

Balance Sheet

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

As of: 07/31/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	100,098.53
Reserves Cash	61,292.78
Reserves CD	150,000.00
Total Cash	311,391.31
TOTAL ASSETS	311,391.31
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	69,854.27
Calculated Prior Years Retained Earnings	-78,136.58
Total Capital	311,391.31
TOTAL LIABILITIES & CAPITAL	311,391.31

Annual Budget - Comparative

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

As of: Jul 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
Income							
Late Fee	0.00	0.00	0.00	60.00	0.00	60.00	0.00
HOA Assessment	33,265.04	32,240.00	1,025.04	238,450.00	225,680.00	12,770.00	386,880.00
Interest-Money Market/ CDs	10.41	166.67	-156.26	5,101.94	1,166.69	3,935.25	2,000.00
Total Operating Income	33,275.45	32,406.67	868.78	243,611.94	226,846.69	16,765.25	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	10.00	100.00	90.00	73.00	700.00	627.00	1,200.00
Audit/ Tax Returns	187.00	0.00	-187.00	747.00	500.00	-247.00	500.00
Insurance	8,214.00	4,166.67	-4,047.33	35,212.91	29,166.69	-6,046.22	50,000.00
Legal	362.50	41.67	-320.83	1,305.00	291.69	-1,013.31	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	10,500.00	10,500.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	116.69	116.69	200.00
Postage and Printing	15.40	83.33	67.93	29.50	583.35	553.85	1,000.00
Website	0.00	0.00	0.00	320.51	0.00	-320.51	50.00
Total Administration	10,288.90	5,908.34	-4,380.56	48,187.92	41,858.42	-6,329.50	71,450.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	150.00	15,750.00	15,600.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	50,750.00	50,750.00	0.00	87,000.00
Tree Removal	0.00	2,916.67	2,916.67	21,820.00	20,416.69	-1,403.31	35,000.00
Total Grounds	7,250.00	12,416.67	5,166.67	72,720.00	86,916.69	14,196.69	149,000.00
Maintenance							
Building Maintenance	3,483.11	3,750.00	266.89	17,706.62	26,250.00	8,543.38	45,000.00
Pressure Washing	0.00	0.00	0.00	12,672.00	7,500.00	-5,172.00	7,500.00
Termite Contract	0.00	183.33	183.33	0.00	1,283.35	1,283.35	2,200.00
Total Maintenance	3,483.11	3,933.33	450.22	30,378.62	35,033.35	4,654.73	54,700.00
Utilities							
Electric	293.16	350.00	56.84	2,057.73	2,450.00	392.27	4,200.00
Sewer Services	0.00	1,166.67	1,166.67	2,182.40	8,166.69	5,984.29	14,000.00
Storm Water	3,775.00	333.33	-3,441.67	3,775.00	2,333.35	-1,441.65	4,000.00
Trash Removal	2,288.00	2,041.67	-246.33	14,456.00	14,291.69	-164.31	24,500.00
Total Utilities	6,356.16	3,891.67	-2,464.49	22,471.13	27,241.73	4,770.60	46,700.00
Total Operating Expense	27,378.17	26,150.01	-1,228.16	173,757.67	191,050.19	17,292.52	321,850.00
Total Operating Income	33,275.45	32,406.67	868.78	243,611.94	226,846.69	16,765.25	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	27,378.17	26,150.01	-1,228.16	173,757.67	191,050.19	17,292.52	321,850.00
NOI - Net Operating Income	5,897.28	6,256.66	-359.38	69,854.27	35,796.50	34,057.77	67,030.00
Total Income	33,275.45	32,406.67	868.78	243,611.94	226,846.69	16,765.25	388,880.00
Total Expense	27,378.17	26,150.01	-1,228.16	173,757.67	191,050.19	17,292.52	321,850.00
Net Income	5,897.28	6,256.66	-359.38	69,854.27	35,796.50	34,057.77	67,030.00