Weathersfield Service Group VI Budget vs. Actual

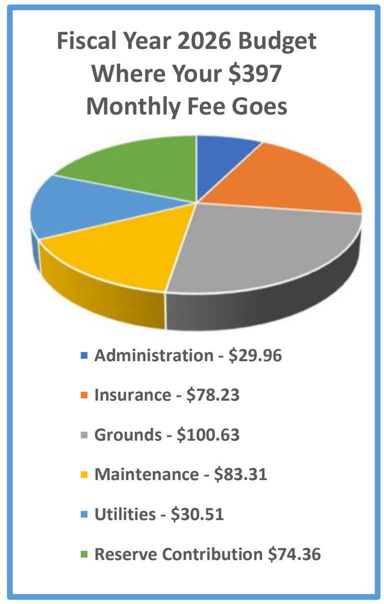
Monthly Report - Revised 08-23-2026

July 31, 2026

58.33%

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

Annual Operating Budget	**Adjusted 2026 Budget**	**YTD Actual**	**Balance**	**%**
Income				
HOA Assessment	$495,496	287,686	207,810	58.1%
Late Fee	$0	450	(450)	0.0%
Prepaid HOA Assessment	$0	(1,147)	1,147	0.0%
Interest: Money Market/CDs/T-Bills	$12,000	4,964	7,036	41.4%
Savings Interest	$0		0	0.0%
Total Operating Income	$507,496	$291,953	$215,543	57.5%
Operating Expenses				
Administration				
Admin Misc. & Bank Fees			$0	0.0%
Audit/ Financial Review/Tax Return	$2,500	$3,595	($1,095)	143.8%
Insurance	$100,000	$68,681	$31,319	68.7%
Legal	$2,000	$695	$1,305	34.8%
Management Contract Fee	$32,000	$18,667	$13,333	58.3%
Meetings	$200	$0	$200	0.0%
Postage and Printing	$1,500	$230	$1,270	15.4%
Social		($329)	$329	0.0%
Website	$100	$36	$64	36.2%
Total Administration	$138,300	$91,575	$46,725	66.2%
Grounds				
Grounds- Other	$15,000	$9,809	$5,191	65.4%
Landscape Contract	$83,640	$55,088	$28,552	65.9%
Tree Removal	$30,000	$1,400	$28,600	4.7%
Total Grounds	$128,640	$66,297	$62,343	51.5%
Maintenance				
Building Maintenance	$60,000	$16,049	$43,951	26.7%
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	$16,769	$59,731	21.9%
Utilities				
Electric	$5,000	$2,581	$2,419	51.6%
Sewer Repairs	$20,000	$6,098	$13,902	30.5%
Storm Water	$10,000	$10,615	($615)	106.2%
Trash Removal	$34,000	$19,968	$14,032	58.7%
Total Utilities	$69,000	$39,262	$29,738	56.9%
Total Operating Expense	$412,440	$213,904	$198,536	51.9%
Net Operating Budget Balance *	$95,056	$78,049	$17,007	82.1%
Net Reserve Balance	$576,291	$559,284	$17,007	97.0%
Capital Projects (Reserve Funded)				
Roof Replacement	$80,000	$82,373	($2,373)	103.0%
Garage Roof Replacement				
Paving	$90,000		$90,000	0.0%
Siding Replacement				
Drainage / Erosion Projects				
Garage Foundation Work				
Total Capital Projects	$170,000	$82,373	$87,627	48.5%
Net Cash Flow	**($74,944)**	**($4,324)**		
Ending Reserve Balance	**$406,291**	**$476,911**		
Balance Sheet		$476,911		
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: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	134,097.08
WSG - Raymond James	342,813.86
Total Cash	**476,910.94**
TOTAL ASSETS	**476,910.94**
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	**0.00**
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-4,324.34
Calculated Prior Years Retained Earnings	296,900.49
Total Capital	**476,910.94**
TOTAL LIABILITIES & CAPITAL	**476,910.94**

