

## Balance Sheet

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

As of: 08/31/2020

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	110,688.69
Reserves Cash	61,303.19
Reserves CD	150,000.00
<b>Total Cash</b>	<b>321,991.88</b>
<b>TOTAL ASSETS</b>	<b>321,991.88</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	80,454.84
Calculated Prior Years Retained Earnings	-78,136.58
<b>Total Capital</b>	<b>321,991.88</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>321,991.88</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: Aug 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>							
Late Fee	40.00	0.00	40.00	100.00	0.00	100.00	0.00
HOA Assessment	32,320.00	32,240.00	80.00	270,770.00	257,920.00	12,850.00	386,880.00
Interest-Money Market/ CDs	10.41	166.67	-156.26	5,112.35	1,333.36	3,778.99	2,000.00
<b>Total Operating Income</b>	<b>32,370.41</b>	<b>32,406.67</b>	<b>-36.26</b>	<b>275,982.35</b>	<b>259,253.36</b>	<b>16,728.99</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	-20.00	100.00	120.00	53.00	800.00	747.00	1,200.00
Audit/ Tax Returns	0.00	0.00	0.00	747.00	500.00	-247.00	500.00
Insurance	0.00	4,166.67	4,166.67	35,212.91	33,333.36	-1,879.55	50,000.00
Legal	0.00	41.67	41.67	1,305.00	333.36	-971.64	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	18,000.00
Meetings	0.00	16.67	16.67	0.00	133.36	133.36	200.00
Postage and Printing	0.00	83.33	83.33	29.50	666.68	637.18	1,000.00
Website	0.00	0.00	0.00	320.51	0.00	-320.51	50.00
<b>Total Administration</b>	<b>1,480.00</b>	<b>5,908.34</b>	<b>4,428.34</b>	<b>49,667.92</b>	<b>47,766.76</b>	<b>-1,901.16</b>	<b>71,450.00</b>
<b>Grounds</b>							
Grounds- Other	9,000.00	2,250.00	-6,750.00	9,150.00	18,000.00	8,850.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	58,000.00	58,000.00	0.00	87,000.00
Tree Removal	300.00	2,916.67	2,616.67	22,120.00	23,333.36	1,213.36	35,000.00
<b>Total Grounds</b>	<b>16,550.00</b>	<b>12,416.67</b>	<b>-4,133.33</b>	<b>89,270.00</b>	<b>99,333.36</b>	<b>10,063.36</b>	<b>149,000.00</b>
<b>Maintenance</b>							
Building Maintenance	1,158.68	3,750.00	2,591.32	18,865.30	30,000.00	11,134.70	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	1,466.68	1,466.68	2,200.00
<b>Total Maintenance</b>	<b>1,158.68</b>	<b>3,933.33</b>	<b>2,774.65</b>	<b>31,537.30</b>	<b>38,966.68</b>	<b>7,429.38</b>	<b>54,700.00</b>
<b>Utilities</b>							
Electric	293.16	350.00	56.84	2,350.89	2,800.00	449.11	4,200.00
Sewer Services	0.00	1,166.67	1,166.67	2,182.40	9,333.36	7,150.96	14,000.00
Storm Water	0.00	333.33	333.33	3,775.00	2,666.68	-1,108.32	4,000.00
Trash Removal	2,288.00	2,041.67	-246.33	16,744.00	16,333.36	-410.64	24,500.00
<b>Total Utilities</b>	<b>2,581.16</b>	<b>3,891.67</b>	<b>1,310.51</b>	<b>25,052.29</b>	<b>31,133.40</b>	<b>6,081.11</b>	<b>46,700.00</b>
<b>Total Operating Expense</b>	<b>21,769.84</b>	<b>26,150.01</b>	<b>4,380.17</b>	<b>195,527.51</b>	<b>217,200.20</b>	<b>21,672.69</b>	<b>321,850.00</b>
<b>Total Operating Income</b>	<b>32,370.41</b>	<b>32,406.67</b>	<b>-36.26</b>	<b>275,982.35</b>	<b>259,253.36</b>	<b>16,728.99</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	21,769.84	26,150.01	4,380.17	195,527.51	217,200.20	21,672.69	321,850.00
<b>NOI - Net Operating Income</b>	<b>10,600.57</b>	<b>6,256.66</b>	<b>4,343.91</b>	<b>80,454.84</b>	<b>42,053.16</b>	<b>38,401.68</b>	<b>67,030.00</b>
Total Income	32,370.41	32,406.67	-36.26	275,982.35	259,253.36	16,728.99	388,880.00
Total Expense	21,769.84	26,150.01	4,380.17	195,527.51	217,200.20	21,672.69	321,850.00
<b>Net Income</b>	<b>10,600.57</b>	<b>6,256.66</b>	<b>4,343.91</b>	<b>80,454.84</b>	<b>42,053.16</b>	<b>38,401.68</b>	<b>67,030.00</b>