

Balance Sheet

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

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	134,991.01
Reserves	229,073.83
Reserves CD	141,336.72
Total Cash	505,401.56
TOTAL ASSETS	505,401.56
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	11,145.00
Total Liabilities	11,145.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	32,569.83
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	494,256.56
TOTAL LIABILITIES & CAPITAL	505,401.56

Annual Budget - Comparative

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

As of: Mar 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	15.00	0.00	15.00	155.00	0.00	155.00	0.00
HOA Assessment	37,860.00	39,000.00	-1,140.00	117,510.00	117,000.00	510.00	468,000.00
Interest-Money Market/CDs	250.45	666.67	-416.22	733.09	2,000.01	-1,266.92	8,000.00
Total Operating Income	38,125.45	39,666.67	-1,541.22	118,398.09	119,000.01	-601.92	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	125.01	125.01	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	1,744.00	2,000.00	256.00	1,744.00	2,000.00	256.00	65,000.00
Legal	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	6,999.99	7,000.02	0.03	28,000.00
Meetings	0.00	16.67	16.67	0.00	50.01	50.01	200.00
Postage and Printing	0.00	75.00	75.00	0.00	225.00	225.00	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
Total Administration	4,077.33	4,633.35	556.02	11,518.99	14,900.05	3,381.06	102,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	448.90	6,750.00	6,301.10	27,000.00
Landscape Contract	6,570.00	6,666.67	96.67	26,280.00	20,000.01	-6,279.99	80,000.00
Tree Removal	0.00	3,333.34	3,333.34	15,340.00	10,000.02	-5,339.98	40,000.00
Total Grounds	6,570.00	12,250.01	5,680.01	42,068.90	36,750.03	-5,318.87	147,000.00
Maintenance							
Building Maintenance	7,742.37	5,833.34	-1,909.03	22,386.44	17,500.02	-4,886.42	70,000.00
Garage Maintenance	0.00	0.00	0.00	958.35	0.00	-958.35	0.00
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	7,742.37	5,833.34	-1,909.03	23,344.79	17,500.02	-5,844.77	81,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	347.37	400.00	52.63	1,031.83	1,200.00	168.17	4,800.00
Sewer Repairs	0.00	2,916.67	2,916.67	999.75	8,750.01	7,750.26	35,000.00
Storm Water	0.00	666.67	666.67	0.00	2,000.01	2,000.01	8,000.00
Trash Removal	2,288.00	2,666.67	378.67	6,864.00	8,000.01	1,136.01	32,000.00
Total Utilities	2,635.37	6,650.01	4,014.64	8,895.58	19,950.03	11,054.45	79,800.00
Total Operating Expense	21,025.07	29,366.71	8,341.64	85,828.26	89,100.13	3,271.87	410,150.00
Total Operating Income	38,125.45	39,666.67	-1,541.22	118,398.09	119,000.01	-601.92	476,000.00
Total Operating Expense	21,025.07	29,366.71	8,341.64	85,828.26	89,100.13	3,271.87	410,150.00
NOI - Net Operating Income	17,100.38	10,299.96	6,800.42	32,569.83	29,899.88	2,669.95	65,850.00
Total Income	38,125.45	39,666.67	-1,541.22	118,398.09	119,000.01	-601.92	476,000.00
Total Expense	21,025.07	29,366.71	8,341.64	85,828.26	89,100.13	3,271.87	410,150.00
Net Income	17,100.38	10,299.96	6,800.42	32,569.83	29,899.88	2,669.95	65,850.00