

Balance Sheet

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

As of: 09/30/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	117,585.89
Reserves Cash	61,313.27
Reserves CD	150,000.00
Total Cash	328,899.16
TOTAL ASSETS	328,899.16
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	260.00
Total Liabilities	260.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	86,742.12
Calculated Prior Years Retained Earnings	-77,776.58
Total Capital	328,639.16
TOTAL LIABILITIES & CAPITAL	328,899.16

Annual Budget - Comparative

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

As of: Sep 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	100.00	0.00	100.00	0.00
HOA Assessment	30,390.00	32,240.00	-1,850.00	300,540.00	290,160.00	10,380.00	386,880.00
Interest-Money Market/ CDs	10.08	166.66	-156.58	5,122.43	1,500.02	3,622.41	2,000.00
Total Operating Income	30,400.08	32,406.66	-2,006.58	305,762.43	291,660.02	14,102.41	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	100.00	100.00	53.00	900.00	847.00	1,200.00
Audit/ Tax Returns	0.00	0.00	0.00	747.00	500.00	-247.00	500.00
Insurance	4,443.40	4,166.66	-276.74	39,656.31	37,500.02	-2,156.29	50,000.00
Legal	290.00	41.66	-248.34	1,595.00	375.02	-1,219.98	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00
Meetings	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Postage and Printing	0.00	83.33	83.33	29.50	750.01	720.51	1,000.00
Website	0.00	0.00	0.00	320.51	0.00	-320.51	50.00
Total Administration	6,233.40	5,908.31	-325.09	55,901.32	53,675.07	-2,226.25	71,450.00
Grounds							
Grounds- Other	1,700.00	2,250.00	550.00	10,850.00	20,250.00	9,400.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	65,250.00	65,250.00	0.00	87,000.00
Tree Removal	0.00	2,916.66	2,916.66	22,120.00	26,250.02	4,130.02	35,000.00
Total Grounds	8,950.00	12,416.66	3,466.66	98,220.00	111,750.02	13,530.02	149,000.00
Maintenance							
Building Maintenance	5,728.12	3,750.00	-1,978.12	24,593.42	33,750.00	9,156.58	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	1,650.01	1,650.01	2,200.00
Total Maintenance	5,728.12	3,933.33	-1,794.79	37,265.42	42,900.01	5,634.59	54,700.00
Utilities							
Electric	293.28	350.00	56.72	2,644.17	3,150.00	505.83	4,200.00
Sewer Services	0.00	1,166.66	1,166.66	2,182.40	10,500.02	8,317.62	14,000.00
Storm Water	0.00	333.33	333.33	3,775.00	3,000.01	-774.99	4,000.00
Trash Removal	2,288.00	2,041.66	-246.34	19,032.00	18,375.02	-656.98	24,500.00
Total Utilities	2,581.28	3,891.65	1,310.37	27,633.57	35,025.05	7,391.48	46,700.00
Total Operating Expense	23,492.80	26,149.95	2,657.15	219,020.31	243,350.15	24,329.84	321,850.00
Total Operating Income	30,400.08	32,406.66	-2,006.58	305,762.43	291,660.02	14,102.41	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	23,492.80	26,149.95	2,657.15	219,020.31	243,350.15	24,329.84	321,850.00
NOI - Net Operating Income	6,907.28	6,256.71	650.57	86,742.12	48,309.87	38,432.25	67,030.00
Total Income	30,400.08	32,406.66	-2,006.58	305,762.43	291,660.02	14,102.41	388,880.00
Total Expense	23,492.80	26,149.95	2,657.15	219,020.31	243,350.15	24,329.84	321,850.00
Net Income	6,907.28	6,256.71	650.57	86,742.12	48,309.87	38,432.25	67,030.00