Weathersfield Service Group VI Budget vs. Actual

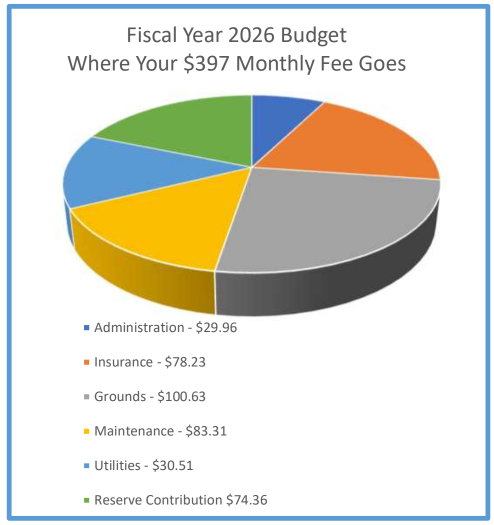
Monthly Report - Revised 07-30-2026

June 30, 2026

50.00%

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

Annual Operating Budget	**Adjusted FY 2026Budget**	**YTD Actual**	**Balance**	**%**
Income				
Prepaid HOA Assessment	$0	-$3,627	$3,627	0.0%
Late Fee	$0	$410	-$410	0.0%
HOA Assessment	$495,496	$247,664	$247,832	50.0%
Interest: Money Market/CDs/T-Bills	$12,000	$2,997	$9,003	25.0%
Savings Interest	$0		$0	0.0%
Total Operating Income	$507,496	$247,444	$260,052	48.8%
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	$47,476	$52,525	47.5%
Legal	$2,000	$695	$1,305	34.8%
Management Contract Fee	$32,000	$16,000	$16,000	50.0%
Meetings	$200	$0	$200	0.0%
Postage and Printing	$1,500	$229	$1,271	15.3%
Social		-$329	$329	0.0%
Website	$100	$36	$64	36.2%
Total Administration	$138,300	$64,639	$73,661	46.7%
Grounds				
Grounds- Other	$15,000	$9,440	$5,560	62.9%
Landscape Contract	$83,640	$41,282	$42,358	49.4%
Tree Removal	$30,000	$0	$30,000	0.0%
Total Grounds	$128,640	$50,722	$77,918	39.4%
Maintenance				
Building Maintenance	$60,000	$14,145	$45,855	23.6%
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	$14,865	$61,635	19.4%
Utilities				
Electric	$5,000	$2,212	$2,788	44.2%
Sewer Repairs	$20,000	$2,610	$17,390	13.0%
Storm Water	$10,000	$10,615	-$615	106.2%
Trash Removal	$34,000	$14,976	$19,024	44.0%
Total Utilities	$69,000	$30,413	$38,587	44.1%
Total Operating Expense	$412,440	$160,638	$251,802	38.9%
Net Operating Budget Balance *	$95,056	$86,806	$8,250	91.3%
Net Reserve Balance	$576,291	$568,041	$8,250	98.6%
Capital Projects (Reserve Funded)				
Roof Replacement	$80,000	$25,856	$54,144	32.3%
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	$25,856	$144,144	15.2%
Net Cash Flow	**-$74,944**	**$60,950**		
Ending Reserve Balance	**$406,291**	**$542,185**		
Balance Sheet		$542,185		
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: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	201,337.93
WSG - Raymond James	340,847.34
Total Cash	**542,185.27**
TOTAL ASSETS	**542,185.27**
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	**0.00**
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	60,949.99
Calculated Prior Years Retained Earnings	296,900.49
Total Capital	**542,185.27**
TOTAL LIABILITIES & CAPITAL	**542,185.27**