

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	133,293.35
WSG - Raymond James	333,994.89
Total Cash	467,288.24
TOTAL ASSETS	467,288.24
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-58,415.76
Calculated Prior Years Retained Earnings	341,369.21
Total Capital	467,288.24
TOTAL LIABILITIES & CAPITAL	467,288.24

Annual Budget - Comparative

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

As of: Aug 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
Income							
Late Fee	40.00	0.00	40.00	772.00	0.00	772.00	0.00
HOA Assessment	38,521.00	40,248.00	-1,727.00	316,527.00	321,984.00	-5,457.00	482,976.00
Prepaid HOA Assessments	-2,317.00	0.00	-2,317.00	1,434.00	0.00	1,434.00	0.00
Interest-Money Market/CDs	1,562.64	833.33	729.31	9,474.13	6,666.68	2,807.45	10,000.00
Total Operating Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	17.07	333.36	316.29	500.00
Audit	0.00	208.33	208.33	0.00	1,666.68	1,666.68	2,500.00
Tax Returns	0.00	41.67	41.67	2,334.71	333.36	-2,001.35	500.00
Insurance	0.00	6,666.67	6,666.67	72,802.75	53,333.36	-19,469.39	80,000.00
Legal	0.00	166.67	166.67	2,227.00	1,333.36	-893.64	2,000.00
Management Contract Fee	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00	30,000.00
Postage and Printing	0.00	75.00	75.00	1,864.93	600.00	-1,264.93	900.00
Website	0.00	3.00	3.00	36.17	24.00	-12.17	36.00
Total Administration	2,500.00	9,703.01	7,203.01	99,282.63	77,624.12	-21,658.51	116,436.00
Grounds							
Grounds- Other	400.00	1,666.67	1,266.67	3,377.53	13,333.36	9,955.83	20,000.00
Landscape Contract	6,767.00	6,767.00	0.00	40,602.00	54,136.00	13,534.00	81,204.00
Tree Removal	9,340.00	2,916.67	-6,423.33	11,780.00	23,333.36	11,553.36	35,000.00
Total Grounds	16,507.00	11,350.34	-5,156.66	55,759.53	90,802.72	35,043.19	136,204.00
Maintenance							
Building Maintenance	10,108.96	6,250.00	-3,858.96	30,494.69	50,000.00	19,505.31	75,000.00
Common Area- Maintenance	374.50	0.00	-374.50	374.50	0.00	-374.50	0.00
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	2,333.36	2,333.36	3,500.00
Total Maintenance	10,483.46	6,541.67	-3,941.79	31,779.62	52,333.36	20,553.74	78,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	353.76	400.00	46.24	2,834.76	3,200.00	365.24	4,800.00
Sewer Repairs	133.75	2,916.67	2,782.92	1,519.40	23,333.36	21,813.96	35,000.00
Storm Water	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
Trash Removal	2,496.00	2,720.00	224.00	19,968.00	21,760.00	1,792.00	32,640.00
Total Utilities	2,983.51	6,453.34	3,469.83	24,322.16	51,626.72	27,304.56	77,440.00
Capital Projects							
Reserves- Roof Replacement	0.00	0.00	0.00	72,525.00	0.00	-72,525.00	0.00
Reserves- Paving Project	102,953.95	0.00	-102,953.95	102,953.95	0.00	-102,953.95	0.00
Total Capital Projects	102,953.95	0.00	-102,953.95	175,478.95	0.00	-175,478.95	0.00
Total Operating Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
Total Operating Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Total Operating Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
NOI - Net Operating Income	-97,621.28	7,032.97	-104,654.25	-58,415.76	56,263.76	-114,679.52	84,396.00
Total Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Total Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
Net Income	-97,621.28	7,032.97	-104,654.25	-58,415.76	56,263.76	-114,679.52	84,396.00