

## Balance Sheet

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

As of: 04/30/2021

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	29,417.86
Reserves Cash	311,900.50
<b>Total Cash</b>	<b>341,318.36</b>
<b>TOTAL ASSETS</b>	<b>341,318.36</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	3,430.00
<b>Total Liabilities</b>	<b>3,430.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-12,434.93
Calculated Prior Years Retained Earnings	30,649.67
<b>Total Capital</b>	<b>337,888.36</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>341,318.36</b>



## Annual Budget - Comparative

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

As of: Apr 2021

Additional Account Types: None

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Late Fee	0.00	0.00	0.00	60.00	0.00	60.00	0.00
HOA Assessment	29,620.00	32,240.00	-2,620.00	129,620.00	128,960.00	660.00	386,880.00
Interest-Money Market/ CDs	41.02	166.67	-125.65	185.74	666.68	-480.94	2,000.00
<b>Total Operating Income</b>	<b>29,661.02</b>	<b>32,406.67</b>	<b>-2,745.65</b>	<b>129,865.74</b>	<b>129,626.68</b>	<b>239.06</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	5.00	166.68	161.68	500.00
Audit/ Tax Returns	450.00	500.00	50.00	450.00	500.00	50.00	500.00
Insurance	0.00	4,166.67	4,166.67	17,941.40	16,666.68	-1,274.72	50,000.00
Legal	0.00	125.00	125.00	1,410.00	500.00	-910.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Postage and Printing	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Website	32.99	0.00	-32.99	32.99	0.00	-32.99	50.00
<b>Total Administration</b>	<b>2,482.99</b>	<b>6,933.35</b>	<b>4,450.36</b>	<b>27,839.39</b>	<b>26,233.40</b>	<b>-1,605.99</b>	<b>77,750.00</b>
<b>Grounds</b>							
Grounds- Other	3,290.00	2,250.00	-1,040.00	21,990.23	9,000.00	-12,990.23	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	25,260.00	25,260.00	0.00	75,780.00
Tree Removal	4,800.00	2,166.67	-2,633.33	34,044.00	8,666.68	-25,377.32	26,000.00
<b>Total Grounds</b>	<b>14,405.00</b>	<b>10,731.67</b>	<b>-3,673.33</b>	<b>81,294.23</b>	<b>42,926.68</b>	<b>-38,367.55</b>	<b>128,780.00</b>
<b>Maintenance</b>							
Building Maintenance	4,141.85	3,750.00	-391.85	20,015.23	15,000.00	-5,015.23	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	1,000.00	1,000.00	3,000.00
<b>Total Maintenance</b>	<b>4,141.85</b>	<b>4,000.00</b>	<b>-141.85</b>	<b>20,015.23</b>	<b>16,000.00</b>	<b>-4,015.23</b>	<b>55,500.00</b>
<b>Utilities</b>							
Electric	289.18	350.00	60.82	1,159.44	1,400.00	240.56	4,200.00
Sewer Services	0.00	666.67	666.67	2,840.38	2,666.68	-173.70	8,000.00
Storm Water	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
Trash Removal	2,288.00	2,291.67	3.67	9,152.00	9,166.68	14.68	27,500.00
<b>Total Utilities</b>	<b>2,577.18</b>	<b>3,725.01</b>	<b>1,147.83</b>	<b>13,151.82</b>	<b>14,900.04</b>	<b>1,748.22</b>	<b>44,700.00</b>
<b>Total Operating Expense</b>	<b>23,607.02</b>	<b>25,390.03</b>	<b>1,783.01</b>	<b>142,300.67</b>	<b>100,060.12</b>	<b>-42,240.55</b>	<b>306,730.00</b>
Total Operating Income	29,661.02	32,406.67	-2,745.65	129,865.74	129,626.68	239.06	388,880.00
Total Operating Expense	23,607.02	25,390.03	1,783.01	142,300.67	100,060.12	-42,240.55	306,730.00
<b>NOI - Net Operating Income</b>	<b>6,054.00</b>	<b>7,016.64</b>	<b>-962.64</b>	<b>-12,434.93</b>	<b>29,566.56</b>	<b>-42,001.49</b>	<b>82,150.00</b>



## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income	29,661.02	32,406.67	-2,745.65	129,865.74	129,626.68	239.06	388,880.00
Total Expense	23,607.02	25,390.03	1,783.01	142,300.67	100,060.12	-42,240.55	306,730.00
<b>Net Income</b>	<b>6,054.00</b>	<b>7,016.64</b>	<b>-962.64</b>	<b>-12,434.93</b>	<b>29,566.56</b>	<b>-42,001.49</b>	<b>82,150.00</b>