

Annual Budget - Comparative

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

As of: Feb 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
Income							
Prepaid HOA Assessment	-1,625.00	0.00	-1,625.00	1,515.00	0.00	1,515.00	0.00
Late Fee	20.00	0.00	20.00	120.00	0.00	120.00	0.00
HOA Assessment	34,795.00	34,840.00	-45.00	70,060.00	69,680.00	380.00	418,080.00
Interest-Money Market/CDs	24.32	41.67	-17.35	51.25	83.34	-32.09	500.00
Total Operating Income	33,214.32	34,881.67	-1,667.35	71,746.25	69,763.34	1,982.91	418,580.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	83.34	83.34	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	9,166.68	9,166.68	55,000.00
Legal	0.00	166.67	166.67	75.00	333.34	258.34	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	4,666.66	4,666.68	0.02	28,000.00
Meetings	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Postage and Printing	0.00	75.00	75.00	0.00	150.00	150.00	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total Administration	2,333.33	7,216.69	4,883.36	4,741.66	14,433.38	9,691.72	87,150.00
Grounds							
Grounds- Other	0.00	2,250.00	2,250.00	0.00	4,500.00	4,500.00	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	12,882.00	12,882.00	0.00	77,292.00
Tree Removal	20,650.00	2,500.00	-18,150.00	20,650.00	5,000.00	-15,650.00	30,000.00
Total Grounds	27,091.00	11,191.00	-15,900.00	33,532.00	22,382.00	-11,150.00	134,292.00
Maintenance							
Building Maintenance	1,266.37	4,166.67	2,900.30	7,873.42	8,333.34	459.92	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	500.00	500.00	3,000.00
Total Maintenance	1,266.37	4,416.67	3,150.30	7,873.42	8,833.34	959.92	60,500.00
Utilities							
Electric	253.94	383.34	129.40	506.20	766.68	260.48	4,600.00
Sewer Services	33.63	666.67	633.04	33.63	1,333.34	1,299.71	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	833.34	833.34	5,000.00
Trash Removal	2,288.00	2,500.00	212.00	4,576.00	5,000.00	424.00	30,000.00
Total Utilities	2,575.57	3,966.68	1,391.11	5,115.83	7,933.36	2,817.53	47,600.00
Total Operating Expense	33,266.27	26,791.04	-6,475.23	51,262.91	53,582.08	2,319.17	329,542.00
Total Operating Income	33,214.32	34,881.67	-1,667.35	71,746.25	69,763.34	1,982.91	418,580.00
Total Operating Expense	33,266.27	26,791.04	-6,475.23	51,262.91	53,582.08	2,319.17	329,542.00
NOI - Net Operating Income	-51.95	8,090.63	-8,142.58	20,483.34	16,181.26	4,302.08	89,038.00
Total Income	33,214.32	34,881.67	-1,667.35	71,746.25	69,763.34	1,982.91	418,580.00
Total Expense	33,266.27	26,791.04	-6,475.23	51,262.91	53,582.08	2,319.17	329,542.00
Net Income	-51.95	8,090.63	-8,142.58	20,483.34	16,181.26	4,302.08	89,038.00

Balance Sheet

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

As of: 02/28/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Pinnacle Checking	133,724.52
Reserves	211,427.76
Total Cash	345,152.28
TOTAL ASSETS	345,152.28
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	20,483.34
Calculated Prior Years Retained Earnings	4,995.32
Total Capital	345,152.28
TOTAL LIABILITIES & CAPITAL	345,152.28