	7,644.14	65,850.00
Total Income	39,958.10	39,666.67	291.43	204,095.19	198,333.35	5,761.84	476,000.00
Total Expense	57,818.50	45,916.68	-11,901.82	160,501.22	162,383.52	1,882.30	410,150.00
Net Income	-17,860.40	-6,250.01	-11,610.39	43,593.97	35,949.83	7,644.14	65,850.00