

Balance Sheet

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

As of: 12/31/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	113,292.43
Reserves Cash	211,376.51
Total Cash	324,668.94
TOTAL ASSETS	324,668.94
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	-28,114.35
Calculated Prior Years Retained Earnings	33,109.67
Total Capital	324,668.94
TOTAL LIABILITIES & CAPITAL	324,668.94

Annual Budget - Comparative

Properties: Weathersfield Service Group VI, Inc.

As of: Dec 2021

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Prepaid HOA Assessment	11,710.00	0.00	11,710.00	11,905.00	0.00	11,905.00	0.00
Late Fee	20.00	0.00	20.00	340.00	0.00	340.00	0.00
HOA Assessment	25,010.00	32,240.00	-7,230.00	379,660.00	386,880.00	-7,220.00	386,880.00
Interest-Money Market/CDs	26.93	166.66	-139.73	476.00	2,000.00	-1,524.00	2,000.00
Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Operating Income	36,766.93	32,406.66	4,360.27	392,396.00	388,880.00	3,516.00	388,880.00
Expense							
Administration							
Admin Misc. & Bank Fees	35.00	41.66	6.66	85.00	500.00	415.00	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	53,563.40	50,000.00	-3,563.40	50,000.00
Legal	0.00	125.00	125.00	1,680.00	1,500.00	-180.00	1,500.00
Management Contract Fee	2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Meetings	0.00	16.66	16.66	0.00	200.00	200.00	200.00
Postage and Printing	0.00	83.33	83.33	637.51	1,000.00	362.49	1,000.00
Website	0.00	50.00	50.00	32.99	50.00	17.01	50.00
Total Administration	2,035.00	6,483.31	4,448.31	80,448.90	77,750.00	-2,698.90	77,750.00
Grounds							
Grounds- Other	2,537.45	2,250.00	-287.45	33,624.95	27,000.00	-6,624.95	27,000.00
Landscape Contract	6,315.00	6,315.00	0.00	75,780.00	75,780.00	0.00	75,780.00
Tree Removal	0.00	2,166.66	2,166.66	38,504.00	26,000.00	-12,504.00	26,000.00
Total Grounds	8,852.45	10,731.66	1,879.21	147,908.95	128,780.00	-19,128.95	128,780.00
Maintenance							
Building Maintenance	3,578.44	3,750.00	171.56	48,267.11	45,000.00	-3,267.11	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	3,000.00	-120.00	3,000.00
Total Maintenance	3,578.44	4,000.00	421.56	51,387.11	55,500.00	4,112.89	55,500.00
Paving	1,350.00	0.00	-1,350.00	97,184.25	0.00	-97,184.25	0.00
Utilities							
Electric	242.42	350.00	107.58	3,405.70	4,200.00	794.30	4,200.00
Sewer Services	2,723.89	666.66	-2,057.23	5,704.11	8,000.00	2,295.89	8,000.00
Storm Water	713.09	416.66	-296.43	7,015.33	5,000.00	-2,015.33	5,000.00
Trash Removal	2,288.00	2,291.66	3.66	27,456.00	27,500.00	44.00	27,500.00
Total Utilities	5,967.40	3,724.98	-2,242.42	43,581.14	44,700.00	1,118.86	44,700.00

Total Operating Expense	21,783.29	24,939.95	3,156.66	420,510.35	306,730.00	-113,780.35	306,730.00
Total Operating Income	36,766.93	32,406.66	4,360.27	392,396.00	388,880.00	3,516.00	388,880.00
Total Operating Expense	21,783.29	24,939.95	3,156.66	420,510.35	306,730.00	-113,780.35	306,730.00
NOI - Net Operating Income	14,983.64	7,466.71	7,516.93	-28,114.35	82,150.00	-110,264.35	82,150.00
Total Income	36,766.93	32,406.66	4,360.27	392,396.00	388,880.00	3,516.00	388,880.00
Total Expense	21,783.29	24,939.95	3,156.66	420,510.35	306,730.00	-113,780.35	306,730.00
Net Income	14,983.64	7,466.71	7,516.93	-28,114.35	82,150.00	-110,264.35	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			