Balance Sheet for EOM

Properties: Boardwalk Office Association, Inc. 066560 - - Davidson, NC 28036
As of: 06/30/2025
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	7,088.13
1201-01	MONEY MARKET	42,068.54
	Total CASH	**49,156.67**
	Total Cash	**49,156.67**
	ACCOUNTS RECEIVABLE	
1100-01	Accounts Receivable	263.47
	Total ACCOUNTS RECEIVABLE	**263.47**
	TOTAL ASSETS	**49,420.14**
	LIABILITIES & CAPITAL	
	Liabilities	
	LIABILITY	
2000	Accounts Payable	827.68
2010-03	Prepaid Liability	7,103.39
	Total LIABILITY	**7,931.07**
	Total Liabilities	**7,931.07**
	Capital	
	RESERVES	
3001	Retained Earnings	62,442.51
3001-10	Roof Reserves	11,737.39
3007	Captial Reserves	30,331.15
	Total RESERVES	**104,511.05**
	Calculated Retained Earnings	-26,797.34
	Calculated Prior Years Retained Earnings	-36,224.64
	Total Capital	**41,489.07**
	TOTAL LIABILITIES & CAPITAL	**49,420.14**

EOM Income Statement

Sentry Management, Inc.

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

As of: Jun 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	99.63	41,235.78	96.03	41,235.78	93.60
4060	Interest Income	5.43	0.08	1,583.22	3.69	2,717.72	6.17
4100	Late Fee Income	20.00	0.29	120.00	0.28	100.00	0.23
4000	**Total INCOME**	**6,898.06**	**100.00**	**42,939.00**	**100.00**	**44,053.50**	**100.00**
	Total Operating Income	**6,898.06**	**100.00**	**42,939.00**	**100.00**	**44,053.50**	**100.00**
	Expense						
5000	**ADMINISTRATIVE**						
5010	Management Fees	551.25	7.99	3,307.50	7.70	3,150.00	7.15
5020	Coupon Book/ Statements	0.00	0.00	75.00	0.17	75.00	0.17
5110	Printing & Envelopes	41.90	0.61	353.09	0.82	265.67	0.60
5130	Postage and Supplies	0.70	0.01	2.80	0.01	3.70	0.01
5134	Storage/Website	16.00	0.23	96.00	0.22	96.00	0.22
5261-01	Off-site Storage	5.00	0.07	15.00	0.03	0.00	0.00
5515-02	Tax Preparation / Audit	0.00	0.00	550.00	1.28	500.00	1.13
5518	State/Federal Taxes	0.00	0.00	230.00	0.54	200.00	0.45
5000	**Total ADMINISTRATIVE**	**614.85**	**8.91**	**4,629.39**	**10.78**	**4,290.37**	**9.74**
5050	**MAINTENANCE & REPAIRS**						
5013-02	Roof Replacement	0.00	0.00	43,160.00	100.51	0.00	0.00
5050	**Total MAINTENANCE & REPAIRS**	**0.00**	**0.00**	**43,160.00**	**100.51**	**0.00**	**0.00**
5050	**MAINTENANCE & REPAIRS**						
5030	Maintenance	0.00	0.00	0.00	0.00	120.00	0.27
5200-03	CAM Maintenance	240.00	3.48	1,560.00	3.63	753.57	1.71
5205	Electrical Repair	0.00	0.00	0.00	0.00	782.18	1.78
5215	Roof Repair	0.00	0.00	61,746.85	143.80	4,556.75	10.34
5277	Fire Protection Maintenance	0.00	0.00	972.37	2.26	5,869.26	13.32
5280-01	Elevator	706.68	10.24	4,240.08	9.87	4,038.24	9.17
5050	**Total**	**946.68**	**13.72**	**68,519.30**	**159.57**	**16,120.00**	**36.59**

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
	MAINTENANCE & REPAIRS						
5150	**LANDSCAPING**						
5238	Mulch/Pine Needles	0.00	0.00	1,173.00	2.73	0.00	0.00
5241	Landscaping - Contract	525.00	7.61	2,685.00	6.25	5,533.45	12.56
5150	**Total LANDSCAPING**	**525.00**	**7.61**	**3,858.00**	**8.98**	**5,533.45**	**12.56**
5200	**BUILDING & GROUNDS**						
5249-02	Landscape - Seasonal	0.00	0.00	1,748.00	4.07	0.00	0.00
5200	**Total BUILDING & GROUNDS**	**0.00**	**0.00**	**1,748.00**	**4.07**	**0.00**	**0.00**
5200	**BUILDING & GROUNDS**						
5400	Pest Control	0.00	0.00	0.00	0.00	653.00	1.48
5200	**Total BUILDING & GROUNDS**	**0.00**	**0.00**	**0.00**	**0.00**	**653.00**	**1.48**
5300	**INSURANCE**						
5520	Insurance Premium	554.41	8.04	3,866.87	9.01	3,890.50	8.83
5300	**Total INSURANCE**	**554.41**	**8.04**	**3,866.87**	**9.01**	**3,890.50**	**8.83**
5350	**UTILITIES**						
5290	Telephone & Internet	132.36	1.92	800.10	1.86	589.46	1.34
5300-02	Electricity	722.33	10.47	5,573.14	12.98	5,146.82	11.68
5310	Water & Sewer Utilities	435.28	6.31	3,383.15	7.88	3,210.45	7.29
5320-02	Trash Collection	914.46	13.26	3,770.47	8.78	3,257.91	7.40
5350	**Total UTILITIES**	**2,204.43**	**31.96**	**13,526.86**	**31.50**	**12,204.64**	**27.70**
7000	**RESERVE EXPENSE**						
7000-01	Replacement Reserves	-4,994.75	-72.41	-3,169.60	-7.38	2,712.98	6.16
7001	Reserve Disbursements	0.00	0.00	-66,402.48	-154.64	0.00	0.00
7000	**Total RESERVE EXPENSE**	**-4,994.75**	**-72.41**	**-69,572.08**	**-162.03**	**2,712.98**	**6.16**
	Total Operating Expense	**-149.38**	**-2.17**	**69,736.34**	**162.41**	**45,404.94**	**103.07**
	NOI - Net Operating Income	**7,047.44**	**102.17**	**-26,797.34**	**-62.41**	**-1,351.44**	**-3.07**
	Total Income	6,898.06	100.00	42,939.00	100.00	44,053.50	100.00
	Total Expense	-149.38	-2.17	69,736.34	162.41	45,404.94	103.07
	Net Income	**7,047.44**	**102.17**	**-26,797.34**	**-62.41**	**-1,351.44**	**-3.07**