

Balance Sheet

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

As of: 01/31/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking-Operating	1,823.86
Money Market	75,962.76
CD- Lakewood Federal	69,698.97
Total Cash	147,485.59
Accounts Receivable	3,108.00
TOTAL ASSETS	150,593.59
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	2,916.95
Prepayments	20.00
Total Liabilities	2,936.95
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	48,400.00
Total EQUITY-DOES NOT CLOSE	48,400.00
Retained Earnings	44,492.81
Calculated Retained Earnings	17,950.44
Calculated Prior Years Retained Earnings	36,813.39
Total Capital	147,656.64
TOTAL LIABILITIES & CAPITAL	150,593.59

Annual Budget - Comparative

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

As of: Jan 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	47,522.00	142,566.00	142,566.00	0.00	190,088.00
Capital Funds Collected	0.00	15,841.00	15,769.12	71.88	15,769.12
Interest Income	6.28	1,691.04	408.35	1,282.69	700.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,769.12
Total Operating Income	47,528.28	160,098.04	158,743.47	1,354.57	190,788.00
Expense					
G & A - Management Fee	650.00	4,550.00	5,250.00	700.00	9,000.00
G & A - Liability Insurance	1,822.08	15,053.82	14,583.35	-470.47	25,000.00
G & A - Legal & Professional	165.00	3,281.35	875.00	-2,406.35	1,500.00
G & A - Postage/Office Supply	0.00	192.81	175.00	-17.81	300.00
G & A - Taxes	0.00	583.00	350.00	-233.00	350.00
G & A - Bank Charge	0.00	0.00	58.35	58.35	100.00
G & A - Website	0.00	374.44	0.00	-374.44	0.00
Buildings-Electric	81.66	582.87	583.35	0.48	1,000.00
Buildings-Insect Control	0.00	1,536.12	1,500.00	-36.12	3,000.00
Buildings-R&M- Gutter Cleaning	0.00	1,284.30	750.00	-534.30	1,500.00
Buildings-R&M- Condos	0.00	1,771.71	1,750.00	-21.71	3,000.00
Buildings-R&M- Inspections	500.00	1,198.30	1,000.00	-198.30	2,500.00
Buildings-R&M- Siding	0.00	0.00	5,500.00	5,500.00	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	2,000.00	2,000.00	4,000.00
Buildings-R&M- Miscellaneous	0.00	872.25	583.35	-288.90	1,000.00
Grounds-Beach Cleaning	0.00	96.30	1,000.00	903.70	1,500.00
Grounds-Trash Removal	334.04	2,029.16	1,750.00	-279.16	3,000.00
Grounds - Snow Removal	90.95	625.95	1,500.00	874.05	3,000.00
Grounds-R&M- Irrigation System	0.00	419.99	2,000.00	1,580.01	3,000.00
Grounds-R&M- Miscellaneous	37.45	1,401.32	583.35	-817.97	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	37,656.00	44,656.00	0.00	-44,656.00	0.00
Landscape-Edging/Weeding	0.00	3,240.49	3,687.50	447.01	5,900.00
Landscape-Fertilize	0.00	1,235.86	2,000.00	764.14	3,200.00
Landscape-Mowing/Trimming	0.00	6,912.24	8,656.25	1,744.01	13,850.00
Landscape-Shrub/Tree/Annuals	0.00	889.20	1,250.00	360.80	2,000.00
Landscape-Spring/Fall Cleanup	0.00	8,263.32	10,343.75	2,080.43	16,550.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,353.36	3,250.00	-103.36	5,200.00
Landscape-R&M- Miscellaneous	0.00	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	0.00	3,852.01	4,050.00	197.99	5,400.00
Pool - Electric	75.16	651.33	466.70	-184.63	900.00
Pool - Gas	34.33	529.40	525.00	-4.40	900.00
Pool - Open / Close	0.00	983.35	1,100.00	116.65	2,200.00
Pool - R&M	0.00	1,409.83	1,000.00	-409.83	1,500.00
Security - Electric	249.93	1,594.72	1,400.00	-194.72	2,400.00
Security - Lights	0.00	985.20	1,166.69	181.49	2,000.00
Security - Gate	0.00	0.00	291.70	291.70	500.00
Water Plant - Electric	119.49	852.38	729.19	-123.19	1,250.00
Water Plant - Water/Sewer	295.51	3,226.91	2,158.35	-1,068.56	3,700.00
Water Plant - Repairs & Maint.	283.43	583.81	1,166.70	582.89	2,000.00
Water Plant - Non Budgeted	0.00	1,194.14	0.00	-1,194.14	0.00
Total Operating Expense	42,395.03	142,147.60	103,183.58	-38,964.02	162,700.00
Total Operating Income	47,528.28	160,098.04	158,743.47	1,354.57	190,788.00
Total Operating Expense	42,395.03	142,147.60	103,183.58	-38,964.02	162,700.00
NOI - Net Operating Income	5,133.25	17,950.44	55,559.89	-37,609.45	28,088.00
Total Income	47,528.28	160,098.04	158,743.47	1,354.57	190,788.00
Total Expense	42,395.03	142,147.60	103,183.58	-38,964.02	162,700.00
Net Income	5,133.25	17,950.44	55,559.89	-37,609.45	28,088.00

Check Register

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

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

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	210119	Yes	01/19/2021	WESTFIELD INSURANCE	1,822.08	
CSN - Operating						
CSN - Operating	210108	Yes	01/08/2021	COLUMBIA GAS	34.33	
CSN - Operating	8621	Yes	01/11/2021	C.L. FOX CONTRACTORS, INC	37,656.00	
CSN - Operating	8622	No	01/11/2021	H & G LANDSCAPING, LLC	155.15	
CSN - Operating	8623	Yes	01/11/2021	Ley Property Management	1,650.93	
CSN - Operating	210115	Yes	01/15/2021	REPUBLIC SERVICES #263	284.05	
CSN - Operating	210120	Yes	01/20/2021	OHIO EDISON	512.99	
CSN - Operating	210120	Yes	01/20/2021	OTTAWA COUNTY SANITARY ENGINEER	228.00	
					40,521.45	
Total					42,343.53	

Aged Payables Summary

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

As of: 01/31/2021

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						
Ley Property Management	1,561.83	0.00	1,561.83	0.00	0.00	0.00
COLUMBIA GAS	34.33	0.00	34.33	0.00	0.00	0.00
KAMAN & CUSIMANO, LLC	165.00	0.00	165.00	0.00	0.00	0.00
OHIO EDISON	526.24	0.00	526.24	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	295.51	0.00	295.51	0.00	0.00	0.00
REPUBLIC SERVICES #263	334.04	0.00	334.04	0.00	0.00	0.00
	2,916.95	0.00	2,916.95	0.00	0.00	0.00
Total	2,916.95	0.00	2,916.95	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: 01/31/2021

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+
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 12 - SESKO, KENNETH										
SESKO, KENNETH	01/01/2021	01/01/2021	40000	Association Dues	1,782.00	1,782.00	1,782.00	0.00	0.00	0.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 28 - FLANNERY, BRIAN										
FLANNERY, BRIAN	01/01/2021	01/01/2021	40000	Association Dues	1,326.00	1,326.00	1,326.00	0.00	0.00	0.00
Total					3,108.00	3,108.00	3,108.00	0.00	0.00	0.00