

## Balance Sheet

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

**As of:** 07/31/2025

**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	129,523.32
WSG - Raymond James	435,386.20
<b>Total Cash</b>	<b>564,909.52</b>
<b>TOTAL ASSETS</b>	<b>564,909.52</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	39,205.52
Calculated Prior Years Retained Earnings	341,369.21
<b>Total Capital</b>	<b>564,909.52</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>564,909.52</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: Jul 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	72.00	0.00	72.00	732.00	0.00	732.00	0.00
HOA Assessment	39,765.00	40,248.00	-483.00	278,006.00	281,736.00	-3,730.00	482,976.00
Prepaid HOA Assessments	3,353.00	0.00	3,353.00	3,751.00	0.00	3,751.00	0.00
Interest-Money Market/CDs	1,084.56	833.33	251.23	7,911.49	5,833.35	2,078.14	10,000.00
<b>Total Operating Income</b>	<b>44,274.56</b>	<b>41,081.33</b>	<b>3,193.23</b>	<b>290,400.49</b>	<b>287,569.35</b>	<b>2,831.14</b>	<b>492,976.00</b>
<b>Expense</b>							
<b>Administration</b>							
Admin Misc. & Bank Fees	0.00	41.67	41.67	17.07	291.69	274.62	500.00
Audit	0.00	208.33	208.33	0.00	1,458.35	1,458.35	2,500.00
Tax Returns	0.00	41.67	41.67	2,334.71	291.69	-2,043.02	500.00
Insurance	22,631.25	6,666.67	-15,964.58	72,802.75	46,666.69	-26,136.06	80,000.00
Legal	0.00	166.67	166.67	2,227.00	1,166.69	-1,060.31	2,000.00
Management Contract Fee	2,500.00	2,500.00	0.00	17,500.00	17,500.00	0.00	30,000.00
Postage and Printing	16.77	75.00	58.23	1,864.93	525.00	-1,339.93	900.00
Website	0.00	3.00	3.00	36.17	21.00	-15.17	36.00
<b>Total Administration</b>	<b>25,148.02</b>	<b>9,703.01</b>	<b>-15,445.01</b>	<b>96,782.63</b>	<b>67,921.11</b>	<b>-28,861.52</b>	<b>116,436.00</b>
<b>Grounds</b>							
Grounds- Other	0.00	1,666.67	1,666.67	2,977.53	11,666.69	8,689.16	20,000.00
Landscape Contract	6,767.00	6,767.00	0.00	33,835.00	47,369.00	13,534.00	81,204.00
Tree Removal	0.00	2,916.67	2,916.67	2,440.00	20,416.69	17,976.69	35,000.00
<b>Total Grounds</b>	<b>6,767.00</b>	<b>11,350.34</b>	<b>4,583.34</b>	<b>39,252.53</b>	<b>79,452.38</b>	<b>40,199.85</b>	<b>136,204.00</b>
<b>Maintenance</b>							
Building Maintenance	620.20	6,250.00	5,629.80	20,385.73	43,750.00	23,364.27	75,000.00
Garage Maintenance	0.00	0.00	0.00	405.00	0.00	-405.00	0.00
Pest Control/Termite Cont	0.00	0.00	0.00	505.43	0.00	-505.43	0.00
Termite Contract	0.00	291.67	291.67	0.00	2,041.69	2,041.69	3,500.00
<b>Total Maintenance</b>	<b>620.20</b>	<b>6,541.67</b>	<b>5,921.47</b>	<b>21,296.16</b>	<b>45,791.69</b>	<b>24,495.53</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	354.10	400.00	45.90	2,481.00	2,800.00	319.00	4,800.00
Sewer Repairs	0.00	2,916.67	2,916.67	1,385.65	20,416.69	19,031.04	35,000.00
Storm Water	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
Trash Removal	4,992.00	2,720.00	-2,272.00	17,472.00	19,040.00	1,568.00	32,640.00
<b>Total Utilities</b>	<b>5,346.10</b>	<b>6,453.34</b>	<b>1,107.24</b>	<b>21,338.65</b>	<b>45,173.38</b>	<b>23,834.73</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>37,881.32</b>	<b>34,048.36</b>	<b>-3,832.96</b>	<b>251,194.97</b>	<b>238,338.56</b>	<b>-12,856.41</b>	<b>408,580.00</b>
Total Operating Income	44,274.56	41,081.33	3,193.23	290,400.49	287,569.35	2,831.14	492,976.00
Total Operating Expense	37,881.32	34,048.36	-3,832.96	251,194.97	238,338.56	-12,856.41	408,580.00
<b>NOI - Net Operating Income</b>	<b>6,393.24</b>	<b>7,032.97</b>	<b>-639.73</b>	<b>39,205.52</b>	<b>49,230.79</b>	<b>-10,025.27</b>	<b>84,396.00</b>
Total Income	44,274.56	41,081.33	3,193.23	290,400.49	287,569.35	2,831.14	492,976.00
Total Expense	37,881.32	34,048.36	-3,832.96	251,194.97	238,338.56	-12,856.41	408,580.00
<b>Net Income</b>	<b>6,393.24</b>	<b>7,032.97</b>	<b>-639.73</b>	<b>39,205.52</b>	<b>49,230.79</b>	<b>-10,025.27</b>	<b>84,396.00</b>