

Balance Sheet

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

As of: 05/31/2021

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	34,620.94
Reserves Cash	311,940.23
Total Cash	346,561.17
TOTAL ASSETS	346,561.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	4,520.00
Total Liabilities	4,520.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-8,282.12
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	342,041.17
TOTAL LIABILITIES & CAPITAL	346,561.17

Annual Budget - Comparative

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

As of: May 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
Income							
Late Fee	100.00	0.00	100.00	160.00	0.00	160.00	0.00
HOA Assessment	30,200.00	32,240.00	-2,040.00	159,820.00	161,200.00	-1,380.00	386,880.00
Interest-Money Market/CDs	39.73	166.67	-126.94	225.47	833.35	-607.88	2,000.00
Total Operating Income	30,339.73	32,406.67	-2,066.94	160,205.47	162,033.35	-1,827.88	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	30.00	41.67	11.67	35.00	208.35	173.35	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	11,864.00	4,166.67	-7,697.33	29,805.40	20,833.35	-8,972.05	50,000.00
Legal	150.00	125.00	-25.00	1,560.00	625.00	-935.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	10,000.00	10,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Postage and Printing	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
Total Administration	14,044.00	6,433.34	-7,610.66	41,883.39	32,666.74	-9,216.65	77,750.00
Grounds							
Grounds- Other	1,100.00	2,250.00	1,150.00	23,090.23	11,250.00	-11,840.23	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	31,575.00	31,575.00	0.00	75,780.00
Tree Removal	0.00	2,166.67	2,166.67	34,044.00	10,833.35	-23,210.65	26,000.00
Total Grounds	7,415.00	10,731.67	3,316.67	88,709.23	53,658.35	-35,050.88	128,780.00
Maintenance							
Building Maintenance	2,150.97	3,750.00	1,599.03	22,166.20	18,750.00	-3,416.20	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	1,250.00	1,250.00	3,000.00
Total Maintenance	2,150.97	4,000.00	1,849.03	22,166.20	20,000.00	-2,166.20	55,500.00
Utilities							
Electric	288.95	350.00	61.05	1,448.39	1,750.00	301.61	4,200.00
Sewer Services	0.00	666.67	666.67	2,840.38	3,333.35	492.97	8,000.00
Storm Water	0.00	416.67	416.67	0.00	2,083.35	2,083.35	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	11,440.00	11,458.35	18.35	27,500.00
Total Utilities	2,576.95	3,725.01	1,148.06	15,728.77	18,625.05	2,896.28	44,700.00
Total Operating Expense	26,186.92	24,890.02	-1,296.90	168,487.59	124,950.14	-43,537.45	306,730.00
Total Operating Income	30,339.73	32,406.67	-2,066.94	160,205.47	162,033.35	-1,827.88	388,880.00
Total Operating Expense	26,186.92	24,890.02	-1,296.90	168,487.59	124,950.14	-43,537.45	306,730.00
NOI - Net Operating Income	4,152.81	7,516.65	-3,363.84	-8,282.12	37,083.21	-45,365.33	82,150.00
Total Income	30,339.73	32,406.67	-2,066.94	160,205.47	162,033.35	-1,827.88	388,880.00
Total Expense	26,186.92	24,890.02	-1,296.90	168,487.59	124,950.14	-43,537.45	306,730.00
Net Income	4,152.81	7,516.65	-3,363.84	-8,282.12	37,083.21	-45,365.33	82,150.00