

## Balance Sheet

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

**As of:** 04/30/2024

**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	154,879.58
Reserves	302,832.35
Reserves CD	71,336.72
<b>Total Cash</b>	<b>529,048.65</b>
TOTAL ASSETS	<b>529,048.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	9,255.00
<b>Total Liabilities</b>	<b>9,255.00</b>
<b>Capital</b>	
Reserve Equity	184,334.79
Calculated Retained Earnings	58,106.92
Calculated Prior Years Retained Earnings	277,351.94
<b>Total Capital</b>	<b>519,793.65</b>
TOTAL LIABILITIES & CAPITAL	<b>529,048.65</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: Apr 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	85.00	0.00	85.00	240.00	0.00	240.00	0.00
HOA Assessment	38,605.00	39,000.00	-395.00	156,115.00	156,000.00	115.00	468,000.00
Interest-Money Market/CDs	3,758.52	666.67	3,091.85	4,491.61	2,666.68	1,824.93	8,000.00
<b>Total Operating Income</b>	<b>42,448.52</b>	<b>39,666.67</b>	<b>2,781.85</b>	<b>160,846.61</b>	<b>158,666.68</b>	<b>2,179.93</b>	<b>476,000.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	166.68	166.68	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	1,744.00	2,000.00	256.00	65,000.00
Legal	1,340.00	166.67	-1,173.33	1,340.00	666.68	-673.32	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	9,333.32	9,333.36	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Postage and Printing	0.00	75.00	75.00	0.00	300.00	300.00	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	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>3,673.33</b>	<b>2,633.35</b>	<b>-1,039.98</b>	<b>15,192.32</b>	<b>17,533.40</b>	<b>2,341.08</b>	<b>102,150.00</b>
<b>Grounds</b>							
Grounds- Other	747.97	2,250.00	1,502.03	1,196.87	9,000.00	7,803.13	27,000.00
Landscape Contract	6,570.00	6,666.67	96.67	32,850.00	26,666.68	-6,183.32	80,000.00
Tree Removal	0.00	3,333.34	3,333.34	15,340.00	13,333.36	-2,006.64	40,000.00
<b>Total Grounds</b>	<b>7,317.97</b>	<b>12,250.01</b>	<b>4,932.04</b>	<b>49,386.87</b>	<b>49,000.04</b>	<b>-386.83</b>	<b>147,000.00</b>
<b>Maintenance</b>							
Building Maintenance	3,285.33	5,833.34	2,548.01	26,630.12	23,333.36	-3,296.76	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
<b>Total Maintenance</b>	<b>3,285.33</b>	<b>5,833.34</b>	<b>2,548.01</b>	<b>26,630.12</b>	<b>23,333.36</b>	<b>-3,296.76</b>	<b>81,200.00</b>
<b>Utilities</b>							
Electric	346.80	400.00	53.20	1,378.63	1,600.00	221.37	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	999.75	11,666.68	10,666.93	35,000.00
Storm Water	0.00	666.67	666.67	0.00	2,666.68	2,666.68	8,000.00
Trash Removal	2,288.00	2,666.67	378.67	9,152.00	10,666.68	1,514.68	32,000.00
<b>Total Utilities</b>	<b>2,634.80</b>	<b>6,650.01</b>	<b>4,015.21</b>	<b>11,530.38</b>	<b>26,600.04</b>	<b>15,069.66</b>	<b>79,800.00</b>
<b>Total Operating Expense</b>	<b>16,911.43</b>	<b>27,366.71</b>	<b>10,455.28</b>	<b>102,739.69</b>	<b>116,466.84</b>	<b>13,727.15</b>	<b>410,150.00</b>
Total Operating Income	42,448.52	39,666.67	2,781.85	160,846.61	158,666.68	2,179.93	476,000.00
Total Operating Expense	16,911.43	27,366.71	10,455.28	102,739.69	116,466.84	13,727.15	410,150.00
<b>NOI - Net Operating Income</b>	<b>25,537.09</b>	<b>12,299.96</b>	<b>13,237.13</b>	<b>58,106.92</b>	<b>42,199.84</b>	<b>15,907.08</b>	<b>65,850.00</b>
Total Income	42,448.52	39,666.67	2,781.85	160,846.61	158,666.68	2,179.93	476,000.00
Total Expense	16,911.43	27,366.71	10,455.28	102,739.69	116,466.84	13,727.15	410,150.00
<b>Net Income</b>	<b>25,537.09</b>	<b>12,299.96</b>	<b>13,237.13</b>	<b>58,106.92</b>	<b>42,199.84</b>	<b>15,907.08</b>	<b>65,850.00</b>