

Balance Sheet

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

As of: 02/28/2021

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	12,567.89
Reserves Cash	321,806.30
Total Cash	334,374.19
TOTAL ASSETS	334,374.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	6,090.00
Total Liabilities	6,090.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-22,039.10
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	328,284.19
TOTAL LIABILITIES & CAPITAL	334,374.19

Annual Budget - Comparative

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

As of: Feb 2021

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							
HOA Assessment	29,440.00	32,240.00	-2,800.00	62,770.00	64,480.00	-1,710.00	386,880.00
Interest-Money Market/CDS	49.37	166.67	-117.30	91.54	333.34	-241.80	2,000.00
Total Operating Income	29,489.37	32,406.67	-2,917.30	62,861.54	64,813.34	-1,951.80	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	5.00	83.34	78.34	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	0.00	4,166.67	4,166.67	4,443.40	8,333.34	3,889.94	50,000.00
Legal	0.00	125.00	125.00	435.00	250.00	-185.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Postage and Printing	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	2,000.00	6,433.35	4,433.35	8,883.40	12,866.70	3,983.30	77,750.00
Grounds							
Grounds- Other	18,700.23	2,250.00	-16,450.23	18,700.23	4,500.00	-14,200.23	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	12,630.00	12,630.00	0.00	75,780.00
Tree Removal	26,604.00	2,166.67	-24,437.33	26,604.00	4,333.34	-22,270.66	26,000.00
Total Grounds	51,619.23	10,731.67	-40,887.56	57,934.23	21,463.34	-36,470.89	128,780.00
Maintenance							
Building Maintenance	4,535.54	3,750.00	-785.54	10,116.84	7,500.00	-2,616.84	45,000.00
Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Total Maintenance	4,535.54	4,000.00	-535.54	10,116.84	8,000.00	-2,116.84	55,500.00
Utilities							
Electric	257.91	350.00	92.09	549.79	700.00	150.21	4,200.00
Sewer Services	431.15	666.67	235.52	2,840.38	1,333.34	-1,507.04	8,000.00
Storm Water	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Trash Removal	2,288.00	2,291.67	3.67	4,576.00	4,583.34	7.34	27,500.00
Total Utilities	2,977.06	3,725.01	747.95	7,966.17	7,450.02	-516.15	44,700.00
Total Operating Expense	61,131.83	24,890.03	-36,241.80	84,900.64	49,780.06	-35,120.58	306,730.00
Total Operating Income	29,489.37	32,406.67	-2,917.30	62,861.54	64,813.34	-1,951.80	388,880.00
Total Operating Expense	61,131.83	24,890.03	-36,241.80	84,900.64	49,780.06	-35,120.58	306,730.00
NOI - Net Operating Income	-31,642.46	7,516.64	-39,159.10	-22,039.10	15,033.28	-37,072.38	82,150.00
Total Income	29,489.37	32,406.67	-2,917.30	62,861.54	64,813.34	-1,951.80	388,880.00
Total Expense	61,131.83	24,890.03	-36,241.80	84,900.64	49,780.06	-35,120.58	306,730.00
Net Income	-31,642.46	7,516.64	-39,159.10	-22,039.10	15,033.28	-37,072.38	82,150.00