

Balance Sheet

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

As of: 10/31/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	125,478.71
Reserves Cash	61,323.68
Reserves CD	150,000.00
Total Cash	336,802.39
TOTAL ASSETS	336,802.39
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	1,280.00
Total Liabilities	1,280.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	93,625.35
Calculated Prior Years Retained Earnings	-77,776.58
Total Capital	335,522.39
TOTAL LIABILITIES & CAPITAL	336,802.39

Annual Budget - Comparative

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

As of: Oct 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	31,600.00	32,240.00	-640.00	332,140.00	322,400.00	9,740.00	386,880.00
Interest-Money Market/ CDs	10.41	166.66	-156.25	5,132.84	1,666.68	3,466.16	2,000.00
Total Operating Income	31,610.41	32,406.66	-796.25	337,372.84	324,066.68	13,306.16	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	100.00	100.00	53.00	1,000.00	947.00	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	44,099.71	41,666.68	-2,433.03	50,000.00
Legal	145.00	41.66	-103.34	1,740.00	416.68	-1,323.32	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
Meetings	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Postage and Printing	224.77	83.33	-141.44	254.27	833.34	579.07	1,000.00
Website	0.00	0.00	0.00	320.51	0.00	-320.51	50.00
Total Administration	6,313.17	5,908.31	-404.86	62,214.49	59,583.38	-2,631.11	71,450.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	10,850.00	22,500.00	11,650.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	72,500.00	72,500.00	0.00	87,000.00
Tree Removal	0.00	2,916.66	2,916.66	22,120.00	29,166.68	7,046.68	35,000.00
Total Grounds	7,250.00	12,416.66	5,166.66	105,470.00	124,166.68	18,696.68	149,000.00
Maintenance							
Building Maintenance	3,538.98	3,750.00	211.02	28,132.40	37,500.00	9,367.60	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	3,120.00	183.33	-2,936.67	3,120.00	1,833.34	-1,286.66	2,200.00
Total Maintenance	6,658.98	3,933.33	-2,725.65	43,924.40	46,833.34	2,908.94	54,700.00
Utilities							
Electric	293.39	350.00	56.61	2,937.56	3,500.00	562.44	4,200.00
Sewer Services	1,923.64	1,166.66	-756.98	4,106.04	11,666.68	7,560.64	14,000.00
Storm Water	0.00	333.33	333.33	3,775.00	3,333.34	-441.66	4,000.00
Trash Removal	2,288.00	2,041.66	-246.34	21,320.00	20,416.68	-903.32	24,500.00
Total Utilities	4,505.03	3,891.65	-613.38	32,138.60	38,916.70	6,778.10	46,700.00
Total Operating Expense	24,727.18	26,149.95	1,422.77	243,747.49	269,500.10	25,752.61	321,850.00
Total Operating Income	31,610.41	32,406.66	-796.25	337,372.84	324,066.68	13,306.16	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	24,727.18	26,149.95	1,422.77	243,747.49	269,500.10	25,752.61	321,850.00
NOI - Net Operating Income	6,883.23	6,256.71	626.52	93,625.35	54,566.58	39,058.77	67,030.00
Total Income	31,610.41	32,406.66	-796.25	337,372.84	324,066.68	13,306.16	388,880.00
Total Expense	24,727.18	26,149.95	1,422.77	243,747.49	269,500.10	25,752.61	321,850.00
Net Income	6,883.23	6,256.71	626.52	93,625.35	54,566.58	39,058.77	67,030.00