

Weathersfield Service Group VI, Inc. - Budget vs. Actual

Monthly Report - Revised 10-04-2026

September 30, 2026

75.00%

Beginning Balance (1/1/2026)

\$481,235

(Adjusted)

Annual Operating Budget

Income

	2026 Budget	YTD Actual	Balance	%
HOA Assessment	\$495,496	374,428	121,068	75.6%
Late Fee	\$0	730	(730)	0.0%
Prepaid HOA Assessment	\$0	(225)	225	0.0%
Interest: Money Market/CDs/T-Bill	\$12,000	4,964	7,036	41.4%
Total Operating Income	\$507,496	\$379,897	\$127,599	74.9%

Operating Expenses

Administration

Audit/Review/Taxes & Returns	\$2,500	\$3,643	(\$1,143)	145.7%
Insurance	\$100,000	\$68,681	\$31,319	68.7%
Legal	\$2,000	\$1,270	\$730	63.5%
Management Contract Fee	\$32,000	\$24,000	\$8,000	75.0%
Meetings	\$200	\$0	\$200	0.0%
Postage and Printing	\$1,500	\$269	\$1,231	17.9%
Social		(\$329)	\$329	0.0%
Website	\$100	\$36	\$64	36.2%
Total Administration	\$138,300	\$97,571	\$40,729	70.6%

Grounds

Grounds- Other	\$15,000	\$9,929	\$5,071	66.2%
Landscape Contract	\$83,640	\$61,991	\$21,649	74.1%
Tree Removal	\$30,000	\$13,635	\$16,365	45.5%
Total Grounds	\$128,640	\$85,555	\$43,085	66.5%

Maintenance

Building Maintenance	\$60,000	\$21,229	\$38,771	35.4%
Drainage Repairs	\$0	\$720	(\$720)	0.0%
Pressure Washing	\$13,000	\$0	\$13,000	0.0%
Termite Contract	\$3,500	\$3,300	\$200	94.3%
Total Maintenance	\$76,500	\$25,249	\$51,251	33.0%

Utilities

Electric	\$5,000	\$3,324	\$1,676	66.5%
Sewer Repairs	\$20,000	\$15,686	\$4,314	78.4%
Storm Water	\$10,000	\$10,615	(\$615)	106.2%
Trash Removal	\$34,000	\$24,960	\$9,040	73.4%
Total Utilities	\$69,000	\$54,585	\$14,415	79.1%

Total Operating Expense

	\$412,440	\$262,960	\$149,480	63.8%
--	-----------	-----------	-----------	-------

Net Operating Budget Balance

	\$95,056	\$116,937	(\$21,881)	123.0%
--	----------	-----------	------------	--------

Net Reserve Balance

Capital Projects (Reserve Funded)

Roof Replacement	\$80,000	\$82,373	(\$2,373)	103.0%
Paving	\$90,000	\$96,021	(\$6,021)	106.7%
Total Capital Projects	\$170,000	\$178,394	-\$8,394	104.9%

Net Cash Flow

Ending Reserve Balance

Balance Sheet

(\$74,944)

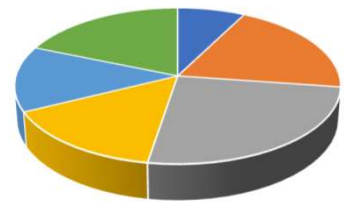
\$406,291

(\$61,457)

\$419,778

\$419,778

**Fiscal Year 2026 Budget
Where Your \$397
Monthly Fee Goes**



- Administration - \$29.96
- Insurance - \$78.23
- Grounds - \$100.63
- Maintenance - \$83.31
- Utilities - \$30.51
- Reserve Contribution \$74.36