

Budget Detail

Sentry Management

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

Cost Center: All

Period Range: Jan 2025 to Dec 2025

Consolidate: No

GL Account Map: Boardwalk Office

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Account Number
Boardwalk Office Association, Inc. 066560 - - Davidson, NC 28036														
Income														
INCOME														4000
Billed Assessment - Dues	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	82,471.56	4005
Total INCOME	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	82,471.56	4000
Total Budgeted Income	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	82,471.56	
Expense														
ADMINISTRATIVE														5000
Management Fees	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	6,615.00	5010
Coupon Book/ Statements	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	5020
Printing & Envelopes	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	5110
Postage and Supplies	2.09	2.09	2.09	2.09	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	25.00	5130
Storage/ Website	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	192.00	5134
Misc. Supplies	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.16	4.16	4.16	4.16	50.00	5135
Tax Preparation / Audit	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	5515-02
Total ADMINISTRATIVE	690.18	615.18	615.18	1,115.18	615.17	615.17	615.17	615.17	615.15	615.15	615.15	615.15	7,957.00	5000
MAINTENANCE & REPAIRS														5050

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Account Number
CAM Maintenance	208.34	208.34	208.34	208.34	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00	5200-03
Roof Repair	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	5215
Plumbing Repair/ Maint.	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	5250-01
Annual Fire Inspection	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	5273-01
Fire Protection Maintenance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	5277
Elevator	693.28	693.28	693.28	693.28	693.27	693.27	693.27	693.27	693.27	693.27	693.27	693.27	8,319.28	5280-01
Total MAINTENANCE & REPAIRS	1,526.63	1,526.63	1,526.63	1,526.63	1,526.61	1,526.61	1,526.61	1,526.61	1,526.58	1,526.58	1,526.58	1,526.58	18,319.28	5050
LANDSCAPING														5150
Mulch/Pine Needles	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	5238
Landscaping - Contract	419.00	419.00	419.00	419.00	419.00	419.00	419.00	419.00	419.00	419.00	419.00	419.00	5,028.00	5241
Tree Maintenance	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.67	141.66	141.66	141.66	141.66	1,700.00	5243-01
Total LANDSCAPING	660.67	660.67	660.67	660.67	660.67	660.67	660.67	660.67	660.66	660.66	660.66	660.66	7,928.00	5150
BUILDING & GROUNDS														5200
Termite	33.34	33.34	33.34	33.34	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00	5335
Pest Control	33.34	33.34	33.34	33.34	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00	5400
Total BUILDING & GROUNDS	66.68	66.68	66.68	66.68	66.66	66.66	66.66	66.66	66.66	66.66	66.66	66.66	800.00	5200
INSURANCE														5300
Insurance Premium	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00	5520
Total INSURANCE	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00	5300
UTILITIES														5350
Telephone & Internet	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	5290
Electricity	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00	5300-02

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Account Number
Water & Sewer Utilities	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	6,900.00	5310
Trash Collection	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	6,900.00	5320-02
Total UTILITIES	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	2,175.00	26,100.00	5350
RESERVE EXPENSE														7000
Replacement Reserves	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.60	1,130.60	1,130.60	1,130.60	13,567.28	7000-01
Total RESERVE EXPENSE	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.61	1,130.60	1,130.60	1,130.60	1,130.60	13,567.28	7000
Total Budgeted Expense	6,899.77	6,824.77	6,824.77	7,324.77	6,824.72	6,824.72	6,824.72	6,824.72	6,824.65	6,824.65	6,824.65	6,824.65	82,471.56	
Total Budgeted Income	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	6,872.63	82,471.56	
Total Budgeted Expense	6,899.77	6,824.77	6,824.77	7,324.77	6,824.72	6,824.72	6,824.72	6,824.72	6,824.65	6,824.65	6,824.65	6,824.65	82,471.56	
Net Operating Income	-27.14	47.86	47.86	-452.14	47.91	47.91	47.91	47.91	47.98	47.98	47.98	47.98	0.00	