

Balance Sheet

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

As of: 10/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	149,572.32
Reserves	4,823.34
WSG - Raymond James	373,128.80
Total Cash	527,524.46
TOTAL ASSETS	527,524.46
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	65,837.73
Calculated Prior Years Retained Earnings	277,351.94
Total Capital	527,524.46
TOTAL LIABILITIES & CAPITAL	527,524.46

Annual Budget - Comparative

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

As of: Oct 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	80.00	0.00	80.00	460.00	0.00	460.00	0.00
HOA Assessment	38,070.00	39,000.00	-930.00	388,430.00	390,000.00	-1,570.00	468,000.00
Prepaid HOA Assessments	-2,473.00	0.00	-2,473.00	10,570.00	0.00	10,570.00	0.00
Interest-Money Market/CDS	0.21	666.66	-666.45	8,291.68	6,666.68	1,625.00	8,000.00
Total Operating Income	35,677.21	39,666.66	-3,989.45	407,751.68	396,666.68	11,085.00	476,000.00
Expense							
Administration							
Admin Misc. & Bank Fees	50.31	41.66	-8.65	50.31	416.68	366.37	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Insurance	16,097.25	18,000.00	1,902.75	118,999.94	56,000.00	-62,999.94	65,000.00
Legal	897.00	166.66	-730.34	2,784.00	1,666.68	-1,117.32	2,000.00
Management Contract Fee	2,333.33	2,333.33	0.00	23,333.30	23,333.34	0.04	28,000.00
Meetings	164.00	16.66	-147.34	164.00	166.68	2.68	200.00
Postage and Printing	590.12	75.00	-515.12	590.12	750.00	159.88	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
Total Administration	20,132.01	20,633.31	501.30	151,507.66	87,883.38	-63,624.28	102,150.00
Grounds							
Grounds- Other	8,001.25	2,250.00	-5,751.25	21,412.62	22,500.00	1,087.38	27,000.00
Landscape Contract	6,570.00	6,666.66	96.66	65,700.00	66,666.68	966.68	80,000.00
Tree Removal	0.00	3,333.33	3,333.33	27,480.00	33,333.34	5,853.34	40,000.00
Total Grounds	14,571.25	12,249.99	-2,321.26	114,592.62	122,500.02	7,907.40	147,000.00
Maintenance							
Building Maintenance	2,406.19	5,833.33	3,427.14	51,615.79	58,333.34	6,717.55	70,000.00
Pest Control/Termite Cont	3,300.00	0.00	-3,300.00	3,300.00	0.00	-3,300.00	0.00
Pressure Washing	0.00	0.00	0.00	12,725.00	0.00	-12,725.00	8,000.00
Termite Contract	0.00	0.00	0.00	0.00	3,200.00	3,200.00	3,200.00
Total Maintenance	5,706.19	5,833.33	127.14	67,640.79	61,533.34	-6,107.45	81,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	344.08	400.00	55.92	3,451.99	4,000.00	548.01	4,800.00
Sewer Repairs	6,264.55	2,916.66	-3,347.89	17,953.60	29,166.68	11,213.08	35,000.00
Storm Water	0.00	666.66	666.66	0.00	6,666.68	6,666.68	8,000.00
Trash Removal	0.00	2,666.66	2,666.66	20,592.00	26,666.68	6,074.68	32,000.00
Total Utilities	6,608.63	6,649.98	41.35	41,997.59	66,500.04	24,502.45	79,800.00
Total Operating Expense	47,018.08	45,366.61	-1,651.47	375,738.66	338,416.78	-37,321.88	410,150.00
Total Operating Income							
Total Operating Income	35,677.21	39,666.66	-3,989.45	407,751.68	396,666.68	11,085.00	476,000.00
Total Operating Expense	47,018.08	45,366.61	-1,651.47	375,738.66	338,416.78	-37,321.88	410,150.00
NOI - Net Operating Income	-11,340.87	-5,699.95	-5,640.92	32,013.02	58,249.90	-26,236.88	65,850.00
Other Income							
Insurance Proceeds	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Total Other Income	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Net Other Income							
Net Other Income	0.00	0.00	0.00	33,824.71	0.00	33,824.71	0.00
Total Income							
Total Income	35,677.21	39,666.66	-3,989.45	441,576.39	396,666.68	44,909.71	476,000.00
Total Expense	47,018.08	45,366.61	-1,651.47	375,738.66	338,416.78	-37,321.88	410,150.00
Net Income	-11,340.87	-5,699.95	-5,640.92	65,837.73	58,249.90	7,587.83	65,850.00