

## Balance Sheet

Properties: CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433

As of: 10/31/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking-Operating	576.56
Money Market	96,974.62
Special Account (Reserves)	68,008.45
<b>Total Cash</b>	<b>165,559.63</b>
<b>TOTAL ASSETS</b>	<b>165,559.63</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	10,976.62
<b>Total Liabilities</b>	<b>10,976.62</b>
<b>Capital</b>	
<b>EQUITY-DOES NOT CLOSE</b>	
Capital Funds Appropriation	48,400.00
<b>Total EQUITY-DOES NOT CLOSE</b>	<b>48,400.00</b>
Retained Earnings	44,492.81
Calculated Retained Earnings	24,876.81
Calculated Prior Years Retained Earnings	36,813.39
<b>Total Capital</b>	<b>154,583.01</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>165,559.63</b>

### Annual Budget - Comparative

Properties: CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433

As of: Oct 2020

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>					
Association Dues	47,522.00	95,044.00	95,044.00	0.00	190,088.00
Capital Funds Collected	0.00	15,841.00	15,769.12	71.88	15,769.12
Interest Income	10.90	62.62	233.36	-170.74	700.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,769.12
<b>Total Operating Income</b>	<b>47,532.90</b>	<b>110,947.62</b>	<b>111,046.48</b>	<b>-98.86</b>	<b>190,788.00</b>
<b>Expense</b>					
G & A - Management Fee	650.00	2,600.00	3,000.00	400.00	9,000.00
G & A - Liability Insurance	1,822.08	9,587.58	8,333.36	-1,254.22	25,000.00
G & A - Legal & Professional	0.00	1,053.85	500.00	-553.85	1,500.00
G & A - Postage/Office Supply	0.00	129.76	100.00	-29.76	300.00
G & A - Taxes	0.00	583.00	350.00	-233.00	350.00
G & A - Bank Charge	0.00	0.00	33.36	33.36	100.00
G & A - Website	374.44	374.44	0.00	-374.44	0.00
Buildings-Electric	79.04	342.63	333.36	-9.27	1,000.00
Buildings-Insect Control	0.00	1,536.12	1,500.00	-36.12	3,000.00
Buildings-R&M- Gutter Cleaning	96.30	321.30	0.00	-321.30	1,500.00
Buildings-R&M- Condos	0.00	1,266.13	1,000.00	-266.13	3,000.00
Buildings-R&M- Inspections	96.30	96.30	0.00	-96.30	2,500.00
Buildings-R&M- Siding	0.00	0.00	0.00	0.00	11,000.00
Buildings-R&M- Paint	131.08	17,993.48	5,100.00	-12,893.48	17,100.00
Buildings-R&M- Roofing	0.00	0.00	2,000.00	2,000.00	4,000.00
Buildings-R&M- Miscellaneous	0.00	0.00	333.36	333.36	1,000.00
Grounds-Beach Cleaning	0.00	96.30	1,000.00	903.70	1,500.00
Grounds-Trash Removal	281.89	1,129.36	1,000.00	-129.36	3,000.00
Grounds - Snow Removal	0.00	0.00	0.00	0.00	3,000.00
Grounds-R&M- Irrigation System	0.00	264.84	1,500.00	1,235.16	3,000.00
Grounds-R&M- Miscellaneous	0.00	1,243.50	333.36	-910.14	1,000.00

## Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds - Non Budgeted	0.00	1,300.05	0.00	-1,300.05	0.00
Grounds - Capital Improvement	0.00	7,000.00	0.00	-7,000.00	0.00
Landscape-Edging/Weeding	814.80	3,165.59	2,950.00	-215.59	5,900.00
Landscape-Fertilize	617.93	954.98	1,600.00	645.02	3,200.00
Landscape-Mowing/Trimming	1,728.06	6,912.24	6,925.00	12.76	13,850.00
Landscape-Shrub/Tree/Annuals	222.30	889.20	750.00	-139.20	2,000.00
Landscape-Spring/Fall Cleanup	2,065.83	8,263.32	8,275.00	11.68	16,550.00
Landscape-R&M- Shrub/Tree-Prune	640.39	3,208.91	2,600.00	-608.91	5,200.00
Landscape-R&M- Miscellaneous	481.50	481.50	0.00	-481.50	0.00
Landscape - Periodic - M&R	0.00	1,254.58	0.00	-1,254.58	0.00
Pool - Chemicals	0.00	850.75	1,050.00	199.25	1,400.00
Pool - Cleaning	866.70	3,852.01	4,050.00	197.99	5,400.00
Pool - Electric	110.40	430.37	266.72	-163.65	900.00
Pool - Gas	0.00	0.00	300.00	300.00	900.00
Pool - Open / Close	983.35	983.35	0.00	-983.35	2,200.00
Pool - R&M	0.00	1,409.83	1,000.00	-409.83	1,500.00
Security - Electric	224.05	868.70	800.00	-68.70	2,400.00
Security - Lights	0.00	840.75	666.68	-174.07	2,000.00
Security - Gate	0.00	0.00	166.72	166.72	500.00
Water Plant - Electric	117.24	538.54	416.68	-121.86	1,250.00
Water Plant - Water/Sewer	339.30	2,447.00	1,233.36	-1,213.64	3,700.00
Water Plant - Repairs & Maint.	0.00	180.00	666.72	486.72	2,000.00
Water Plant - Non Budgeted	0.00	1,194.14	0.00	-1,194.14	0.00
Utilities-Natural Gas	55.72	426.41	0.00	-426.41	0.00
<b>Total Operating Expense</b>	<b>12,798.70</b>	<b>86,070.81</b>	<b>60,133.68</b>	<b>-25,937.13</b>	<b>162,700.00</b>
Total Operating Income	47,532.90	110,947.62	111,046.48	-98.86	190,788.00
Total Operating Expense	12,798.70	86,070.81	60,133.68	-25,937.13	162,700.00
<b>NOI - Net Operating Income</b>	<b>34,734.20</b>	<b>24,876.81</b>	<b>50,912.80</b>	<b>-26,035.99</b>	<b>28,088.00</b>
Total Income	47,532.90	110,947.62	111,046.48	-98.86	190,788.00
Total Expense	12,798.70	86,070.81	60,133.68	-25,937.13	162,700.00
<b>Net Income</b>	<b>34,734.20</b>	<b>24,876.81</b>	<b>50,912.80</b>	<b>-26,035.99</b>	<b>28,088.00</b>