

Balance Sheet

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

As of: 10/31/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	93,384.43
Reserves Cash	311,396.42
Total Cash	404,780.85
TOTAL ASSETS	404,780.85
LIABILITIES & CAPITAL	
Liabilities	
Prepaid HOA Assessment	3,335.00
Total Liabilities	3,335.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	51,122.56
Calculated Prior Years Retained Earnings	30,649.67
Total Capital	401,445.85
TOTAL LIABILITIES & CAPITAL	404,780.85

Annual Budget - Comparative

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

As of: Oct 2021

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Late Fee	0.00	0.00	0.00	300.00	0.00	300.00	0.00
HOA Assessment	32,875.00	32,240.00	635.00	322,330.00	322,400.00	-70.00	386,880.00
Interest-Money Market/CDs	39.76	166.66	-126.90	421.66	1,666.68	-1,245.02	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Operating Income	32,914.76	32,406.66	508.10	323,066.66	324,066.68	-1,000.02	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.66	41.66	50.00	416.68	366.68	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	41,666.68	-2.72	50,000.00
Legal	75.00	125.00	50.00	1,680.00	1,250.00	-430.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
Meetings	0.00	16.66	16.66	0.00	166.68	166.68	200.00
Postage and Printing	637.51	83.33	-554.18	637.51	833.34	195.83	1,000.00
Website	0.00	0.00	0.00	32.99	0.00	-32.99	50.00
Total Administration	2,712.51	6,433.31	3,720.80	64,519.90	64,833.38	313.48	77,750.00
Grounds							
Grounds- Other	4,980.00	2,250.00	-2,730.00	28,513.08	22,500.00	-6,013.08	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	63,150.00	63,150.00	0.00	75,780.00
Tree Removal	0.00	2,166.66	2,166.66	38,504.00	21,666.68	-16,837.32	26,000.00
Total Grounds	11,295.00	10,731.66	-563.34	130,167.08	107,316.68	-22,850.40	128,780.00
Maintenance							
Building Maintenance	3,241.30	3,750.00	508.70	39,103.04	37,500.00	-1,603.04	45,000.00
Pressure Washing	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00
Termite Contract	3,120.00	250.00	-2,870.00	3,120.00	2,500.00	-620.00	3,000.00
Total Maintenance	6,361.30	4,000.00	-2,361.30	42,223.04	47,500.00	5,276.96	55,500.00
Utilities							
Electric	291.78	350.00	58.22	2,871.62	3,500.00	628.38	4,200.00

Sewer Services	0.00	666.66	666.66	2,980.22	6,666.68	3,686.46	8,000.00
Storm Water	2,200.00	416.66	-1,783.34	6,302.24	4,166.68	-2,135.56	5,000.00
Trash Removal	4,576.00	2,291.66	-2,284.34	22,880.00	22,916.68	36.68	27,500.00
Total Utilities	7,067.78	3,724.98	-3,342.80	35,034.08	37,250.04	2,215.96	44,700.00
Total Operating Expense	27,436.59	24,889.95	-2,546.64	271,944.10	256,900.10	-15,044.00	306,730.00
Total Operating Income	32,914.76	32,406.66	508.10	323,066.66	324,066.68	-1,000.02	388,880.00
Total Operating Expense	27,436.59	24,889.95	-2,546.64	271,944.10	256,900.10	-15,044.00	306,730.00
NOI - Net Operating Income	5,478.17	7,516.71	-2,038.54	51,122.56	67,166.58	-16,044.02	82,150.00
Total Income	32,914.76	32,406.66	508.10	323,066.66	324,066.68	-1,000.02	388,880.00
Total Expense	27,436.59	24,889.95	-2,546.64	271,944.10	256,900.10	-15,044.00	306,730.00
Net Income	5,478.17	7,516.71	-2,038.54	51,122.56	67,166.58	-16,044.02	82,150.00
Transfer from Reserves							
Gravel Path				4,240		4,240	
Fence Repairs				740		740	
TOTAL TRANSFER FROM RESERVES				4,980		4,980	