

## Balance Sheet

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

As of: 03/31/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	63,420.30
Reserves Cash	61,251.82
Reserves CD	150,000.00
<b>Total Cash</b>	<b>274,672.12</b>
<b>TOTAL ASSETS</b>	<b>274,672.12</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Funds Transfer	11,831.00
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	21,304.08
Calculated Prior Years Retained Earnings	-78,136.58
<b>Total Capital</b>	<b>274,672.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>274,672.12</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: Mar 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	-6,480.00	0.00	-6,480.00	0.00	0.00	0.00	0.00
HOA Assessment	43,660.00	32,240.00	11,420.00	102,895.00	96,720.00	6,175.00	386,880.00
Interest-Money Market/ CDs	10.41	166.67	-156.26	5,060.98	500.01	4,560.97	2,000.00
<b>Total Operating Income</b>	<b>37,190.41</b>	<b>32,406.67</b>	<b>4,783.74</b>	<b>107,955.98</b>	<b>97,220.01</b>	<b>10,735.97</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	10.00	100.00	90.00	38.00	300.00	262.00	1,200.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	17,167.86	4,166.67	-13,001.19	24,648.58	12,500.01	-12,148.57	50,000.00
Legal	0.00	41.67	41.67	145.00	125.01	-19.99	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	50.01	50.01	200.00
Postage and Printing	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>18,677.86</b>	<b>5,908.35</b>	<b>-12,769.51</b>	<b>29,331.58</b>	<b>17,725.05</b>	<b>-11,606.53</b>	<b>71,450.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	6,750.00	6,750.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	21,750.00	21,750.00	0.00	87,000.00
Tree Removal	860.00	2,916.67	2,056.67	19,350.00	8,750.01	-10,599.99	35,000.00
<b>Total Grounds</b>	<b>8,110.00</b>	<b>12,416.67</b>	<b>4,306.67</b>	<b>41,100.00</b>	<b>37,250.01</b>	<b>-3,849.99</b>	<b>149,000.00</b>
<b>Maintenance</b>							
Building Maintenance	2,885.43	3,750.00	864.57	9,203.06	11,250.00	2,046.94	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	550.02	550.02	2,200.00
<b>Total Maintenance</b>	<b>2,885.43</b>	<b>3,933.34</b>	<b>1,047.91</b>	<b>9,203.06</b>	<b>11,800.02</b>	<b>2,596.96</b>	<b>54,700.00</b>
<b>Utilities</b>							
Electric	293.87	350.00	56.13	882.86	1,050.00	167.14	4,200.00
Sewer Services	2,182.40	1,166.67	-1,015.73	2,182.40	3,500.01	1,317.61	14,000.00
Storm Water	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
Trash Removal	0.00	2,041.67	2,041.67	3,952.00	6,125.01	2,173.01	24,500.00
<b>Total Utilities</b>	<b>2,476.27</b>	<b>3,891.68</b>	<b>1,415.41</b>	<b>7,017.26</b>	<b>11,675.04</b>	<b>4,657.78</b>	<b>46,700.00</b>
<b>Total Operating Expense</b>	<b>32,149.56</b>	<b>26,150.04</b>	<b>-5,999.52</b>	<b>86,651.90</b>	<b>78,450.12</b>	<b>-8,201.78</b>	<b>321,850.00</b>
<b>Total Operating Income</b>	<b>37,190.41</b>	<b>32,406.67</b>	<b>4,783.74</b>	<b>107,955.98</b>	<b>97,220.01</b>	<b>10,735.97</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	32,149.56	26,150.04	-5,999.52	86,651.90	78,450.12	-8,201.78	321,850.00
<b>NOI - Net Operating Income</b>	<b>5,040.85</b>	<b>6,256.63</b>	<b>-1,215.78</b>	<b>21,304.08</b>	<b>18,769.89</b>	<b>2,534.19</b>	<b>67,030.00</b>
Total Income	37,190.41	32,406.67	4,783.74	107,955.98	97,220.01	10,735.97	388,880.00
Total Expense	32,149.56	26,150.04	-5,999.52	86,651.90	78,450.12	-8,201.78	321,850.00
<b>Net Income</b>	<b>5,040.85</b>	<b>6,256.63</b>	<b>-1,215.78</b>	<b>21,304.08</b>	<b>18,769.89</b>	<b>2,534.19</b>	<b>67,030.00</b>