

Balance Sheet

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

As of: 12/31/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	139,494.78
Reserves Cash	213,288.51
Total Cash	352,783.29
TOTAL ASSETS	352,783.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	2,460.00
Total Liabilities	2,460.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	108,426.25
Calculated Prior Years Retained Earnings	-77,776.58
Total Capital	350,323.29
TOTAL LIABILITIES & CAPITAL	352,783.29

Annual Budget - Comparative

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

As of: Dec 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	20.00	0.00	20.00	200.00	0.00	200.00	0.00
HOA Assessment	38,030.00	32,240.00	5,790.00	395,410.00	386,880.00	8,530.00	386,880.00
Interest-Money Market/ CDs	1,954.75	166.66	1,788.09	7,097.67	2,000.00	5,097.67	2,000.00
Total Operating Income	40,004.75	32,406.66	7,598.09	402,707.67	388,880.00	13,827.67	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	100.00	100.00	66.98	1,200.00	1,133.02	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	52,986.51	50,000.00	-2,986.51	50,000.00
Legal	72.50	41.66	-30.84	3,045.00	500.00	-2,545.00	500.00
Management Contract Fee	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
Meetings	0.00	16.66	16.66	0.00	200.00	200.00	200.00
Postage and Printing	0.00	83.33	83.33	254.27	1,000.00	745.73	1,000.00
Website	0.00	50.00	50.00	320.51	50.00	-270.51	50.00
Total Administration	6,015.90	5,958.31	-57.59	75,420.27	71,450.00	-3,970.27	71,450.00
Grounds							
Grounds- Other	300.00	2,250.00	1,950.00	16,998.00	27,000.00	10,002.00	27,000.00
Landscape Contract	7,250.00	7,250.00	0.00	87,000.00	87,000.00	0.00	87,000.00
Tree Removal	0.00	2,916.66	2,916.66	22,120.00	35,000.00	12,880.00	35,000.00
Total Grounds	7,550.00	12,416.66	4,866.66	126,118.00	149,000.00	22,882.00	149,000.00
Maintenance							
Building Maintenance	6,138.20	3,750.00	-2,388.20	36,447.12	45,000.00	8,552.88	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	3,120.00	2,200.00	-920.00	2,200.00
Total Maintenance	6,138.20	3,933.33	-2,204.87	52,239.12	54,700.00	2,460.88	54,700.00
Utilities							
Electric	293.54	350.00	56.46	3,524.49	4,200.00	675.51	4,200.00
Sewer Services	3,202.50	1,166.66	-2,035.84	7,308.54	14,000.00	6,691.46	14,000.00
Storm Water	0.00	333.33	333.33	3,775.00	4,000.00	225.00	4,000.00
Trash Removal	2,288.00	2,041.66	-246.34	25,896.00	24,500.00	-1,396.00	24,500.00
Total Utilities	5,784.04	3,891.65	-1,892.39	40,504.03	46,700.00	6,195.97	46,700.00
Total Operating Expense	25,488.14	26,199.95	711.81	294,281.42	321,850.00	27,568.58	321,850.00
Total Operating Income	40,004.75	32,406.66	7,598.09	402,707.67	388,880.00	13,827.67	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	25,488.14	26,199.95	711.81	294,281.42	321,850.00	27,568.58	321,850.00
NOI - Net Operating Income	14,516.61	6,206.71	8,309.90	108,426.25	67,030.00	41,396.25	67,030.00
Total Income	40,004.75	32,406.66	7,598.09	402,707.67	388,880.00	13,827.67	388,880.00
Total Expense	25,488.14	26,199.95	711.81	294,281.42	321,850.00	27,568.58	321,850.00
Net Income	14,516.61	6,206.71	8,309.90	108,426.25	67,030.00	41,396.25	67,030.00