

## Balance Sheet

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

As of: 04/30/2020

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	74,433.93
Reserves Cash	61,261.89
Reserves CD	150,000.00
<b>Total Cash</b>	<b>285,695.82</b>
<b>TOTAL ASSETS</b>	<b>285,695.82</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	44,158.78
Calculated Prior Years Retained Earnings	-78,136.58
<b>Total Capital</b>	<b>285,695.82</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>285,695.82</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: Apr 2020

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>							
HOA Assessment	38,710.00	32,240.00	6,470.00	141,605.00	128,960.00	12,645.00	386,880.00
Interest-Money Market/ CDs	10.07	166.67	-156.60	5,071.05	666.68	4,404.37	2,000.00
<b>Total Operating Income</b>	<b>38,720.07</b>	<b>32,406.67</b>	<b>6,313.40</b>	<b>146,676.05</b>	<b>129,626.68</b>	<b>17,049.37</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	15.00	100.00	85.00	53.00	400.00	347.00	1,200.00
Audit/ Tax Returns	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Insurance	0.00	4,166.67	4,166.67	24,648.58	16,666.68	-7,981.90	50,000.00
Legal	290.00	41.67	-248.33	435.00	166.68	-268.32	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Postage and Printing	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>1,805.00</b>	<b>6,408.35</b>	<b>4,603.35</b>	<b>31,136.58</b>	<b>24,133.40</b>	<b>-7,003.18</b>	<b>71,450.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	9,000.00	9,000.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	29,000.00	29,000.00	0.00	87,000.00
Tree Removal	2,470.00	2,916.67	446.67	21,820.00	11,666.68	-10,153.32	35,000.00
<b>Total Grounds</b>	<b>9,720.00</b>	<b>12,416.67</b>	<b>2,696.67</b>	<b>50,820.00</b>	<b>49,666.68</b>	<b>-1,153.32</b>	<b>149,000.00</b>
<b>Maintenance</b>							
Building Maintenance	94.28	3,750.00	3,655.72	9,297.34	15,000.00	5,702.66	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	733.36	733.36	2,200.00
<b>Total Maintenance</b>	<b>94.28</b>	<b>3,933.34</b>	<b>3,839.06</b>	<b>9,297.34</b>	<b>15,733.36</b>	<b>6,436.02</b>	<b>54,700.00</b>
<b>Utilities</b>							
Electric	294.09	350.00	55.91	1,176.95	1,400.00	223.05	4,200.00
Sewer Services	0.00	1,166.67	1,166.67	2,182.40	4,666.68	2,484.28	14,000.00
Storm Water	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
Trash Removal	3,952.00	2,041.67	-1,910.33	7,904.00	8,166.68	262.68	24,500.00
<b>Total Utilities</b>	<b>4,246.09</b>	<b>3,891.68</b>	<b>-354.41</b>	<b>11,263.35</b>	<b>15,566.72</b>	<b>4,303.37</b>	<b>46,700.00</b>
<b>Total Operating Expense</b>	<b>15,865.37</b>	<b>26,650.04</b>	<b>10,784.67</b>	<b>102,517.27</b>	<b>105,100.16</b>	<b>2,582.89</b>	<b>321,850.00</b>
Total Operating Income	38,720.07	32,406.67	6,313.40	146,676.05	129,626.68	17,049.37	388,880.00
Total Operating Expense	15,865.37	26,650.04	10,784.67	102,517.27	105,100.16	2,582.89	321,850.00
<b>NOI - Net Operating Income</b>	<b>22,854.70</b>	<b>5,756.63</b>	<b>17,098.07</b>	<b>44,158.78</b>	<b>24,526.52</b>	<b>19,632.26</b>	<b>67,030.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income	38,720.07	32,406.67	6,313.40	146,676.05	129,626.68	17,049.37	388,880.00
Total Expense	15,865.37	26,650.04	10,784.67	102,517.27	105,100.16	2,582.89	321,850.00
<b>Net Income</b>	<b>22,854.70</b>	<b>5,756.63</b>	<b>17,098.07</b>	<b>44,158.78</b>	<b>24,526.52</b>	<b>19,632.26</b>	<b>67,030.00</b>