

Balance Sheet for EOM

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

As of: 04/30/2025

Accounting Basis: Accrual

GL Account Map: Waterlynn

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
CASH		
1200	Operating	126,207.78
1201-01	MONEY MARKET	91,813.09
1226	ICS - MONEY MARKET	111,264.36
Total CASH		329,285.23
Total Cash		329,285.23
ACCOUNTS RECEIVABLE		
1100-01	Accounts Receivable	15,799.60
Total ACCOUNTS RECEIVABLE		15,799.60
TOTAL ASSETS		345,084.83
LIABILITIES & CAPITAL		
Liabilities		
LIABILITY		
2000	Accounts Payable	52.00
2010-03	Prepaid Liability	36,588.03
Total LIABILITY		36,640.03
Total Liabilities		36,640.03
Capital		
RESERVES		
3007	Capital Reserves	203,077.45
Total RESERVES		203,077.45
3001	Retained Earnings	118,653.99
	Calculated Retained Earnings	44,696.34
	Calculated Prior Years Retained Earnings	-57,982.98
Total Capital		308,444.80
TOTAL LIABILITIES & CAPITAL		345,084.83

EOM Income Statement

Sentry Management, Inc.

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

As of: Apr 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
Operating Income & Expense							
Income							
4000	INCOME						
4001-02	Keys/Fobs/Decals	0.00	0.00	0.00	0.00	100.00	0.04
4005-11	Twnhm. Billed Assessment	30,546.45	98.23	122,185.80	53.56	122,185.80	53.38
4102	Interest Late Charge	127.51	0.41	655.88	0.29	416.55	0.18
4000	Total INCOME	30,673.96	98.64	122,841.68	53.84	122,702.35	53.61
4000-3030	Single Family						
4005	Billed Assessment SF- Dues	0.00	0.00	102,960.00	45.13	103,290.00	45.13
4060	Interest Income SF	41.72	0.13	166.81	0.07	449.98	0.20
4100	Late Fee Income SF	380.00	1.22	2,280.00	1.00	2,640.00	1.15
4101	Billed Fines	0.00	0.00	-100.00	-0.04	-200.00	-0.09
4000-3030	Total Single Family	421.72	1.36	105,306.81	46.16	106,179.98	46.39
	Total Operating Income	31,095.68	100.00	228,148.49	100.00	228,882.33	100.00
Expense							
5000	ADMINISTRATIVE						
5134-02	Website	0.00	0.00	601.20	0.26	0.00	0.00
5000	Total ADMINISTRATIVE	0.00	0.00	601.20	0.26	0.00	0.00
5000	ADMINISTRATIVE						
5020	Coupon Book/ Statements	0.00	0.00	1,428.00	0.63	1,440.00	0.63
5291	Internet	0.00	0.00	0.00	0.00	572.40	0.25
5410-01	Bank Charge	0.00	0.00	0.00	0.00	10.00	0.00
5515-02	Tax Preparation / Audit	350.00	1.13	350.00	0.15	350.00	0.15
5516	Property Taxes	0.00	0.00	0.00	0.00	1,586.47	0.69
5000	Total ADMINISTRATIVE	350.00	1.13	1,778.00	0.78	3,958.87	1.73
5050	MAINTENANCE & REPAIRS						
5013-01	TH Roof Repair	0.00	0.00	747.25	0.33	542.50	0.24
5031	CSI Maintenance Service Fee	185.57	0.60	384.05	0.17	33.80	0.01
5200-01	Minor Repairs	0.00	0.00	533.75	0.23	0.00	0.00
5200-03	CAM Maintenance	1,985.73	6.39	6,039.05	2.65	5,232.58	2.29
5204	TH-Ext. Repairs	0.00	0.00	1,405.63	0.62	310.00	0.14

