Weathersfield Service Group VI Budget vs. Actual

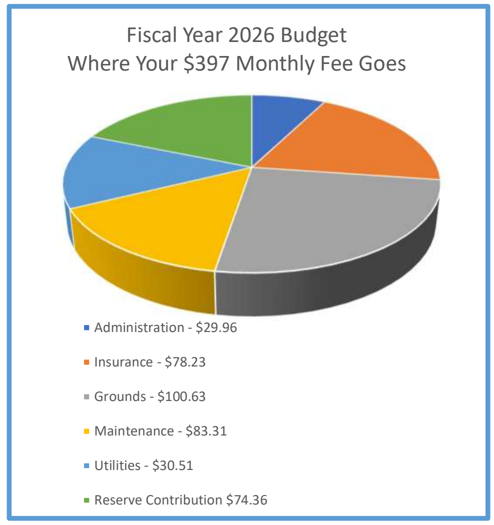
Monthly Report - Revised 7/29/2026

May 31, 2026

41.67%

Beginning Balance (1/1/2026) **$481,235**

Annual Operating Budget	FY 2026Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	$0	-$2,208	$2,208	0.0%
Late Fee	$0	$350	-$350	0.0%
HOA Assessment	$495,496	$206,557	$288,939	41.7%
Interest: Money Market/CDs/T-Bills	$12,000		$12,000	0.0%
Savings Interest	$0		$0	0.0%
Total Operating Income	$507,496	$204,699	$302,797	40.3%
Operating Expenses				
Administration				
Admin Misc. & Bank Fees			$0	0.0%
Audit/ Financial Review/Tax Returns	$2,500	$532	$1,968	21.3%
Insurance	$100,000	$26,270	$73,730	26.3%
Legal	$2,000	$383	$1,618	19.1%
Management Contract Fee	$32,000	$13,333	$18,667	41.7%
Meetings	$200	$0	$200	0.0%
Postage and Printing	$1,500	$229	$1,271	15.3%
Social		-$249	$249	0.0%
Website	$100	$36	$64	36.2%
Total Administration	$138,300	$40,534	$97,766	29.3%
Grounds				
Grounds- Other	$15,000	$9,440	$5,560	62.9%
Landscape Contract	$83,640	$34,379	$49,261	41.1%
Tree Removal	$30,000	$0	$30,000	0.0%
Total Grounds	$128,640	$43,819	$84,821	34.1%
Maintenance				
Building Maintenance	$60,000	$11,512	$48,488	19.2%
Drainage Repairs	$0	$720	-$720	0.0%
Pressure Washing	$13,000	$0	$13,000	0.0%
Termite Contract	$3,500	$0	$3,500	0.0%
Total Maintenance	$76,500	$12,232	$64,268	16.0%
Utilities				
Electric	$5,000	$1,843	$3,157	36.9%
Sewer Repairs	$20,000	$2,610	$17,390	13.0%
Storm Water	$10,000	$0	$10,000	0.0%
Trash Removal	$34,000	$12,480	$21,520	36.7%
Total Utilities	$69,000	$16,933	$52,067	24.5%
Total Operating Expense	$412,440	$113,518	$298,922	27.5%
Net Operating Budget Balance *	$95,056	$91,181	$3,875	95.9%
Net Reserve Balance	$576,291	$572,416	$3,875	99.3%
Capital Projects (Reserve Funded)				
Roof Replacement	$80,000		$80,000	0.0%
Garage Roof Replacement				
Paving	$90,000		$90,000	0.0%
Siding Replacement			$0	0.0%
Drainage / Erosion Projects			$0	0.0%
Garage Foundation Work	$0		$0	0.0%
Total Capital Projects	$170,000		$170,000	0.0%
Net Cash Flow	**-$74,944**	**$91,181**		
Ending Reserve Balance	**$406,291**	**$572,416**		
Balance Sheet		$572,416		
Delta		**$0**		



Balance Sheet

Properties: Weathersfield Service Group VI, Inc. - c/o Mill House Properties 1525 E Franklin Street #5A Chapel Hill, NC 27514

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	234,566.25
WSG - Raymond James	337,849.98
Total Cash	**572,416.23**
TOTAL ASSETS	**572,416.23**
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	**0.00**
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	91,180.95
Calculated Prior Years Retained Earnings	296,900.49
Total Capital	**572,416.23**
TOTAL LIABILITIES & CAPITAL	**572,416.23**