

Balance Sheet

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

As of: 08/31/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	66,731.56
Reserves Cash	312,058.18
Total Cash	378,789.74
TOTAL ASSETS	378,789.74
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	4,370.00
Total Liabilities	4,370.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	24,096.45
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	374,419.74
TOTAL LIABILITIES & CAPITAL	378,789.74

Annual Budget - Comparative

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

As of: Aug 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	-20.00	0.00	-20.00	260.00	0.00	260.00	0.00
HOA Assessment	31,630.00	32,240.00	-610.00	258,295.00	257,920.00	375.00	386,880.00
Interest-Money Market/CDs	39.75	166.67	-126.92	343.42	1,333.36	-989.94	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Operating Income	31,649.75	32,406.67	-756.92	258,913.42	259,253.36	-339.94	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	50.00	333.36	283.36	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	41,669.40	33,333.36	-8,336.04	50,000.00
Legal	0.00	125.00	125.00	1,605.00	1,000.00	-605.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00	24,000.00
Meetings	0.00	16.67	16.67	0.00	133.36	133.36	200.00
Postage and Printing	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
Total Administration	13,864.00	6,433.34	-7,430.66	59,807.39	51,966.76	-7,840.63	77,750.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	26,823.08	18,000.00	-8,823.08	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	50,520.00	50,520.00	0.00	75,780.00
Tree Removal	4,460.00	2,166.67	-2,293.33	38,504.00	17,333.36	-21,170.64	26,000.00
Total Grounds	10,775.00	10,731.67	-43.33	115,847.08	85,853.36	-29,993.72	128,780.00
Maintenance							
Building Maintenance	3,447.06	3,750.00	302.94	34,777.86	30,000.00	-4,777.86	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	2,000.00	2,000.00	3,000.00
Total Maintenance	3,447.06	4,000.00	552.94	34,777.86	39,500.00	4,722.14	55,500.00
Utilities							
Electric	291.78	350.00	58.22	2,288.18	2,800.00	511.82	4,200.00
Sewer Services	812.24	666.67	-145.57	3,792.46	5,333.36	1,540.90	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	3,333.36	3,333.36	5,000.00
Trash Removal	2,288.00	2,291.67	3.67	18,304.00	18,333.36	29.36	27,500.00
Total Utilities	3,392.02	3,725.01	332.99	24,384.64	29,800.08	5,415.44	44,700.00
Total Operating Expense	31,478.08	24,890.02	-6,588.06	234,816.97	207,120.20	-27,696.77	306,730.00
Total Operating Income	31,649.75	32,406.67	-756.92	258,913.42	259,253.36	-339.94	388,880.00
Total Operating Expense	31,478.08	24,890.02	-6,588.06	234,816.97	207,120.20	-27,696.77	306,730.00
NOI - Net Operating Income	171.67	7,516.65	-7,344.98	24,096.45	52,133.16	-28,036.71	82,150.00
Total Income	31,649.75	32,406.67	-756.92	258,913.42	259,253.36	-339.94	388,880.00
Total Expense	31,478.08	24,890.02	-6,588.06	234,816.97	207,120.20	-27,696.77	306,730.00
Net Income	171.67	7,516.65	-7,344.98	24,096.45	52,133.16	-28,036.71	82,150.00