

Balance Sheet

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

As of: 05/31/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking-Operating	3,515.33
Money Market	91,660.78
CD- Lakewood Federal	69,698.97
Total Cash	164,875.08
TOTAL ASSETS	164,875.08
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	18,350.69
Prepayments	4,158.00
Total Liabilities	22,508.69
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	42,892.81
Total EQUITY-DOES NOT CLOSE	42,892.81
Calculated Retained Earnings	62,660.19
Calculated Prior Years Retained Earnings	36,813.39
Total Capital	142,366.39
TOTAL LIABILITIES & CAPITAL	164,875.08

Annual Budget - Comparative

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

As of: May 2021

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
Income					
Association Dues	0.00	190,088.00	190,088.00	0.00	190,088.00
Capital Funds Collected	0.00	15,841.00	15,769.12	71.88	15,769.12
Interest Income	8.56	1,719.75	641.67	1,078.08	700.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,769.12
Reserve Fund - Draw Down	0.00	50,000.00	0.00	50,000.00	0.00
Total Operating Income	8.56	257,648.75	206,498.79	51,149.96	190,788.00
Expense					
G & A - Management Fee	650.00	7,150.00	8,250.00	1,100.00	9,000.00
G & A - Liability Insurance	1,822.08	22,342.14	22,916.67	574.53	25,000.00
G & A - Legal & Professional	0.00	3,406.35	1,375.00	-2,031.35	1,500.00
G & A - Postage/Office Supply	151.30	402.91	275.00	-127.91	300.00
G & A - Taxes	0.00	583.00	350.00	-233.00	350.00
G & A - Bank Charge	0.00	20.00	91.67	71.67	100.00
G & A - Website	0.00	374.44	0.00	-374.44	0.00
Buildings-Electric	84.09	917.58	916.67	-0.91	1,000.00
Buildings-Insect Control	1,364.22	2,900.34	1,500.00	-1,400.34	3,000.00
Buildings-R&M- Gutter Cleaning	0.00	1,510.98	1,500.00	-10.98	1,500.00
Buildings-R&M- Condos	366.92	2,138.63	2,750.00	611.37	3,000.00
Buildings-R&M- Inspections	0.00	2,260.80	2,500.00	239.20	2,500.00
Buildings-R&M- Siding	0.00	1,120.00	11,000.00	9,880.00	11,000.00
Buildings-R&M- Paint	0.00	17,993.48	17,100.00	-893.48	17,100.00
Buildings-R&M- Roofing	0.00	0.00	4,000.00	4,000.00	4,000.00
Buildings-R&M- Miscellaneous	0.00	872.25	916.67	44.42	1,000.00
Grounds-Beach Cleaning	337.05	433.35	1,000.00	566.65	1,500.00
Grounds-Trash Removal	344.14	3,399.71	2,750.00	-649.71	3,000.00
Grounds - Snow Removal	0.00	2,031.66	3,000.00	968.34	3,000.00
Grounds-R&M- Irrigation System	0.00	419.99	3,000.00	2,580.01	3,000.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds-R&M- Miscellaneous	184.45	1,585.77	916.67	-669.10	1,000.00
Grounds - Non Budgeted	0.00	1,300.05	0.00	-1,300.05	0.00
Grounds - Periodic - M&R	0.00	717.15	0.00	-717.15	0.00
Grounds - Capital Improvement	1,370.15	46,026.15	0.00	-46,026.15	0.00
Landscape-Edging/Weeding	0.00	3,240.49	5,162.50	1,922.01	5,900.00
Landscape-Fertilize	214.45	1,664.76	2,800.00	1,135.24	3,200.00
Landscape-Mowing/Trimming	2,422.15	11,756.54	12,118.75	362.21	13,850.00
Landscape-Shrub/Tree/Annuals	234.03	6,546.76	1,750.00	-4,796.76	2,000.00
Landscape-Spring/Fall Cleanup	1,765.92	11,795.16	14,481.25	2,686.09	16,550.00
Landscape-R&M- Shrub/Tree-Prune	627.69	5,571.74	4,550.00	-1,021.74	5,200.00
Landscape-R&M- Miscellaneous	0.00	481.50	0.00	-481.50	0.00
Landscape - Periodic - M&R	0.00	2,517.58	0.00	-2,517.58	0.00
Landscape - Capital Improvement	5,092.56	5,092.56	0.00	-5,092.56	0.00
Pool - Chemicals	445.36	1,296.11	1,400.00	103.89	1,400.00
Pool - Cleaning	385.20	4,237.21	4,050.00	-187.21	5,400.00
Pool - Electric	83.58	969.51	833.34	-136.17	900.00
Pool - Gas	57.33	689.72	825.00	135.28	900.00
Pool - Open / Close	1,300.05	2,508.40	2,200.00	-308.40	2,200.00
Pool - R&M	465.75	1,875.58	1,500.00	-375.58	1,500.00
Security - Electric	262.80	2,628.50	2,200.00	-428.50	2,400.00
Security - Lights	0.00	1,185.20	1,833.34	648.14	2,000.00
Security - Gate	361.80	361.80	458.34	96.54	500.00
Water Plant - Electric	81.56	1,272.72	1,145.84	-126.88	1,250.00
Water Plant - Water/Sewer	703.75	4,711.29	3,391.67	-1,319.62	3,700.00
Water Plant - Repairs & Maint.	2,900.75	3,484.56	1,833.34	-1,651.22	2,000.00
Water Plant - Non Budgeted	0.00	1,194.14	0.00	-1,194.14	0.00
Total Operating Expense	24,079.13	194,988.56	148,641.72	-46,346.84	162,700.00
Total Operating Income	8.56	257,648.75	206,498.79	51,149.96	190,788.00
Total Operating Expense	24,079.13	194,988.56	148,641.72	-46,346.84	162,700.00
NOI - Net Operating Income	-24,070.57	62,660.19	57,857.07	4,803.12	28,088.00
Total Income	8.56	257,648.75	206,498.79	51,149.96	190,788.00
Total Expense	24,079.13	194,988.56	148,641.72	-46,346.84	162,700.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	-24,070.57	62,660.19	57,857.07	4,803.12	28,088.00

