

## Balance Sheet

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

As of: 04/30/2022

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Pinnacle Checking	146,291.95
Reserves	211,480.77
<b>Total Cash</b>	<b>357,772.72</b>
<b>TOTAL ASSETS</b>	<b>357,772.72</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing-Homeowner Deposits	-335.00
<b>Total Liabilities</b>	<b>-335.00</b>
<b>Capital</b>	
Retained Earnings	135,338.83
Reserve Equity	184,334.79
Calculated Retained Earnings	33,438.78
Calculated Prior Years Retained Earnings	4,995.32
<b>Total Capital</b>	<b>358,107.72</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>357,772.72</b>

## Annual Budget - Comparative

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

As of: Apr 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	-1,690.00	0.00	-1,690.00	-515.00	0.00	-515.00	0.00
Late Fee	-100.00	0.00	-100.00	60.00	0.00	60.00	0.00
HOA Assessment	35,640.00	34,840.00	800.00	140,545.00	139,360.00	1,185.00	418,080.00
Interest-Money Market/CDs	26.07	41.67	-15.60	104.26	166.68	-62.42	500.00
<b>Total Operating Income</b>	<b>33,876.07</b>	<b>34,881.67</b>	<b>-1,005.60</b>	<b>140,194.26</b>	<b>139,526.68</b>	<b>667.58</b>	<b>418,580.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Audit/ Tax Returns	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Insurance	0.00	4,583.34	4,583.34	13,432.75	18,333.36	4,900.61	55,000.00
Legal	0.00	166.67	166.67	500.00	666.68	166.68	2,000.00
Management Contract Fee	2,333.33	2,333.34	0.01	9,333.32	9,333.36	0.04	28,000.00
Meetings	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Postage and Printing	0.00	75.00	75.00	75.92	300.00	224.08	900.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	50.00
<b>Total Administration</b>	<b>2,333.33</b>	<b>7,716.69</b>	<b>5,383.36</b>	<b>23,341.99</b>	<b>29,366.76</b>	<b>6,024.77</b>	<b>87,150.00</b>
<b>Grounds</b>							
Grounds- Other	999.42	2,250.00	1,250.58	1,091.46	9,000.00	7,908.54	27,000.00
Landscape Contract	6,441.00	6,441.00	0.00	25,764.00	25,764.00	0.00	77,292.00
Tree Removal	0.00	2,500.00	2,500.00	20,650.00	10,000.00	-10,650.00	30,000.00
<b>Total Grounds</b>	<b>7,440.42</b>	<b>11,191.00</b>	<b>3,750.58</b>	<b>47,505.46</b>	<b>44,764.00</b>	<b>-2,741.46</b>	<b>134,292.00</b>
<b>Maintenance</b>							
Building Maintenance	1,378.70	4,166.67	2,787.97	25,165.68	16,666.68	-8,499.00	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	1,000.00	1,000.00	3,000.00
<b>Total Maintenance</b>	<b>1,378.70</b>	<b>4,416.67</b>	<b>3,037.97</b>	<b>25,165.68</b>	<b>17,666.68</b>	<b>-7,499.00</b>	<b>60,500.00</b>
Paving	0.00	0.00	0.00	-1,350.00	0.00	1,350.00	0.00
<b>Utilities</b>							
Electric	276.05	383.34	107.29	1,057.51	1,533.36	475.85	4,600.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Sewer Services	1,104.86	666.67	-438.19	4,170.84	2,666.68	-1,504.16	8,000.00
Storm Water	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
Trash Removal	0.00	2,500.00	2,500.00	6,864.00	10,000.00	3,136.00	30,000.00
<b>Total Utilities</b>	<b>1,380.91</b>	<b>3,966.68</b>	<b>2,585.77</b>	<b>12,092.35</b>	<b>15,866.72</b>	<b>3,774.37</b>	<b>47,600.00</b>
<b>Total Operating Expense</b>	<b>12,533.36</b>	<b>27,291.04</b>	<b>14,757.68</b>	<b>106,755.48</b>	<b>107,664.16</b>	<b>908.68</b>	<b>329,542.00</b>
Total Operating Income	33,876.07	34,881.67	-1,005.60	140,194.26	139,526.68	667.58	418,580.00
Total Operating Expense	12,533.36	27,291.04	14,757.68	106,755.48	107,664.16	908.68	329,542.00
<b>NOI - Net Operating Income</b>	<b>21,342.71</b>	<b>7,590.63</b>	<b>13,752.08</b>	<b>33,438.78</b>	<b>31,862.52</b>	<b>1,576.26</b>	<b>89,038.00</b>
Total Income	33,876.07	34,881.67	-1,005.60	140,194.26	139,526.68	667.58	418,580.00
Total Expense	12,533.36	27,291.04	14,757.68	106,755.48	107,664.16	908.68	329,542.00
<b>Net Income</b>	<b>21,342.71</b>	<b>7,590.63</b>	<b>13,752.08</b>	<b>33,438.78</b>	<b>31,862.52</b>	<b>1,576.26</b>	<b>89,038.00</b>