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
5204-01	R & M Exterior	0.00	0.00	80.06	0.04	3,482.30	1.52
5214-01	Gutter Cleaning & Repair	0.00	0.00	0.00	0.00	493.50	0.22
5215	Roof Repair	0.00	0.00	123.38	0.05	2,554.00	1.12
5250-01	Plumbing Repair/ Maint.	0.00	0.00	0.00	0.00	1,387.36	0.61
5281	Interior Repairs	0.00	0.00	0.00	0.00	8,583.61	3.75
6207	TH Ext Maintenance/ Repairs	0.00	0.00	297.30	0.13	0.00	0.00
5050	Total MAINTENANCE & REPAIRS	2,171.30	6.98	9,610.47	4.21	22,619.65	9.88
5050-3030	Specific Expenses - Single Family						
5005	Meeting & Ent Expense	0.00	0.00	80.00	0.04	80.00	0.03
5010	Management Fees	3,451.14	11.10	13,804.56	6.05	13,147.20	5.74
5110	Printing & Envelopes	165.74	0.53	2,534.36	1.11	2,494.92	1.09
5130	Postage and Supplies	2.80	0.01	6.30	0.00	22.55	0.01
5135	Misc. Supplies	0.00	0.00	5.00	0.00	0.00	0.00
5205	Electrical Repair	0.00	0.00	0.00	0.00	200.79	0.09
5225-01	Pool R&M	0.00	0.00	0.00	0.00	8,449.16	3.69
5226-01	Pool Contract/ Service	0.00	0.00	19,731.36	8.65	35,111.00	15.34
5231	Pool Permit	0.00	0.00	0.00	0.00	750.00	0.33
5232	Pool Supplies	0.00	0.00	0.00	0.00	771.49	0.34
5241	Landscaping - Contract	12,109.62	38.94	73,615.77	32.27	44,680.20	19.52
5275-02	Social Events	440.30	1.42	700.30	0.31	0.00	0.00
5290	Telephone & Internet	259.01	0.83	806.69	0.35	976.84	0.43
5300-02	Electricity	873.64	2.81	2,512.63	1.10	1,926.55	0.84
5310	Water & Sewer Utilities	94.96	0.31	413.58	0.18	514.37	0.22
5313	Irrigation	0.00	0.00	0.00	0.00	2,288.25	1.00
5400	Pest Control	489.55	1.57	783.28	0.34	391.64	0.17
5440	Legal	100.00	0.32	280.00	0.12	1,732.00	0.76
5520	Insurance Premium	0.00	0.00	24,710.25	10.83	28,482.04	12.44
5050-3030	Total Specific Expenses - Single Family	17,986.76	57.84	139,984.08	61.36	142,019.00	62.05
5150	Landscaping						
5243	TH-Irrigation Maintenance	0.00	0.00	0.00	0.00	750.00	0.33
5243-01	Tree Maintenance	0.00	0.00	990.00	0.43	1,430.00	0.62
5245	Landscape Contract	0.00	0.00	18,548.12	8.13	6,484.60	2.83
5249-01	Landscape Other	0.00	0.00	0.00	0.00	7,737.50	3.38

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	Total Landscaping	0.00	0.00	19,538.12	8.56	16,402.10	7.17
5200	BUILDING & GROUNDS						
5208-02	Pet Station Maintenance	481.68	1.55	2,190.31	0.96	2,275.70	0.99
5335	Termite	8,773.00	28.21	8,773.00	3.85	8,773.00	3.83
5200	Total BUILDING & GROUNDS	9,254.68	29.76	10,963.31	4.81	11,048.70	4.83
5250	POOL EXPENSE						
5225	Pool - Other	58.66	0.19	58.66	0.03	0.00	0.00
5229-02	Pool Mgmt Add Service	0.00	0.00	285.99	0.13	0.00	0.00
5234	Access Controls	0.00	0.00	465.51	0.20	54.03	0.02
5250	Total POOL EXPENSE	58.66	0.19	810.16	0.36	54.03	0.02
7000	RESERVE EXPENSE						
7000-01	Replacement Reserves	41.72	0.13	166.81	0.07	449.98	0.20
7000	Total RESERVE EXPENSE	41.72	0.13	166.81	0.07	449.98	0.20
	Total Operating Expense	29,863.12	96.04	183,452.15	80.41	196,552.33	85.87
	NOI - Net Operating Income	1,232.56	3.96	44,696.34	19.59	32,330.00	14.13
	Total Income	31,095.68	100.00	228,148.49	100.00	228,882.33	100.00
	Total Expense	29,863.12	96.04	183,452.15	80.41	196,552.33	85.87
	Net Income	1,232.56	3.96	44,696.34	19.59	32,330.00	14.13