

Balance Sheet

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

As of: 02/29/2020

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	58,389.86
Reserves Cash	61,241.41
Reserves CD	150,000.00
Total Cash	269,631.27
TOTAL ASSETS	269,631.27
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Funds Transfer	11,831.00
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	16,263.23
Calculated Prior Years Retained Earnings	-78,136.58
Total Capital	269,631.27
TOTAL LIABILITIES & CAPITAL	269,631.27

Annual Budget - Comparative

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

As of: Feb 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
Income							
Prepaid HOA Assessment	4,020.00	0.00	4,020.00	6,480.00	0.00	6,480.00	0.00
HOA Assessment	25,180.00	32,240.00	-7,060.00	59,235.00	64,480.00	-5,245.00	386,880.00
Interest-Money Market/ CDs	3,723.27	166.67	3,556.60	5,050.57	333.34	4,717.23	2,000.00
Total Operating Income	32,923.27	32,406.67	516.60	70,765.57	64,813.34	5,952.23	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	14.00	100.00	86.00	28.00	200.00	172.00	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	7,480.72	8,333.34	852.62	50,000.00
Legal	145.00	41.67	-103.33	145.00	83.34	-61.66	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Postage and Printing	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	5,399.36	5,908.35	508.99	10,653.72	11,816.70	1,162.98	71,450.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	4,500.00	4,500.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	14,500.00	14,500.00	0.00	87,000.00
Tree Removal	18,290.00	2,916.67	-15,373.33	18,490.00	5,833.34	-12,656.66	35,000.00
Total Grounds	25,540.00	12,416.67	-13,123.33	32,990.00	24,833.34	-8,156.66	149,000.00
Maintenance							
Building Maintenance	3,744.26	3,750.00	5.74	6,317.63	7,500.00	1,182.37	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	366.68	366.68	2,200.00
Total Maintenance	3,744.26	3,933.34	189.08	6,317.63	7,866.68	1,549.05	54,700.00
Utilities							
Electric	294.09	350.00	55.91	588.99	700.00	111.01	4,200.00
Sewer Services	0.00	1,166.67	1,166.67	0.00	2,333.34	2,333.34	14,000.00
Storm Water	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
Trash Removal	1,976.00	2,041.67	65.67	3,952.00	4,083.34	131.34	24,500.00
Total Utilities	2,270.09	3,891.68	1,621.59	4,540.99	7,783.36	3,242.37	46,700.00
Total Operating Expense	36,953.71	26,150.04	-10,803.67	54,502.34	52,300.08	-2,202.26	321,850.00
Total Operating Income	32,923.27	32,406.67	516.60	70,765.57	64,813.34	5,952.23	388,880.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	36,953.71	26,150.04	-10,803.67	54,502.34	52,300.08	-2,202.26	321,850.00
NOI - Net Operating Income	-4,030.44	6,256.63	-10,287.07	16,263.23	12,513.26	3,749.97	67,030.00
Total Income	32,923.27	32,406.67	516.60	70,765.57	64,813.34	5,952.23	388,880.00
Total Expense	36,953.71	26,150.04	-10,803.67	54,502.34	52,300.08	-2,202.26	321,850.00
Net Income	-4,030.44	6,256.63	-10,287.07	16,263.23	12,513.26	3,749.97	67,030.00