

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	156,562.70
Reserves	5,005.72
WSG - Raymond James	372,962.34
Total Cash	534,530.76
TOTAL ASSETS	534,530.76
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	2,799.00
Total Liabilities	2,799.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	70,045.03
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	531,731.76
TOTAL LIABILITIES & CAPITAL	534,530.76

Annual Budget - Comparative

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

As of: Jun 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	20.00	0.00	20.00	360.00	0.00	360.00	0.00
HOA Assessment	37,915.00	39,000.00	-1,085.00	233,380.00	234,000.00	-620.00	468,000.00
Prepaid HOA Assessments	7,125.00	0.00	7,125.00	7,125.00	0.00	7,125.00	0.00
Interest-Money Market/CDs	0.41	666.67	-666.26	8,290.60	4,000.02	4,290.58	8,000.00
Total Operating Income	45,060.41	39,666.67	5,393.74	249,155.60	238,000.02	11,155.58	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	250.02	250.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	18,109.23	0.00	-18,109.23	54,568.73	20,000.00	-34,568.73	65,000.00
Legal	0.00	166.67	166.67	1,340.00	1,000.02	-339.98	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	13,999.98	14,000.02	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	100.02	100.02	200.00
Postage and Printing	0.00	75.00	75.00	0.00	450.00	450.00	900.00
Reserve Study	0.00	0.00	0.00	2,775.00	5,000.00	2,225.00	5,000.00
Website	0.00	0.00	0.00	35.99	50.00	14.01	50.00
Total Administration	20,442.56	2,633.34	-17,809.22	72,719.70	41,350.08	-31,369.62	102,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	1,196.87	13,500.00	12,303.13	27,000.00
Landscape Contract	6,570.00	6,666.67	96.67	45,990.00	40,000.02	-5,989.98	80,000.00
Tree Removal	5,620.00	3,333.33	-2,286.67	20,960.00	20,000.02	-959.98	40,000.00
Total Grounds	12,190.00	12,250.00	60.00	68,146.87	73,500.04	5,353.17	147,000.00
Maintenance							
Building Maintenance	4,399.67	5,833.33	1,433.66	37,152.08	35,000.02	-2,152.06	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	4,399.67	5,833.33	1,433.66	37,152.08	35,000.02	-2,152.06	81,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	346.64	400.00	53.36	2,071.69	2,400.00	328.31	4,800.00
Sewer Repairs	0.00	2,916.67	2,916.67	6,349.75	17,500.02	11,150.27	35,000.00
Storm Water	0.00	666.67	666.67	0.00	4,000.02	4,000.02	8,000.00
Trash Removal	0.00	2,666.67	2,666.67	11,440.00	16,000.02	4,560.02	32,000.00
Total Utilities	346.64	6,650.01	6,303.37	19,861.44	39,900.06	20,038.62	79,800.00
Total Operating Expense	37,378.87	27,366.68	-10,012.19	197,880.09	189,750.20	-8,129.89	410,150.00
Total Operating Income	45,060.41	39,666.67	5,393.74	249,155.60	238,000.02	11,155.58	476,000.00
Total Operating Expense	37,378.87	27,366.68	-10,012.19	197,880.09	189,750.20	-8,129.89	410,150.00
NOI - Net Operating Income	7,681.54	12,299.99	-4,618.45	51,275.51	48,249.82	3,025.69	65,850.00
Other Income							
Insurance Proceeds	18,769.52	0.00	18,769.52	18,769.52	0.00	18,769.52	0.00
Total Other Income	18,769.52	0.00	18,769.52	18,769.52	0.00	18,769.52	0.00
Net Other Income	18,769.52	0.00	18,769.52	18,769.52	0.00	18,769.52	0.00
Total Income	63,829.93	39,666.67	24,163.26	267,925.12	238,000.02	29,925.10	476,000.00
Total Expense	37,378.87	27,366.68	-10,012.19	197,880.09	189,750.20	-8,129.89	410,150.00
Net Income	26,451.06	12,299.99	14,151.07	70,045.03	48,249.82	21,795.21	65,850.00