

Balance Sheet

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

As of: 06/30/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking-Operating	3,746.12
Money Market	136,340 66,660.78
CD- Lakewood Federal	69,698.97
Total Cash	140,105.87
TOTAL ASSETS	140,105.87
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	17,988.06
Prepayments	4,158.00
Total Liabilities	22,146.06
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	64,241.00
Total EQUITY-DOES NOT CLOSE	64,241.00
Retained Earnings	14,492.81
Calculated Retained Earnings	2,412.61
Calculated Prior Years Retained Earnings	36,813.39
Total Capital	117,959.81
TOTAL LIABILITIES & CAPITAL	140,105.87

Annual Budget - Comparative

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

As of: Jun 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	0.00	1,719.75	700.00	1,019.75	700.00
Appropriation to Reserve Funds	-15,841.00	-15,841.00	-15,769.12	-71.88	-15,769.12
Reserve Fund - Draw Down	0.00	30,000.00	0.00	30,000.00	0.00
Total Operating Income	-15,841.00	221,807.75	190,788.00	31,019.75	190,788.00
Expense					
G & A - Management Fee	650.00	7,800.00	9,000.00	1,200.00	9,000.00
G & A - Liability Insurance	1,822.08	24,164.22	25,000.00	835.78	25,000.00
G & A - Legal & Professional	0.00	3,406.35	1,500.00	-1,906.35	1,500.00
G & A - Postage/Office Supply	0.00	402.91	300.00	-102.91	300.00
G & A - Taxes	0.00	583.00	350.00	-233.00	350.00
G & A - Bank Charge	0.00	20.00	100.00	80.00	100.00
G & A - Website	0.00	374.44	0.00	-374.44	0.00
Buildings-Electric	0.00	917.58	1,000.00	82.42	1,000.00
Buildings-Insect Control	85.60	2,985.94	3,000.00	14.06	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	1,064.00	3,202.63	3,000.00	-202.63	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	1,000.00	127.75	1,000.00
Grounds-Beach Cleaning	0.00	433.35	1,500.00	1,066.65	1,500.00
Grounds-Trash Removal	346.08	3,745.79	3,000.00	-745.79	3,000.00
Grounds - Snow Removal	0.00	2,031.66	3,000.00	968.34	3,000.00
Grounds-R&M- Irrigation System	264.84	684.83	3,000.00	2,315.17	3,000.00
Grounds-R&M- Miscellaneous	0.00	1,585.77	1,000.00	-585.77	1,000.00
Grounds - Lights, Bridges, Signs	48.15	48.15	0.00	-48.15	0.00
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	1,370.14	47,396.29	0.00	-47,396.29	0.00
Landscape-Edging/Weeding	0.00	3,240.49	5,900.00	2,659.51	5,900.00
Landscape-Fertilize	428.90	2,093.66	3,200.00	1,106.34	3,200.00
Landscape-Mowing/Trimming	4,844.30	16,600.84	13,850.00	-2,750.84	13,850.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Shrub/Tree/Annuals	468.06	7,014.82	2,000.00	-5,014.82	2,000.00
Landscape-Spring/Fall Cleanup	3,531.84	15,327.00	16,550.00	1,223.00	16,550.00
Landscape-R&M- Shrub/Tree-Prune	1,255.38	6,827.12	5,200.00	-1,627.12	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	0.00	5,092.56	0.00	-5,092.56	0.00
Pool - Chemicals	29.52	1,325.63	1,400.00	74.37	1,400.00
Pool - Cleaning	1,444.50	5,681.71	5,400.00	-281.71	5,400.00
Pool - Electric	0.00	969.51	900.00	-69.51	900.00
Pool - Gas	257.19	946.91	900.00	-46.91	900.00
Pool - Open / Close	0.00	2,508.40	2,200.00	-308.40	2,200.00
Pool - R&M	0.00	1,875.58	1,500.00	-375.58	1,500.00
Pool - Furniture	107.00	107.00	0.00	-107.00	0.00
Security - Electric	0.00	2,628.50	2,400.00	-228.50	2,400.00
Security - Lights	0.00	1,185.20	2,000.00	814.80	2,000.00
Security - Gate	0.00	361.80	500.00	138.20	500.00
Water Plant - Electric	0.00	1,272.72	1,250.00	-22.72	1,250.00
Water Plant - Water/Sewer	0.00	4,711.29	3,700.00	-1,011.29	3,700.00
Water Plant - Repairs & Maint.	6,389.00	9,873.56	2,000.00	-7,873.56	2,000.00
Water Plant - Non Budgeted	0.00	1,194.14	0.00	-1,194.14	0.00
Total Operating Expense	24,406.58	219,395.14	162,700.00	-56,695.14	162,700.00
Total Operating Income	-15,841.00	221,807.75	190,788.00	31,019.75	190,788.00
Total Operating Expense	24,406.58	219,395.14	162,700.00	-56,695.14	162,700.00
NOI - Net Operating Income	-40,247.58	2,412.61	28,088.00	-25,675.39	28,088.00
Total Income	-15,841.00	221,807.75	190,788.00	31,019.75	190,788.00
Total Expense	24,406.58	219,395.14	162,700.00	-56,695.14	162,700.00
Net Income	-40,247.58	2,412.61	28,088.00	-25,675.39	28,088.00