

Balance Sheet

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

As of: 12/31/2021

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	3,236.85
Money Market	45,404.84
CD- Lakewood Federal	70,943.19
Total Cash	119,584.88
TOTAL ASSETS	119,584.88
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	12,626.19
Total Liabilities	12,626.19
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	-15,284.73
Calculated Prior Years Retained Earnings	43,509.61
Total Capital	106,958.69
TOTAL LIABILITIES & CAPITAL	119,584.88

Annual Budget - Comparative

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

As of: Dec 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 Assessment	0.00	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	1,244.22	1,284.33	350.02	934.31	700.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,769.12
NSF Fee	0.00	10.00	0.00	10.00	0.00
Total Operating Income	1,244.22	112,179.33	111,163.14	1,016.19	190,788.00
Expense					
G & A - Management Fee	650.00	3,900.00	4,056.00	156.00	8,112.00
G & A - Liability Insurance	1,951.16	14,190.96	12,891.52	-1,299.44	25,783.00
G & A - Legal & Professional	0.00	9,441.00	1,771.02	-7,669.98	3,542.00
G & A - Postage/Office Supply	89.25	346.81	209.52	-137.29	419.00
G & A - Taxes	0.00	468.00	303.00	-165.00	606.00
G & A - Bank Charge	0.00	10.00	10.50	0.50	21.00
G & A - Website	0.00	231.12	195.00	-36.12	390.00
Buildings-Electric	83.50	540.37	521.52	-18.85	1,043.00
Buildings-Insect Control	0.00	1,364.25	1,552.50	188.25	3,105.00
Buildings-R&M- Gutter Cleaning	2,054.40	3,173.35	786.00	-2,387.35	1,572.00
Buildings-R&M- Condos	972.39	6,968.20	1,665.00	-5,303.20	3,330.00
Buildings-R&M- Inspections	1,350.00	2,400.00	1,175.52	-1,224.48	2,351.00
Buildings-R&M- Siding	0.00	8,582.05	582.52	-7,999.53	1,165.00
Buildings-R&M- Paint	0.00	18,444.25	21,780.00	3,335.75	21,780.00
Buildings-R&M- Roofing	0.00	935.72	1,750.02	814.30	3,500.00
Buildings-R&M- Miscellaneous	0.00	0.00	1,500.00	1,500.00	3,000.00
Grounds-Beach Cleaning	264.82	1,201.07	200.00	-1,001.07	451.00
Grounds-Trash Removal	180.27	2,021.28	1,948.02	-73.26	3,896.00
Grounds - Snow Removal	0.00	0.00	530.00	530.00	2,113.00
Grounds-R&M- Irrigation System	0.00	4,318.44	550.12	-3,768.32	4,212.12

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds-R&M- Miscellaneous	58.85	526.56	825.00	298.44	1,650.00
Grounds - Non Budgeted	0.00	0.00	250.02	250.02	500.00
Grounds - Periodic - M&R	0.00	0.00	373.02	373.02	746.00
Grounds - Capital Improvement	0.00	0.00	2,500.02	2,500.02	5,000.00
Landscape-Edging/Weeding	0.00	117.70	2,222.50	2,104.80	3,556.00
Landscape-Fertilize	0.00	1,395.90	1,138.75	-257.15	1,822.00
Landscape-Mowing/Trimming	0.00	12,110.75	10,615.65	-1,495.10	16,985.00
Landscape-Shrub/Tree/Annuals	5,778.00	7,578.40	0.00	-7,578.40	1,985.00
Landscape-Spring/Fall Cleanup	0.00	8,829.66	8,876.28	46.62	14,202.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,285.58	3,326.25	40.67	5,322.00
Landscape-R&M- Miscellaneous	0.00	103.28	265.02	161.74	530.00
Landscape - Capital Improvement	0.00	0.00	2,000.02	2,000.02	4,000.00
Pool - Chemicals	0.00	779.82	1,029.00	249.18	1,379.00
Pool - Cleaning	0.00	4,213.12	4,050.00	-163.12	5,909.00
Pool - Electric	77.58	742.74	566.02	-176.72	1,132.00
Pool - Gas	73.30	620.15	492.52	-127.63	985.00
Pool - Open / Close	0.00	1,428.90	1,300.00	-128.90	2,609.00
Pool - R&M	0.00	126.08	1,000.00	873.92	2,062.00
Security - Electric	252.99	1,543.29	1,504.50	-38.79	3,009.00
Security - Lights	147.80	3,231.35	641.52	-2,589.83	1,283.00
Security - Gate	0.00	66.29	188.02	121.73	376.00
Water Plant - Electric	81.96	421.73	707.02	285.29	1,414.00
Water Plant - Water/Sewer	139.68	1,662.14	2,674.02	1,011.88	5,348.00
Water Plant - Repairs & Maint.	0.00	143.75	1,634.28	1,490.53	3,268.50
Water Plant - Non Budgeted	0.00	0.00	500.02	500.02	1,000.00
Total Operating Expense	14,205.95	127,464.06	102,657.23	-24,806.83	176,463.62
Total Operating Income	1,244.22	112,179.33	111,163.14	1,016.19	190,788.00
Total Operating Expense	14,205.95	127,464.06	102,657.23	-24,806.83	176,463.62
NOI - Net Operating Income	-12,961.73	-15,284.73	8,505.91	-23,790.64	14,324.38
Total Income	1,244.22	112,179.33	111,163.14	1,016.19	190,788.00
Total Expense	14,205.95	127,464.06	102,657.23	-24,806.83	176,463.62

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	-12,961.73	-15,284.73	8,505.91	-23,790.64	14,324.38

Check Register

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

Date Range: 12/01/2021 to 12/31/2021

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	211215	No	12/15/2021	WESTFIELD INSURANCE	1,951.16	
CSN - Operating						
CSN - Operating	8684	No	12/07/2021	KAMAN & CUSIMANO, LLC	500.00	
CSN - Operating	8685	Yes	12/07/2021	LEY PROPERTY MANAGEMENT	2,678.55	
CSN - Operating	8686	Yes	12/07/2021	Ley Property Management	650.00	
CSN - Operating	211215	Yes	12/15/2021	REPUBLIC SERVICES #263	417.34	
CSN - Operating	211220	Yes	12/20/2021	OHIO EDISON	521.16	
CSN - Operating	211220	Yes	12/20/2021	OTTAWA COUNTY SANITARY ENGINEER	139.68	
					4,906.73	
Total					6,857.89	

Aged Payables Summary

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

As of: 12/31/2021

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	73.30	0.00	73.30	0.00	0.00	0.00
Ley Property Management	650.00	0.00	650.00	0.00	0.00	0.00
LEIMEISTER CRANE SERVICE INC.	5,778.00	0.00	5,778.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	2,794.16	0.00	2,794.16	0.00	0.00	0.00
OHIO EDISON	496.03	0.00	496.03	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	139.68	0.00	139.68	0.00	0.00	0.00
REPUBLIC SERVICES #263	551.67	0.00	180.27	0.00	0.00	371.40
STIVELY ELECTRIC, LLC	88.95	0.00	88.95	0.00	0.00	0.00
CERTIFIED RESTORATION & SQUEAKY PEAK	2,054.40	0.00	2,054.40	0.00	0.00	0.00
	12,626.19	0.00	12,254.79	0.00	0.00	371.40
Total	12,626.19	0.00	12,254.79	0.00	0.00	371.40

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: 12/31/2021

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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