

## Balance Sheet

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

**As of:** 06/30/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
HOA Operating Account	124,214.64
WSG - Raymond James	434,301.64
<b>Total Cash</b>	<b>558,516.28</b>
<b>TOTAL ASSETS</b>	<b>558,516.28</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Reserve Equity	184,334.79
Calculated Retained Earnings	32,812.28
Calculated Prior Years Retained Earnings	341,369.21
<b>Total Capital</b>	<b>558,516.28</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>558,516.28</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: Jun 2025

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Late Fee	20.00	0.00	20.00	660.00	0.00	660.00	0.00
HOA Assessment	37,952.00	40,248.00	-2,296.00	238,241.00	241,488.00	-3,247.00	482,976.00
Prepaid HOA Assessments	-2,003.00	0.00	-2,003.00	398.00	0.00	398.00	0.00
Interest-Money Market/CDs	2,297.41	833.33	1,464.08	6,826.93	5,000.02	1,826.91	10,000.00
<b>Total Operating Income</b>	<b>38,266.41</b>	<b>41,081.33</b>	<b>-2,814.92</b>	<b>246,125.93</b>	<b>246,488.02</b>	<b>-362.09</b>	<b>492,976.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	17.07	250.02	232.95	500.00
Audit	0.00	208.33	208.33	0.00	1,250.02	1,250.02	2,500.00
Tax Returns	0.00	41.67	41.67	2,334.71	250.02	-2,084.69	500.00
Insurance	0.00	6,666.67	6,666.67	50,171.50	40,000.02	-10,171.48	80,000.00
Legal	212.50	166.67	-45.83	2,227.00	1,000.02	-1,226.98	2,000.00
Management Contract Fee	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Postage and Printing	0.00	75.00	75.00	1,848.16	450.00	-1,398.16	900.00
Website	0.00	3.00	3.00	36.17	18.00	-18.17	36.00
<b>Total Administration</b>	<b>2,712.50</b>	<b>9,703.01</b>	<b>6,990.51</b>	<b>71,634.61</b>	<b>58,218.10</b>	<b>-13,416.51</b>	<b>116,436.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	1,666.67	1,666.67	2,977.53	10,000.02	7,022.49	20,000.00
Landscape Contract	0.00	6,767.00	6,767.00	27,068.00	40,602.00	13,534.00	81,204.00
Tree Removal	0.00	2,916.67	2,916.67	2,440.00	17,500.02	15,060.02	35,000.00
<b>Total Grounds</b>	<b>0.00</b>	<b>11,350.34</b>	<b>11,350.34</b>	<b>32,485.53</b>	<b>68,102.04</b>	<b>35,616.51</b>	<b>136,204.00</b>
<b>Maintenance</b>							
Building Maintenance	6,577.86	6,250.00	-327.86	19,765.53	37,500.00	17,734.47	75,000.00
Garage Maintenance	270.00	0.00	-270.00	405.00	0.00	-405.00	0.00
Pest Control/Termite Cont	505.43	0.00	-505.43	505.43	0.00	-505.43	0.00
Termite Contract	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
<b>Total Maintenance</b>	<b>7,353.29</b>	<b>6,541.67</b>	<b>-811.62</b>	<b>20,675.96</b>	<b>39,250.02</b>	<b>18,574.06</b>	<b>78,500.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Utilities</b>							
Electric	354.23	400.00	45.77	2,126.90	2,400.00	273.10	4,800.00
Sewer Repairs	0.00	2,916.67	2,916.67	1,385.65	17,500.02	16,114.37	35,000.00
Storm Water	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
Trash Removal	0.00	2,720.00	2,720.00	12,480.00	16,320.00	3,840.00	32,640.00
<b>Total Utilities</b>	<b>354.23</b>	<b>6,453.34</b>	<b>6,099.11</b>	<b>15,992.55</b>	<b>38,720.04</b>	<b>22,727.49</b>	<b>77,440.00</b>
<b>Capital Projects</b>							
Reserves- Roof Replacement	0.00	0.00	0.00	72,525.00	0.00	-72,525.00	0.00
<b>Total Capital Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>72,525.00</b>	<b>0.00</b>	<b>-72,525.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>10,420.02</b>	<b>34,048.36</b>	<b>23,628.34</b>	<b>213,313.65</b>	<b>204,290.20</b>	<b>-9,023.45</b>	<b>408,580.00</b>
Total Operating Income	38,266.41	41,081.33	-2,814.92	246,125.93	246,488.02	-362.09	492,976.00
Total Operating Expense	10,420.02	34,048.36	23,628.34	213,313.65	204,290.20	-9,023.45	408,580.00
<b>NOI - Net Operating Income</b>	<b>27,846.39</b>	<b>7,032.97</b>	<b>20,813.42</b>	<b>32,812.28</b>	<b>42,197.82</b>	<b>-9,385.54</b>	<b>84,396.00</b>
Total Income	38,266.41	41,081.33	-2,814.92	246,125.93	246,488.02	-362.09	492,976.00
Total Expense	10,420.02	34,048.36	23,628.34	213,313.65	204,290.20	-9,023.45	408,580.00
<b>Net Income</b>	<b>27,846.39</b>	<b>7,032.97</b>	<b>20,813.42</b>	<b>32,812.28</b>	<b>42,197.82</b>	<b>-9,385.54</b>	<b>84,396.00</b>