

## Balance Sheet

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

**As of:** 09/30/2024

**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	160,896.40
Reserves	5,006.59
WSG - Raymond James	372,962.34
<b>Total Cash</b>	<b>538,865.33</b>
<b>TOTAL ASSETS</b>	<b>538,865.33</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Reserve Equity	184,334.79
Calculated Retained Earnings	77,178.60
Calculated Prior Years Retained Earnings	277,351.94
<b>Total Capital</b>	<b>538,865.33</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>538,865.33</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: Sep 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	100.00	0.00	100.00	380.00	0.00	380.00	0.00
HOA Assessment	38,965.00	39,000.00	-35.00	350,360.00	351,000.00	-640.00	468,000.00
Prepaid HOA Assessments	1,533.00	0.00	1,533.00	13,043.00	0.00	13,043.00	0.00
Interest-Money Market/CDs	0.21	666.66	-666.45	8,291.47	6,000.02	2,291.45	8,000.00
<b>Total Operating Income</b>	<b>40,598.21</b>	<b>39,666.66</b>	<b>931.55</b>	<b>372,074.47</b>	<b>357,000.02</b>	<b>15,074.45</b>	<b>476,000.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.66	41.66	0.00	375.02	375.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	1,870.00	0.00	-1,870.00	102,902.69	38,000.00	-64,902.69	65,000.00
Legal	0.00	166.66	166.66	1,887.00	1,500.02	-386.98	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	20,999.97	21,000.01	0.04	28,000.00
Meetings	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Postage and Printing	0.00	75.00	75.00	0.00	675.00	675.00	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
<b>Total Administration</b>	<b>4,203.33</b>	<b>2,633.31</b>	<b>-1,570.02</b>	<b>131,375.65</b>	<b>67,250.07</b>	<b>-64,125.58</b>	<b>102,150.00</b>
<b>Grounds</b>							
Grounds- Other	10,410.00	2,250.00	-8,160.00	14,106.87	20,250.00	6,143.13	27,000.00
Landscape Contract	0.00	6,666.66	6,666.66	59,130.00	60,000.02	870.02	80,000.00
Tree Removal	10,340.00	3,333.33	-7,006.67	27,480.00	30,000.01	2,520.01	40,000.00
<b>Total Grounds</b>	<b>20,750.00</b>	<b>12,249.99</b>	<b>-8,500.01</b>	<b>100,716.87</b>	<b>110,250.03</b>	<b>9,533.16</b>	<b>147,000.00</b>
<b>Maintenance</b>							
Building Maintenance	8,102.62	5,833.33	-2,269.29	48,514.10	52,500.01	3,985.91	70,000.00
Pressure Washing	0.00	0.00	0.00	12,725.00	0.00	-12,725.00	8,000.00
Termite Contract	0.00	3,200.00	3,200.00	0.00	3,200.00	3,200.00	3,200.00
<b>Total Maintenance</b>	<b>8,102.62</b>	<b>9,033.33</b>	<b>930.71</b>	<b>61,239.10</b>	<b>55,700.01</b>	<b>-5,539.09</b>	<b>81,200.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Utilities</b>							
Electric	344.26	400.00	55.74	3,107.91	3,600.00	492.09	4,800.00
Sewer Repairs	0.00	2,916.66	2,916.66	11,689.05	26,250.02	14,560.97	35,000.00
Storm Water	0.00	666.66	666.66	0.00	6,000.02	6,000.02	8,000.00
Trash Removal	4,576.00	2,666.66	-1,909.34	20,592.00	24,000.02	3,408.02	32,000.00
<b>Total Utilities</b>	<b>4,920.26</b>	<b>6,649.98</b>	<b>1,729.72</b>	<b>35,388.96</b>	<b>59,850.06</b>	<b>24,461.10</b>	<b>79,800.00</b>
<b>Total Operating Expense</b>	<b>37,976.21</b>	<b>30,566.61</b>	<b>-7,409.60</b>	<b>328,720.58</b>	<b>293,050.17</b>	<b>-35,670.41</b>	<b>410,150.00</b>
Total Operating Income	40,598.21	39,666.66	931.55	372,074.47	357,000.02	15,074.45	476,000.00
Total Operating Expense	37,976.21	30,566.61	-7,409.60	328,720.58	293,050.17	-35,670.41	410,150.00
<b>NOI - Net Operating Income</b>	<b>2,622.00</b>	<b>9,100.05</b>	<b>-6,478.05</b>	<b>43,353.89</b>	<b>63,949.85</b>	<b>-20,595.96</b>	<b>65,850.00</b>
<b>Other Income</b>							
Insurance Proceeds	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,824.71</b>	<b>0.00</b>	<b>33,824.71</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,824.71</b>	<b>0.00</b>	<b>33,824.71</b>	<b>0.00</b>
Total Income	40,598.21	39,666.66	931.55	405,899.18	357,000.02	48,899.16	476,000.00
Total Expense	37,976.21	30,566.61	-7,409.60	328,720.58	293,050.17	-35,670.41	410,150.00
<b>Net Income</b>	<b>2,622.00</b>	<b>9,100.05</b>	<b>-6,478.05</b>	<b>77,178.60</b>	<b>63,949.85</b>	<b>13,228.75</b>	<b>65,850.00</b>