

## Balance Sheet for EOM

**Properties:** Waterlynn Homeowners Association Inc. 067550 - 127 Silverspring Pl, Mooresville, NC 28117

**As of:** 03/31/2025

**Accounting Basis:** Accrual

**GL Account Map:** Waterlynn

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>CASH</b>		
1200	Operating	172,328.24
1201-01	MONEY MARKET	91,794.23
1226	ICS - MONEY MARKET	111,241.50
<b>Total CASH</b>		<b>375,363.97</b>
<b>Total Cash</b>		<b>375,363.97</b>
<b>ACCOUNTS RECEIVABLE</b>		
1100-01	Accounts Receivable	17,493.05
<b>Total ACCOUNTS RECEIVABLE</b>		<b>17,493.05</b>
<b>TOTAL ASSETS</b>		<b>392,857.02</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>LIABILITY</b>		
2000	Accounts Payable	48,952.04
2010-03	Prepaid Liability	36,297.65
<b>Total LIABILITY</b>		<b>85,249.69</b>
<b>Total Liabilities</b>		<b>85,249.69</b>
<b>Capital</b>		
<b>RESERVES</b>		
3007	Capital Reserves	203,035.73
<b>Total RESERVES</b>		<b>203,035.73</b>
3001	Retained Earnings	118,653.99
	Calculated Retained Earnings	43,671.59
	Calculated Prior Years Retained Earnings	-57,753.98
<b>Total Capital</b>		<b>307,607.33</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>392,857.02</b>

## EOM Income Statement

Sentry Management, Inc.

Properties: Waterlynn Homeowners Association Inc. 067550 - 127 Silverspring Pl, Mooresville, NC 28117

As of: Mar 2025

Accounting Basis: Accrual

GL Account Map: Waterlynn

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
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
<b>4000</b>	<b>INCOME</b>						
4001-02	Keys/Fobs/Decals	0.00	0.00	0.00	0.00	50.00	0.03
4005-11	Twnhm. Billed Assessment	30,546.45	97.00	91,639.35	46.46	91,639.35	46.35
4102	Interest Late Charge	181.77	0.58	556.18	0.28	346.95	0.18
<b>4000</b>	<b>Total INCOME</b>	<b>30,728.22</b>	<b>97.58</b>	<b>92,195.53</b>	<b>46.74</b>	<b>92,036.30</b>	<b>46.55</b>
<b>4000-3030</b>	<b>Single Family</b>						
4005	Billed Assessment SF- Dues	0.00	0.00	102,960.00	52.19	103,290.00	52.24
4060	Interest Income SF	43.10	0.14	125.09	0.06	338.35	0.17
4100	Late Fee Income SF	720.00	2.29	2,080.00	1.05	2,260.00	1.14
4101	Billed Fines	0.00	0.00	-100.00	-0.05	-200.00	-0.10
<b>4000-3030</b>	<b>Total Single Family</b>	<b>763.10</b>	<b>2.42</b>	<b>105,065.09</b>	<b>53.26</b>	<b>105,688.35</b>	<b>53.45</b>
	<b>Total Operating Income</b>	<b>31,491.32</b>	<b>100.00</b>	<b>197,260.62</b>	<b>100.00</b>	<b>197,724.65</b>	<b>100.00</b>
<b>Expense</b>							
<b>5000</b>	<b>ADMINISTRATIVE</b>						
5134-02	Website	0.00	0.00	601.20	0.30	0.00	0.00
<b>5000</b>	<b>Total ADMINISTRATIVE</b>	<b>0.00</b>	<b>0.00</b>	<b>601.20</b>	<b>0.30</b>	<b>0.00</b>	<b>0.00</b>
<b>5000</b>	<b>ADMINISTRATIVE</b>						
5020	Coupon Book/ Statements	0.00	0.00	1,428.00	0.72	1,440.00	0.73
5291	Internet	0.00	0.00	0.00	0.00	572.40	0.29
5410-01	Bank Charge	0.00	0.00	0.00	0.00	10.00	0.01
5516	Property Taxes	0.00	0.00	0.00	0.00	1,124.95	0.57
<b>5000</b>	<b>Total ADMINISTRATIVE</b>	<b>0.00</b>	<b>0.00</b>	<b>1,428.00</b>	<b>0.72</b>	<b>3,147.35</b>	<b>1.59</b>
<b>5050</b>	<b>MAINTENANCE &amp; REPAIRS</b>						
5013-01	TH Roof Repair	0.00	0.00	747.25	0.38	542.50	0.27
5031	CSI Maintenance Service Fee	181.48	0.58	198.48	0.10	0.00	0.00
5200-01	Minor Repairs	0.00	0.00	533.75	0.27	0.00	0.00
5200-03	CAM Maintenance	1,814.75	5.76	4,053.32	2.05	932.75	0.47
5204	TH-Ext. Repairs	0.00	0.00	1,405.63	0.71	310.00	0.16
5204-01	R & M Exterior	0.00	0.00	80.06	0.04	2,078.75	1.05
5214-01	Gutter Cleaning &	0.00	0.00	0.00	0.00	493.50	0.25