Check Register

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

Date Range: 05/01/2021 to 05/31/2021

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
CSN - Money Market						
CSN - Money Market	210517	Yes	05/17/2021	WESTFIELD INSURANCE	1,822.08	
CSN - Operating						
CSN - Operating	8635	Yes	05/07/2021	AMERICAN LEAK DETECTION	1,265.00	
CSN - Operating	8636	Yes	05/07/2021	Ley Property Management	2,755.70	
CSN - Operating	8637	Yes	05/07/2021	SCHILL GROUNDS MANAGEMENT	5,264.24	
CSN - Operating	210510	Yes	05/10/2021	COLUMBIA GAS	34.33	
CSN - Operating	210515	Yes	05/15/2021	REPUBLIC SERVICES #263	344.14	
CSN - Operating	210518	Yes	05/18/2021	OHIO EDISON	514.90	
CSN - Operating	210520	Yes	05/20/2021	OTTAWA COUNTY SANITARY ENGINEER	535.66	
					10,713.97	
Total					12,536.05	

Aged Payables Summary

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

As of: 05/31/2021

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433						
COLUMBIA GAS	57.33	0.00	57.33	0.00	0.00	0.00
CORSO'S LANDSCAPE	1,370.15	0.00	1,370.15	0.00	0.00	0.00
ERIE SPIDER & PEST CONTROL	1,364.22	0.00	1,364.22	0.00	0.00	0.00
Ley Property Management	3,582.57	0.00	3,582.57	0.00	0.00	0.00
OHIO EDISON	512.03	0.00	512.03	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	168.09	0.00	168.09	0.00	0.00	0.00
REPUBLIC SERVICES #263	344.14	0.00	344.14	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	5,264.24	0.00	5,264.24	0.00	0.00	0.00
BARNES NURSERY, INC.	5,092.56	0.00	5,092.56	0.00	0.00	0.00
CHEMICAL SERVICE	445.36	0.00	445.36	0.00	0.00	0.00
ELIAS, DAVE	150.00	0.00	150.00	0.00	0.00	0.00
	18,350.69	0.00	18,350.69	0.00	0.00	0.00
Total	18,350.69	0.00	18,350.69	0.00	0.00	0.00

Aged Receivable Detail

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

Amount Receivable: Exclude 0.00

Tenant Status: Current and Notice

As of: 05/31/2021

GL Account Map: None - use master chart of accounts

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
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No data to display

Total					0.00	0.00	0.00	0.00	0.00	0.00
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