

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	134,465.71
WSG - Raymond James	335,137.38
Total Cash	469,603.09
TOTAL ASSETS	469,603.09
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-56,100.91
Calculated Prior Years Retained Earnings	341,369.21
Total Capital	469,603.09
TOTAL LIABILITIES & CAPITAL	469,603.09

Annual Budget - Comparative

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

As of: Sep 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	294.00	0.00	294.00	1,066.00	0.00	1,066.00	0.00
HOA Assessment	46,199.00	40,248.00	5,951.00	362,726.00	362,232.00	494.00	482,976.00
Prepaid HOA Assessments	75.00	0.00	75.00	1,509.00	0.00	1,509.00	0.00
Interest-Money Market/CDs	1,142.49	833.33	309.16	10,616.62	7,500.01	3,116.61	10,000.00
Total Operating Income	47,710.49	41,081.33	6,629.16	375,917.62	369,732.01	6,185.61	492,976.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.66	41.66	17.07	375.02	357.95	500.00
Audit	0.00	208.33	208.33	0.00	1,875.01	1,875.01	2,500.00
Tax Returns	0.00	41.66	41.66	2,334.71	375.02	-1,959.69	500.00
Insurance	22,631.25	6,666.66	-15,964.59	95,434.00	60,000.02	-35,433.98	80,000.00
Legal	255.00	166.66	-88.34	2,482.00	1,500.02	-981.98	2,000.00
Management Contract Fee	2,500.00	2,500.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Meetings	142.00	0.00	-142.00	142.00	0.00	-142.00	0.00
Postage and Printing	11.54	75.00	63.46	1,876.47	675.00	-1,201.47	900.00
Website	0.00	3.00	3.00	36.17	27.00	-9.17	36.00
Total Administration	25,539.79	9,702.97	-15,836.82	124,822.42	87,327.09	-37,495.33	116,436.00
Grounds							
Grounds- Other	97.34	1,666.66	1,569.32	3,474.87	15,000.02	11,525.15	20,000.00
Landscape Contract	6,767.00	6,767.00	0.00	47,369.00	60,903.00	13,534.00	81,204.00
Tree Removal	0.00	2,916.66	2,916.66	11,780.00	26,250.02	14,470.02	35,000.00
Total Grounds	6,864.34	11,350.32	4,485.98	62,623.87	102,153.04	39,529.17	136,204.00
Maintenance							
Building Maintenance	8,147.96	6,250.00	-1,897.96	38,642.65	56,250.00	17,607.35	75,000.00
Common Area- Maintenance	0.00	0.00	0.00	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	291.66	291.66	0.00	2,625.02	2,625.02	3,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Maintenance	8,147.96	6,541.66	-1,606.30	39,927.58	58,875.02	18,947.44	78,500.00
Utilities							
Electric	353.07	400.00	46.93	3,187.83	3,600.00	412.17	4,800.00
Sewer Repairs	0.00	2,916.66	2,916.66	1,519.40	26,250.02	24,730.62	35,000.00
Storm Water	1,994.48	416.66	-1,577.82	1,994.48	3,750.02	1,755.54	5,000.00
Trash Removal	2,496.00	2,720.00	224.00	22,464.00	24,480.00	2,016.00	32,640.00
Total Utilities	4,843.55	6,453.32	1,609.77	29,165.71	58,080.04	28,914.33	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	0.00	0.00	0.00	102,953.95	0.00	-102,953.95	0.00
Total Capital Projects	0.00	0.00	0.00	175,478.95	0.00	-175,478.95	0.00
Total Operating Expense	45,395.64	34,048.27	-11,347.37	432,018.53	306,435.19	-125,583.34	408,580.00
Total Operating Income	47,710.49	41,081.33	6,629.16	375,917.62	369,732.01	6,185.61	492,976.00
Total Operating Expense	45,395.64	34,048.27	-11,347.37	432,018.53	306,435.19	-125,583.34	408,580.00
NOI - Net Operating Income	2,314.85	7,033.06	-4,718.21	-56,100.91	63,296.82	-119,397.73	84,396.00
Total Income	47,710.49	41,081.33	6,629.16	375,917.62	369,732.01	6,185.61	492,976.00
Total Expense	45,395.64	34,048.27	-11,347.37	432,018.53	306,435.19	-125,583.34	408,580.00
Net Income	2,314.85	7,033.06	-4,718.21	-56,100.91	63,296.82	-119,397.73	84,396.00