

Balance Sheet

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

As of: 11/30/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	98,335.72
Reserves Cash	211,349.58
Total Cash	309,685.30
TOTAL ASSETS	309,685.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	2,655.00
Total Liabilities	2,655.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-43,292.99
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	307,030.30
TOTAL LIABILITIES & CAPITAL	309,685.30

Annual Budget - Comparative

Properties: Weathersfield Service Group VI, Inc. -

As of: Nov 2021

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	320.00	0.00	320.00	0.00
HOA Assessment	32,320.00	32,240.00	80.00	354,650.00	354,640.00	10.00	386,880.00
Interest-Money Market/CDs	27.41	166.66	-139.25	449.07	1,833.34	-1,384.27	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Operating Income	32,367.41	32,406.66	-39.25	355,434.07	356,473.34	-1,039.27	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.66	41.66	50.00	458.34	408.34	500.00
Audit/ Tax Returns	0.00	0.00	0.00	450.00	500.00	50.00	500.00
Insurance	11,894.00	4,166.66	-7,727.34	53,563.40	45,833.34	-7,730.06	50,000.00
Legal	0.00	125.00	125.00	1,680.00	1,375.00	-305.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	22,000.00	22,000.00	0.00	24,000.00
Meetings	0.00	16.66	16.66	0.00	183.34	183.34	200.00
Postage and Printing	0.00	83.33	83.33	637.51	916.67	279.16	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
Total Administration	13,894.00	6,433.31	-7,460.69	78,413.90	71,266.69	-7,147.21	77,750.00
Grounds							
Grounds- Other	2,574.42	2,250.00	-324.42	31,087.50	24,750.00	-6,337.50	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	69,465.00	69,465.00	0.00	75,780.00
Tree Removal	0.00	2,166.66	2,166.66	38,504.00	23,833.34	-14,670.66	26,000.00
Total Grounds	8,889.42	10,731.66	1,842.24	139,056.50	118,048.34	-21,008.16	128,780.00
Maintenance							
Building Maintenance	5,585.63	3,750.00	-1,835.63	44,688.67	41,250.00	-3,438.67	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	3,120.00	2,750.00	-370.00	3,000.00
Total Maintenance	5,585.63	4,000.00	-1,585.63	47,808.67	51,500.00	3,691.33	55,500.00
Paving	95,834.25	0.00	-95,834.25	95,834.25	0.00	-95,834.25	0.00
Utilities							
Electric	291.66	350.00	58.34	3,163.28	3,850.00	686.72	4,200.00
Sewer Services	0.00	666.66	666.66	2,980.22	7,333.34	4,353.12	8,000.00
Storm Water	0.00	416.66	416.66	6,302.24	4,583.34	-1,718.90	5,000.00
Trash Removal	2,288.00	2,291.66	3.66	25,168.00	25,208.34	40.34	27,500.00
Total Utilities	2,579.66	3,724.98	1,145.32	37,613.74	40,975.02	3,361.28	44,700.00
Total Operating Expense	126,782.96	24,889.95	-101,893.01	398,727.06	281,790.05	-116,937.01	306,730.00
Total Operating Income	32,367.41	32,406.66	-39.25	355,434.07	356,473.34	-1,039.27	388,880.00

Total Operating Expense	126,782.96	24,889.95	-101,893.01	398,727.06	281,790.05	-116,937.01	306,730.00
NOI - Net Operating Income	-94,415.55	7,516.71	-101,932.26	-43,292.99	74,683.29	-117,976.28	82,150.00
Total Income	32,367.41	32,406.66	-39.25	355,434.07	356,473.34	-1,039.27	388,880.00
Total Expense	126,782.96	24,889.95	-101,893.01	398,727.06	281,790.05	-116,937.01	306,730.00
Net Income	-94,415.55	7,516.71	-101,932.26	-43,292.99	74,683.29	-117,976.28	82,150.00

Transfer From Reserves

Gravel Path	4,240.00
Fence Repairs	740.00
Asphalt	95,834.25
TOTAL TRANSFER FROM RESERVES	100,814.25