## 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
Repair							
5215	Roof Repair	0.00	0.00	123.38	0.06	2,233.75	1.13
5250-01	Plumbing Repair/ Maint.	0.00	0.00	0.00	0.00	1,387.36	0.70
5281	Interior Repairs	0.00	0.00	0.00	0.00	5,756.50	2.91
6207	TH Ext Maintenance/ Repairs	0.00	0.00	297.30	0.15	0.00	0.00
<b>5050</b>	<b>Total MAINTENANCE &amp; REPAIRS</b>	<b>1,996.23</b>	<b>6.34</b>	<b>7,439.17</b>	<b>3.77</b>	<b>13,735.11</b>	<b>6.95</b>
<b>5050-3030</b>	<b>Specific Expenses - Single Family</b>						
5005	Meeting & Ent Expense	0.00	0.00	80.00	0.04	80.00	0.04
5010	Management Fees	3,451.14	10.96	10,353.42	5.25	9,860.40	4.99
5110	Printing & Envelopes	812.59	2.58	2,368.62	1.20	1,666.32	0.84
5130	Postage and Supplies	0.00	0.00	3.50	0.00	19.30	0.01
5135	Misc. Supplies	5.00	0.02	5.00	0.00	0.00	0.00
5205	Electrical Repair	0.00	0.00	0.00	0.00	200.79	0.10
5225-01	Pool R&M	0.00	0.00	0.00	0.00	8,406.51	4.25
5226-01	Pool Contract/ Service	12,133.76	38.53	19,731.36	10.00	6,583.00	3.33
5231	Pool Permit	0.00	0.00	0.00	0.00	750.00	0.38
5241	Landscaping - Contract	39,166.05	124.37	61,506.15	31.18	33,510.15	16.95
5275-02	Social Events	0.00	0.00	260.00	0.13	0.00	0.00
5290	Telephone & Internet	259.01	0.82	547.68	0.28	732.24	0.37
5300-02	Electricity	656.62	2.09	1,638.99	0.83	1,209.23	0.61
5310	Water & Sewer Utilities	92.48	0.29	318.62	0.16	422.67	0.21
5313	Irrigation	0.00	0.00	0.00	0.00	1,830.00	0.93
5400	Pest Control	0.00	0.00	293.73	0.15	97.91	0.05
5440	Legal	0.00	0.00	180.00	0.09	1,732.00	0.88
5520	Insurance Premium	8,236.75	26.16	24,710.25	12.53	21,361.53	10.80
<b>5050-3030</b>	<b>Total Specific Expenses - Single Family</b>	<b>64,813.40</b>	<b>205.81</b>	<b>121,997.32</b>	<b>61.85</b>	<b>88,462.05</b>	<b>44.74</b>
<b>5150</b>	<b>Landscaping</b>						
5243-01	Tree Maintenance	0.00	0.00	990.00	0.50	1,430.00	0.72
5245	Landscape Contract	0.00	0.00	18,548.12	9.40	6,484.60	3.28
5249-01	Landscape Other	0.00	0.00	0.00	0.00	7,737.50	3.91
<b>5150</b>	<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>19,538.12</b>	<b>9.90</b>	<b>15,652.10</b>	<b>7.92</b>
<b>5200</b>	<b>BUILDING &amp; GROUNDS</b>						
5208-02	Pet Station Maintenance	505.16	1.60	1,708.63	0.87	1,758.26	0.89

## 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
<b>5200</b>	<b>Total BUILDING &amp; GROUNDS</b>	<b>505.16</b>	<b>1.60</b>	<b>1,708.63</b>	<b>0.87</b>	<b>1,758.26</b>	<b>0.89</b>
<b>5250</b>	<b>POOL EXPENSE</b>						
5229-02	Pool Mgmt Add Service	285.99	0.91	285.99	0.14	0.00	0.00
5234	Access Controls	15.51	0.05	465.51	0.24	0.00	0.00
<b>5250</b>	<b>Total POOL EXPENSE</b>	<b>301.50</b>	<b>0.96</b>	<b>751.50</b>	<b>0.38</b>	<b>0.00</b>	<b>0.00</b>
<b>7000</b>	<b>RESERVE EXPENSE</b>						
7000-01	Replacement Reserves	43.10	0.14	125.09	0.06	338.35	0.17
<b>7000</b>	<b>Total RESERVE EXPENSE</b>	<b>43.10</b>	<b>0.14</b>	<b>125.09</b>	<b>0.06</b>	<b>338.35</b>	<b>0.17</b>
	<b>Total Operating Expense</b>	<b>67,659.39</b>	<b>214.85</b>	<b>153,589.03</b>	<b>77.86</b>	<b>123,093.22</b>	<b>62.25</b>
	<b>NOI - Net Operating Income</b>	<b>-36,168.07</b>	<b>-114.85</b>	<b>43,671.59</b>	<b>22.14</b>	<b>74,631.43</b>	<b>37.75</b>
	Total Income	31,491.32	100.00	197,260.62	100.00	197,724.65	100.00
	Total Expense	67,659.39	214.85	153,589.03	77.86	123,093.22	62.25
	Net Income	<b>-36,168.07</b>	<b>-114.85</b>	<b>43,671.59</b>	<b>22.14</b>	<b>74,631.43</b>	<b>37.75</b>