

## Balance Sheet

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

As of: 09/30/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	87,816.02
Reserves Cash	312,096.66
<b>Total Cash</b>	<b>399,912.68</b>
<b>TOTAL ASSETS</b>	<b>399,912.68</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid HOA Assessment	3,945.00
<b>Total Liabilities</b>	<b>3,945.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	45,644.39
Calculated Prior Years Retained Earnings	30,649.67
<b>Total Capital</b>	<b>395,967.68</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>399,912.68</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: Sep 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	300.00	0.00	300.00	0.00
HOA Assessment	31,160.00	32,240.00	-1,080.00	289,455.00	290,160.00	-705.00	386,880.00
Interest-Money Market/CDs	38.48	166.66	-128.18	381.90	1,500.02	-1,118.12	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
<b>Total Operating Income</b>	<b>31,238.48</b>	<b>32,406.66</b>	<b>-1,168.18</b>	<b>290,151.90</b>	<b>291,660.02</b>	<b>-1,508.12</b>	<b>388,880.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.66	41.66	50.00	375.02	325.02	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	0.00	4,166.66	4,166.66	41,669.40	37,500.02	-4,169.38	50,000.00
Legal	0.00	125.00	125.00	1,605.00	1,125.00	-480.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00	24,000.00
Meetings	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Postage and Printing	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
<b>Total Administration</b>	<b>2,000.00</b>	<b>6,433.31</b>	<b>4,433.31</b>	<b>61,807.39</b>	<b>58,400.07</b>	<b>-3,407.32</b>	<b>77,750.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	2,250.00	2,250.00	23,533.08	20,250.00	-3,283.08	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	56,835.00	56,835.00	0.00	75,780.00
Tree Removal	0.00	2,166.66	2,166.66	38,504.00	19,500.02	-19,003.98	26,000.00
<b>Total Grounds</b>	<b>6,315.00</b>	<b>10,731.66</b>	<b>4,416.66</b>	<b>118,872.08</b>	<b>96,585.02</b>	<b>-22,287.06</b>	<b>128,780.00</b>
<b>Maintenance</b>							
Building Maintenance	1,083.88	3,750.00	2,666.12	35,861.74	33,750.00	-2,111.74	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	2,250.00	2,250.00	3,000.00
<b>Total Maintenance</b>	<b>1,083.88</b>	<b>4,000.00</b>	<b>2,916.12</b>	<b>35,861.74</b>	<b>43,500.00</b>	<b>7,638.26</b>	<b>55,500.00</b>
<b>Utilities</b>							
Electric	291.66	350.00	58.34	2,579.84	3,150.00	570.16	4,200.00
Sewer Services	0.00	666.66	666.66	2,980.22	6,000.02	3,019.80	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	416.66	416.66	4,102.24	3,750.02	-352.22	5,000.00
Trash Removal	0.00	2,291.66	2,291.66	18,304.00	20,625.02	2,321.02	27,500.00
<b>Total Utilities</b>	<b>291.66</b>	<b>3,724.98</b>	<b>3,433.32</b>	<b>27,966.30</b>	<b>33,525.06</b>	<b>5,558.76</b>	<b>44,700.00</b>
<b>Total Operating Expense</b>	<b>9,690.54</b>	<b>24,889.95</b>	<b>15,199.41</b>	<b>244,507.51</b>	<b>232,010.15</b>	<b>-12,497.36</b>	<b>306,730.00</b>
Total Operating Income	31,238.48	32,406.66	-1,168.18	290,151.90	291,660.02	-1,508.12	388,880.00
Total Operating Expense	9,690.54	24,889.95	15,199.41	244,507.51	232,010.15	-12,497.36	306,730.00
<b>NOI - Net Operating Income</b>	<b>21,547.94</b>	<b>7,516.71</b>	<b>14,031.23</b>	<b>45,644.39</b>	<b>59,649.87</b>	<b>-14,005.48</b>	<b>82,150.00</b>
Total Income	31,238.48	32,406.66	-1,168.18	290,151.90	291,660.02	-1,508.12	388,880.00
Total Expense	9,690.54	24,889.95	15,199.41	244,507.51	232,010.15	-12,497.36	306,730.00
<b>Net Income</b>	<b>21,547.94</b>	<b>7,516.71</b>	<b>14,031.23</b>	<b>45,644.39</b>	<b>59,649.87</b>	<b>-14,005.48</b>	<b>82,150.00</b>