

## Balance Sheet

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

As of: 06/30/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	48,217.79
Reserves Cash	311,978.69
<b>Total Cash</b>	<b>360,196.48</b>
<b>TOTAL ASSETS</b>	<b>360,196.48</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	3,610.00
<b>Total Liabilities</b>	<b>3,610.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	6,263.19
Calculated Prior Years Retained Earnings	30,649.67
<b>Total Capital</b>	<b>356,586.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>360,196.48</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: Jun 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	40.00	0.00	40.00	200.00	0.00	200.00	0.00
HOA Assessment	33,495.00	32,240.00	1,255.00	193,315.00	193,440.00	-125.00	386,880.00
Interest-Money Market/CDs	38.46	166.67	-128.21	263.93	1,000.02	-736.09	2,000.00
Other Income	15.00	0.00	15.00	15.00	0.00	15.00	0.00
<b>Total Operating Income</b>	<b>33,588.46</b>	<b>32,406.67</b>	<b>1,181.79</b>	<b>193,793.93</b>	<b>194,440.02</b>	<b>-646.09</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	15.00	41.67	26.67	50.00	250.02	200.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	0.00	4,166.67	4,166.67	29,805.40	25,000.02	-4,805.38	50,000.00
Legal	0.00	125.00	125.00	1,560.00	750.00	-810.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	12,000.00	12,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	100.02	100.02	200.00
Postage and Printing	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
<b>Total Administration</b>	<b>2,015.00</b>	<b>6,433.34</b>	<b>4,418.34</b>	<b>43,898.39</b>	<b>39,100.08</b>	<b>-4,798.31</b>	<b>77,750.00</b>
Courtyard Legal	45.00	0.00	-45.00	45.00	0.00	-45.00	0.00
<b>Grounds</b>							
Grounds- Other	3,732.85	2,250.00	-1,482.85	26,823.08	13,500.00	-13,323.08	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	37,890.00	37,890.00	0.00	75,780.00
Tree Removal	0.00	2,166.67	2,166.67	34,044.00	13,000.02	-21,043.98	26,000.00
<b>Total Grounds</b>	<b>10,047.85</b>	<b>10,731.67</b>	<b>683.82</b>	<b>98,757.08</b>	<b>64,390.02</b>	<b>-34,367.06</b>	<b>128,780.00</b>
<b>Maintenance</b>							
Building Maintenance	4,389.29	3,750.00	-639.29	26,555.49	22,500.00	-4,055.49	45,000.00
Pressure Washing	0.00	7,500.00	7,500.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
<b>Total Maintenance</b>	<b>4,389.29</b>	<b>11,500.00</b>	<b>7,110.71</b>	<b>26,555.49</b>	<b>31,500.00</b>	<b>4,944.51</b>	<b>55,500.00</b>
<b>Utilities</b>							
Electric	258.01	350.00	91.99	1,706.40	2,100.00	393.60	4,200.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Services	0.00	666.67	666.67	2,840.38	4,000.02	1,159.64	8,000.00
Storm Water	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
Trash Removal	2,288.00	2,291.67	3.67	13,728.00	13,750.02	22.02	27,500.00
<b>Total Utilities</b>	<b>2,546.01</b>	<b>3,725.01</b>	<b>1,179.00</b>	<b>18,274.78</b>	<b>22,350.06</b>	<b>4,075.28</b>	<b>44,700.00</b>
<b>Total Operating Expense</b>	<b>19,043.15</b>	<b>32,390.02</b>	<b>13,346.87</b>	<b>187,530.74</b>	<b>157,340.16</b>	<b>-30,190.58</b>	<b>306,730.00</b>
Total Operating Income	33,588.46	32,406.67	1,181.79	193,793.93	194,440.02	-646.09	388,880.00
Total Operating Expense	19,043.15	32,390.02	13,346.87	187,530.74	157,340.16	-30,190.58	306,730.00
<b>NOI - Net Operating Income</b>	<b>14,545.31</b>	<b>16.65</b>	<b>14,528.66</b>	<b>6,263.19</b>	<b>37,099.86</b>	<b>-30,836.67</b>	<b>82,150.00</b>
Total Income	33,588.46	32,406.67	1,181.79	193,793.93	194,440.02	-646.09	388,880.00
Total Expense	19,043.15	32,390.02	13,346.87	187,530.74	157,340.16	-30,190.58	306,730.00
<b>Net Income</b>	<b>14,545.31</b>	<b>16.65</b>	<b>14,528.66</b>	<b>6,263.19</b>	<b>37,099.86</b>	<b>-30,836.67</b>	<b>82,150.00</b>