

Balance Sheet

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

As of: 03/31/2021

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	22,634.88
Reserves Cash	311,859.48
Total Cash	334,494.36
TOTAL ASSETS	334,494.36
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	5,490.00
Total Liabilities	5,490.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-21,318.93
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	329,004.36
TOTAL LIABILITIES & CAPITAL	334,494.36

Annual Budget - Comparative

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

As of: Mar 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							
Late Fee	60.00	0.00	60.00	60.00	0.00	60.00	0.00
HOA Assessment	34,400.00	32,240.00	2,160.00	97,170.00	96,720.00	450.00	386,880.00
Interest-Money Market/CDs	53.18	166.67	-113.49	144.72	500.01	-355.29	2,000.00
Total Operating Income	34,513.18	32,406.67	2,106.51	97,374.72	97,220.01	154.71	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	5.00	125.01	120.01	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	13,498.00	4,166.67	-9,331.33	17,941.40	12,500.01	-5,441.39	50,000.00
Legal	975.00	125.00	-850.00	1,410.00	375.00	-1,035.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	6,000.00	6,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	50.01	50.01	200.00
Postage and Printing	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	16,473.00	6,433.35	-10,039.65	25,356.40	19,300.05	-6,056.35	77,750.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	18,700.23	6,750.00	-11,950.23	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	18,945.00	18,945.00	0.00	75,780.00
Tree Removal	2,640.00	2,166.67	-473.33	29,244.00	6,500.01	-22,743.99	26,000.00
Total Grounds	8,955.00	10,731.67	1,776.67	66,889.23	32,195.01	-34,694.22	128,780.00
Maintenance							
Building Maintenance	5,756.54	3,750.00	-2,006.54	15,873.38	11,250.00	-4,623.38	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	750.00	750.00	3,000.00
Total Maintenance	5,756.54	4,000.00	-1,756.54	15,873.38	12,000.00	-3,873.38	55,500.00
Utilities							
Electric	320.47	350.00	29.53	870.26	1,050.00	179.74	4,200.00
Sewer Services	0.00	666.67	666.67	2,840.38	2,000.01	-840.37	8,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Storm Water	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
Trash Removal	2,288.00	2,291.67	3.67	6,864.00	6,875.01	11.01	27,500.00
Total Utilities	2,608.47	3,725.01	1,116.54	10,574.64	11,175.03	600.39	44,700.00
Total Operating Expense	33,793.01	24,890.03	-8,902.98	118,693.65	74,670.09	-44,023.56	306,730.00
Total Operating Income	34,513.18	32,406.67	2,106.51	97,374.72	97,220.01	154.71	388,880.00
Total Operating Expense	33,793.01	24,890.03	-8,902.98	118,693.65	74,670.09	-44,023.56	306,730.00
NOI - Net Operating Income	720.17	7,516.64	-6,796.47	-21,318.93	22,549.92	-43,868.85	82,150.00
Total Income	34,513.18	32,406.67	2,106.51	97,374.72	97,220.01	154.71	388,880.00
Total Expense	33,793.01	24,890.03	-8,902.98	118,693.65	74,670.09	-44,023.56	306,730.00
Net Income	720.17	7,516.64	-6,796.47	-21,318.93	22,549.92	-43,868.85	82,150.00