Annual Budget - Comparative

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

As of: Jul 2026

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	450.00	0.00	450.00	0.00
HOA Assessment	40,022.00	41,291.33	-1,269.33	287,686.00	289,039.31	-1,353.31	495,496.00
Prepaid HOA Assessments	2,479.87	0.00	2,479.87	-1,147.13	0.00	-1,147.13	0.00
Interest-Raymond James	1,966.52	1,000.00	966.52	4,963.88	7,000.00	-2,036.12	12,000.00
Total Operating Income	**44,508.39**	**42,291.33**	**2,217.06**	**291,952.75**	**296,039.31**	**-4,086.56**	**507,496.00**
Expense							
Administration							
Tax Returns	3,063.00	208.33	-2,854.67	3,594.97	1,458.31	-2,136.66	2,500.00
Insurance	21,205.25	8,333.33	-12,871.92	68,680.75	58,333.31	-10,347.44	100,000.00
Legal	0.00	166.67	166.67	695.00	1,166.69	471.69	2,000.00
Management Contract Fee	2,666.66	2,666.67	0.01	18,666.62	18,666.69	0.07	32,000.00
Meetings	0.00	16.67	16.67	0.00	116.69	116.69	200.00
Postage and Printing	1.59	125.00	123.41	230.43	875.00	644.57	1,500.00
Social	0.00	0.00	0.00	-328.63	0.00	328.63	0.00
Website	0.00	8.33	8.33	36.19	58.31	22.12	100.00
Total Administration	**26,936.50**	**11,525.00**	**-15,411.50**	**91,575.33**	**80,675.00**	**-10,900.33**	**138,300.00**
Grounds							
Grounds- Other	369.00	1,250.00	881.00	9,809.00	8,750.00	-1,059.00	15,000.00
Landscape Contract	13,806.00	6,970.00	-6,836.00	55,088.00	48,790.00	-6,298.00	83,640.00
Tree Removal	1,400.00	2,500.00	1,100.00	1,400.00	17,500.00	16,100.00	30,000.00
Total Grounds	**15,575.00**	**10,720.00**	**-4,855.00**	**66,297.00**	**75,040.00**	**8,743.00**	**128,640.00**
Maintenance							
Building Maintenance	1,904.60	5,000.00	3,095.40	16,049.29	35,000.00	18,950.71	60,000.00
Drainage Repairs	0.00	0.00	0.00	720.00	0.00	-720.00	0.00
Pressure Washing	0.00	1,083.33	1,083.33	0.00	7,583.31	7,583.31	13,000.00
Termite Contract	0.00	291.67	291.67	0.00	2,041.69	2,041.69	3,500.00
Total Maintenance	**1,904.60**	**6,375.00**	**4,470.40**	**16,769.29**	**44,625.00**	**27,855.71**	**76,500.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Utilities							
Electric	369.39	416.67	47.28	2,581.41	2,916.69	335.28	5,000.00
Sewer Repairs	3,488.23	1,666.67	-1,821.56	6,098.06	11,666.69	5,568.63	20,000.00
Storm Water	0.00	833.33	833.33	10,615.00	5,833.31	-4,781.69	10,000.00
Trash Removal	4,992.00	2,833.33	-2,158.67	19,968.00	19,833.31	-134.69	34,000.00
Total Utilities	**8,849.62**	**5,750.00**	**-3,099.62**	**39,262.47**	**40,250.00**	**987.53**	**69,000.00**
Capital Projects							
Reserves- Roof Replacement	18,499.00	0.00	-18,499.00	44,355.00	0.00	-44,355.00	0.00
WSG Reserves - Roof Replacement	38,018.00	0.00	-38,018.00	38,018.00	0.00	-38,018.00	0.00
Total Capital Projects	**56,517.00**	**0.00**	**-56,517.00**	**82,373.00**	**0.00**	**-82,373.00**	**0.00**
Total Operating Expense	**109,782.72**	**34,370.00**	**-75,412.72**	**296,277.09**	**240,590.00**	**-55,687.09**	**412,440.00**
Total Operating Income	44,508.39	42,291.33	2,217.06	291,952.75	296,039.31	-4,086.56	507,496.00
Total Operating Expense	109,782.72	34,370.00	-75,412.72	296,277.09	240,590.00	-55,687.09	412,440.00
NOI - Net Operating Income	**-65,274.33**	**7,921.33**	**-73,195.66**	**-4,324.34**	**55,449.31**	**-59,773.65**	**95,056.00**
Total Income	44,508.39	42,291.33	2,217.06	291,952.75	296,039.31	-4,086.56	507,496.00
Total Expense	109,782.72	34,370.00	-75,412.72	296,277.09	240,590.00	-55,687.09	412,440.00
Net Income	**-65,274.33**	**7,921.33**	**-73,195.66**	**-4,324.34**	**55,449.31**	**-59,773.65**	**95,056.00**