

## Annual Budget - Comparative

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

As of: Jan 2022

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>							
Prepaid HOA Assessment	3,140.00	0.00	3,140.00	3,140.00	0.00	3,140.00	0.00
Late Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
HOA Assessment	35,265.00	34,840.00	425.00	35,265.00	34,840.00	425.00	418,080.00
Interest-Money Market/CDs	26.93	41.67	-14.74	26.93	41.67	-14.74	500.00
<b>Total Operating Income</b>	<b>38,531.93</b>	<b>34,881.67</b>	<b>3,650.26</b>	<b>38,531.93</b>	<b>34,881.67</b>	<b>3,650.26</b>	<b>418,580.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	41.67	41.67	500.00
Audit/ Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance	0.00	4,583.34	4,583.34	0.00	4,583.34	4,583.34	55,000.00
Legal	75.00	166.67	91.67	75.00	166.67	91.67	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	2,333.33	2,333.34	0.01	28,000.00
Meetings	0.00	16.67	16.67	0.00	16.67	16.67	200.00
Postage and Printing	0.00	75.00	75.00	0.00	75.00	75.00	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>2,408.33</b>	<b>7,216.69</b>	<b>4,808.36</b>	<b>2,408.33</b>	<b>7,216.69</b>	<b>4,808.36</b>	<b>87,150.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	2,250.00	2,250.00	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	6,441.00	6,441.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000.00
<b>Total Grounds</b>	<b>6,441.00</b>	<b>11,191.00</b>	<b>4,750.00</b>	<b>6,441.00</b>	<b>11,191.00</b>	<b>4,750.00</b>	<b>134,292.00</b>
<b>Maintenance</b>							
Building Maintenance	6,607.05	4,166.67	-2,440.38	6,607.05	4,166.67	-2,440.38	50,000.00
Pressure Washing	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Termite Contract	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
<b>Total Maintenance</b>	<b>6,607.05</b>	<b>4,416.67</b>	<b>-2,190.38</b>	<b>6,607.05</b>	<b>4,416.67</b>	<b>-2,190.38</b>	<b>60,500.00</b>
<b>Utilities</b>							
Electric	252.26	383.34	131.08	252.26	383.34	131.08	4,600.00
Sewer Services	0.00	666.67	666.67	0.00	666.67	666.67	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	416.67	416.67	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	2,288.00	2,500.00	212.00	30,000.00
<b>Total Utilities</b>	<b>2,540.26</b>	<b>3,966.68</b>	<b>1,426.42</b>	<b>2,540.26</b>	<b>3,966.68</b>	<b>1,426.42</b>	<b>47,600.00</b>
<b>Total Operating Expense</b>	<b>17,996.64</b>	<b>26,791.04</b>	<b>8,794.40</b>	<b>17,996.64</b>	<b>26,791.04</b>	<b>8,794.40</b>	<b>329,542.00</b>
Total Operating Income	38,531.93	34,881.67	3,650.26	38,531.93	34,881.67	3,650.26	418,580.00
Total Operating Expense	17,996.64	26,791.04	8,794.40	17,996.64	26,791.04	8,794.40	329,542.00
<b>NOI - Net Operating Income</b>	<b>20,535.29</b>	<b>8,090.63</b>	<b>12,444.66</b>	<b>20,535.29</b>	<b>8,090.63</b>	<b>12,444.66</b>	<b>89,038.00</b>
Total Income	38,531.93	34,881.67	3,650.26	38,531.93	34,881.67	3,650.26	418,580.00
Total Expense	17,996.64	26,791.04	8,794.40	17,996.64	26,791.04	8,794.40	329,542.00
<b>Net Income</b>	<b>20,535.29</b>	<b>8,090.63</b>	<b>12,444.66</b>	<b>20,535.29</b>	<b>8,090.63</b>	<b>12,444.66</b>	<b>89,038.00</b>

## Balance Sheet

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

As of: 01/31/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	133,800.79
Reserves	211,403.44
<b>Total Cash</b>	<b>345,204.23</b>
<b>TOTAL ASSETS</b>	<b>345,204.23</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	20,535.29
Calculated Prior Years Retained Earnings	4,995.32
<b>Total Capital</b>	<b>345,204.23</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>345,204.23</b>