

Balance Sheet for EOM

Properties: Boardwalk Office Association, Inc. 066560 - - Davidson, NC 28036

As of: 05/31/2025

Accounting Basis: Accrual

GL Account Map: Boardwalk Office

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
CASH		
1200	Operating	1,078.97
1201-01	MONEY MARKET	47,063.29
Total CASH		48,142.26
Total Cash		48,142.26
ACCOUNTS RECEIVABLE		
1100-01	Accounts Receivable	283.47
Total ACCOUNTS RECEIVABLE		283.47
TOTAL ASSETS		48,425.73
LIABILITIES & CAPITAL		
Liabilities		
LIABILITY		
2000	Accounts Payable	941.71
2010-03	Prepaid Liability	8,047.64
Total LIABILITY		8,989.35
Total Liabilities		8,989.35
Capital		
RESERVES		
3001	Retained Earnings	62,442.51
3001-10	Roof Reserves	11,737.39
3007	Capital Reserves	35,325.90
Total RESERVES		109,505.80
Calculated Retained Earnings		-33,844.78
Calculated Prior Years Retained Earnings		-36,224.64
Total Capital		39,436.38
TOTAL LIABILITIES & CAPITAL		48,425.73

EOM Income Statement

Sentry Management, Inc.

Properties: Boardwalk Office Association, Inc. 066560 - - Davidson, NC 28036

As of: May 2025

Accounting Basis: Accrual

GL Account Map: Boardwalk Office

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End	Last Year to Month End	% of Last Year to Month End
Operating Income & Expense							
Income							
4000	INCOME						
4005	Billed Assessment - Dues	6,872.63	103.40	34,363.15	95.34	34,363.15	94.15
4060	Interest Income	-245.79	-3.70	1,577.79	4.38	2,075.14	5.69
4100	Late Fee Income	20.00	0.30	100.00	0.28	60.00	0.16
4000	Total INCOME	6,646.84	100.00	36,040.94	100.00	36,498.29	100.00
	Total Operating Income	6,646.84	100.00	36,040.94	100.00	36,498.29	100.00
Expense							
5000	ADMINISTRATIVE						
5010	Management Fees	551.25	8.29	2,756.25	7.65	2,625.00	7.19
5020	Coupon Book/ Statements	0.00	0.00	75.00	0.21	75.00	0.21
5110	Printing & Envelopes	41.95	0.63	311.19	0.86	234.62	0.64
5130	Postage and Supplies	0.00	0.00	2.10	0.01	3.70	0.01
5134	Storage/Website	16.00	0.24	80.00	0.22	80.00	0.22
5261-01	Off-site Storage	5.00	0.08	10.00	0.03	0.00	0.00
5515-02	Tax Preparation / Audit	0.00	0.00	550.00	1.53	500.00	1.37
5518	State/Federal Taxes	0.00	0.00	230.00	0.64	200.00	0.55
5000	Total ADMINISTRATIVE	614.20	9.24	4,014.54	11.14	3,718.32	10.19
5050	MAINTENANCE & REPAIRS						
5013-02	Roof Replacement	0.00	0.00	43,160.00	119.75	0.00	0.00
5050	Total MAINTENANCE & REPAIRS	0.00	0.00	43,160.00	119.75	0.00	0.00
5050	MAINTENANCE & REPAIRS						
5200-03	CAM Maintenance	300.00	4.51	1,320.00	3.66	753.57	2.06
5205	Electrical Repair	0.00	0.00	0.00	0.00	782.18	2.14
5215	Roof Repair	61,284.85	922.01	61,746.85	171.32	4,556.75	12.48
5277	Fire Protection Maintenance	0.00	0.00	972.37	2.70	5,869.26	16.08
5280-01	Elevator	706.68	10.63	3,533.40	9.80	3,365.20	9.22
5050	Total MAINTENANCE & REPAIRS	62,291.53	937.16	67,572.62	187.49	15,326.96	41.99

EOM Income Statement

Account Number	Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End	Last Year to Month End	% of Last Year to Month End
5150	LANDSCAPING						
5238	Mulch/Pine Needles	0.00	0.00	1,173.00	3.25	0.00	0.00
5241	Landscaping - Contract	432.00	6.50	2,160.00	5.99	5,021.45	13.76
5150	Total LANDSCAPING	432.00	6.50	3,333.00	9.25	5,021.45	13.76
5200	BUILDING & GROUNDS						
5249-02	Landscape - Seasonal	0.00	0.00	1,748.00	4.85	0.00	0.00
5200	Total BUILDING & GROUNDS	0.00	0.00	1,748.00	4.85	0.00	0.00
5200	BUILDING & GROUNDS						
5400	Pest Control	0.00	0.00	0.00	0.00	653.00	1.79
5200	Total BUILDING & GROUNDS	0.00	0.00	0.00	0.00	653.00	1.79
5300	INSURANCE						
5520	Insurance Premium	554.41	8.34	3,312.46	9.19	3,241.75	8.88
5300	Total INSURANCE	554.41	8.34	3,312.46	9.19	3,241.75	8.88
5350	UTILITIES						
5290	Telephone & Internet	130.70	1.97	667.74	1.85	498.86	1.37
5300-02	Electricity	719.65	10.83	4,850.81	13.46	4,447.78	12.19
5310	Water & Sewer Utilities	900.41	13.55	2,947.87	8.18	2,698.14	7.39
5320-02	Trash Collection	516.89	7.78	2,856.01	7.92	2,835.20	7.77
5350	Total UTILITIES	2,267.65	34.12	11,322.43	31.42	10,479.98	28.71
7000	RESERVE EXPENSE						
7000-01	Replacement Reserves	5.09	0.08	1,825.15	5.06	2,071.14	5.67
7001	Reserve Disbursements	-10,251.86	-154.24	-66,402.48	-184.24	0.00	0.00
7000	Total RESERVE EXPENSE	-10,246.77	-154.16	-64,577.33	-179.18	2,071.14	5.67
	Total Operating Expense	55,913.02	841.20	69,885.72	193.91	40,512.60	111.00
	NOI - Net Operating Income	-49,266.18	-741.20	-33,844.78	-93.91	-4,014.31	-11.00
	Total Income	6,646.84	100.00	36,040.94	100.00	36,498.29	100.00
	Total Expense	55,913.02	841.20	69,885.72	193.91	40,512.60	111.00
	Net Income	-49,266.18	-741.20	-33,844.78	-93.91	-4,014.31	-11.00