

Balance Sheet

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

As of: 07/31/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	66,889.64
Reserves Cash	312,018.43
Total Cash	378,908.07
TOTAL ASSETS	378,908.07
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	4,660.00
Total Liabilities	4,660.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	23,924.78
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	374,248.07
TOTAL LIABILITIES & CAPITAL	378,908.07

Annual Budget - Comparative

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

As of: Jul 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	80.00	0.00	80.00	280.00	0.00	280.00	0.00
HOA Assessment	33,350.00	32,240.00	1,110.00	226,665.00	225,680.00	985.00	386,880.00
Interest-Money Market/CDs	39.74	166.67	-126.93	303.67	1,166.69	-863.02	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Operating Income	33,469.74	32,406.67	1,063.07	227,263.67	226,846.69	416.98	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	50.00	291.69	241.69	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	29,166.69	-638.71	50,000.00
Legal	0.00	125.00	125.00	1,560.00	875.00	-685.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	14,000.00	14,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	116.69	116.69	200.00
Postage and Printing	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
Total Administration	2,000.00	6,433.34	4,433.34	45,898.39	45,533.42	-364.97	77,750.00
Courtyard Legal	0.00	0.00	0.00	45.00	0.00	-45.00	0.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	26,823.08	15,750.00	-11,073.08	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	44,205.00	44,205.00	0.00	75,780.00
Tree Removal	0.00	2,166.67	2,166.67	34,044.00	15,166.69	-18,877.31	26,000.00
Total Grounds	6,315.00	10,731.67	4,416.67	105,072.08	75,121.69	-29,950.39	128,780.00
Maintenance							
Building Maintenance	4,775.31	3,750.00	-1,025.31	31,330.80	26,250.00	-5,080.80	45,000.00
Pressure Washing	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Total Maintenance	4,775.31	4,000.00	-775.31	31,330.80	35,500.00	4,169.20	55,500.00
Utilities							
Electric	290.00	350.00	60.00	1,996.40	2,450.00	453.60	4,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Services	139.84	666.67	526.83	2,980.22	4,666.69	1,686.47	8,000.00
Storm Water	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
Trash Removal	2,288.00	2,291.67	3.67	16,016.00	16,041.69	25.69	27,500.00
Total Utilities	2,717.84	3,725.01	1,007.17	20,992.62	26,075.07	5,082.45	44,700.00
Total Operating Expense	15,808.15	24,890.02	9,081.87	203,338.89	182,230.18	-21,108.71	306,730.00
Total Operating Income	33,469.74	32,406.67	1,063.07	227,263.67	226,846.69	416.98	388,880.00
Total Operating Expense	15,808.15	24,890.02	9,081.87	203,338.89	182,230.18	-21,108.71	306,730.00
NOI - Net Operating Income	17,661.59	7,516.65	10,144.94	23,924.78	44,616.51	-20,691.73	82,150.00
Total Income	33,469.74	32,406.67	1,063.07	227,263.67	226,846.69	416.98	388,880.00
Total Expense	15,808.15	24,890.02	9,081.87	203,338.89	182,230.18	-21,108.71	306,730.00
Net Income	17,661.59	7,516.65	10,144.94	23,924.78	44,616.51	-20,691.73	82,150.00