

## Balance Sheet

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

As of: 01/31/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	54,312.57
Reserves Cash	107,518.14
Reserves CD	100,000.00
<b>Total Cash</b>	<b>261,830.71</b>
<b>TOTAL ASSETS</b>	<b>261,830.71</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	20,293.67
Calculated Prior Years Retained Earnings	-78,136.58
<b>Total Capital</b>	<b>261,830.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>261,830.71</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: Jan 2020

Additional Account Types: None

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Prepaid HOA Assessment	2,460.00	0.00	2,460.00	2,460.00	0.00	2,460.00	0.00
HOA Assessment	34,055.00	32,240.00	1,815.00	34,055.00	32,240.00	1,815.00	386,880.00
Interest-Money Market/ CDs	1,327.30	166.67	1,160.63	1,327.30	166.67	1,160.63	2,000.00
<b>Total Operating Income</b>	<b>37,842.30</b>	<b>32,406.67</b>	<b>5,435.63</b>	<b>37,842.30</b>	<b>32,406.67</b>	<b>5,435.63</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	14.00	100.00	86.00	14.00	100.00	86.00	1,200.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	3,740.36	4,166.67	426.31	3,740.36	4,166.67	426.31	50,000.00
Legal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	16.67	16.67	200.00
Postage and Printing	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>5,254.36</b>	<b>5,908.35</b>	<b>653.99</b>	<b>5,254.36</b>	<b>5,908.35</b>	<b>653.99</b>	<b>71,450.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	2,250.00	2,250.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	7,250.00	7,250.00	0.00	87,000.00
Tree Removal	200.00	2,916.67	2,716.67	200.00	2,916.67	2,716.67	35,000.00
<b>Total Grounds</b>	<b>7,450.00</b>	<b>12,416.67</b>	<b>4,966.67</b>	<b>7,450.00</b>	<b>12,416.67</b>	<b>4,966.67</b>	<b>149,000.00</b>
<b>Maintenance</b>							
Building Maintenance	2,573.37	3,750.00	1,176.63	2,573.37	3,750.00	1,176.63	45,000.00
Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Termite Contract	0.00	183.34	183.34	0.00	183.34	183.34	2,200.00
<b>Total Maintenance</b>	<b>2,573.37</b>	<b>3,933.34</b>	<b>1,359.97</b>	<b>2,573.37</b>	<b>3,933.34</b>	<b>1,359.97</b>	<b>54,700.00</b>
<b>Utilities</b>							
Electric	294.90	350.00	55.10	294.90	350.00	55.10	4,200.00
Sewer Services	0.00	1,166.67	1,166.67	0.00	1,166.67	1,166.67	14,000.00
Storm Water	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
Trash Removal	1,976.00	2,041.67	65.67	1,976.00	2,041.67	65.67	24,500.00
<b>Total Utilities</b>	<b>2,270.90</b>	<b>3,891.68</b>	<b>1,620.78</b>	<b>2,270.90</b>	<b>3,891.68</b>	<b>1,620.78</b>	<b>46,700.00</b>
<b>Total Operating Expense</b>	<b>17,548.63</b>	<b>26,150.04</b>	<b>8,601.41</b>	<b>17,548.63</b>	<b>26,150.04</b>	<b>8,601.41</b>	<b>321,850.00</b>
<b>Total Operating Income</b>	<b>37,842.30</b>	<b>32,406.67</b>	<b>5,435.63</b>	<b>37,842.30</b>	<b>32,406.67</b>	<b>5,435.63</b>	<b>388,880.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	17,548.63	26,150.04	8,601.41	17,548.63	26,150.04	8,601.41	321,850.00
<b>NOI - Net Operating Income</b>	<b>20,293.67</b>	<b>6,256.63</b>	<b>14,037.04</b>	<b>20,293.67</b>	<b>6,256.63</b>	<b>14,037.04</b>	<b>67,030.00</b>
Total Income	37,842.30	32,406.67	5,435.63	37,842.30	32,406.67	5,435.63	388,880.00
Total Expense	17,548.63	26,150.04	8,601.41	17,548.63	26,150.04	8,601.41	321,850.00
<b>Net Income</b>	<b>20,293.67</b>	<b>6,256.63</b>	<b>14,037.04</b>	<b>20,293.67</b>	<b>6,256.63</b>	<b>14,037.04</b>	<b>67,030.00</b>