



**Ohio Place Condominium Association**  
**Balance Sheet**  
**12/31/2020**

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
<b>Assets</b>			
<u>Operating</u>			
10000 - Operating - CB&T Checking	\$10,723.09		\$10,723.09
<u>Total Operating</u>	\$10,723.09	\$0.00	\$10,723.09
 <u>Accounts Receivable</u>			
13000 - Accounts Receivable	\$974.17		\$974.17
<u>Total Accounts Receivable</u>	\$974.17		\$974.17
 <i>Assets Total</i>	 \$11,697.26	 \$0.00	 \$11,697.26
 <b>Liabilities &amp; Equity</b>			
<u>Accounts Payable</u>			
23000 - Pre-Paid Assessments	\$205.92		\$205.92
<u>Total Accounts Payable</u>	\$205.92		\$205.92
 <u>Retained Earnings</u>	 \$11,025.46	 \$0.00	 \$11,025.46
 <u>Net Income</u>	 \$465.88	 \$0.00	 \$465.88
 <i>Liabilities and Equity Total</i>	 \$11,697.26	 \$0.00	 \$11,697.26



**Ohio Place Condominium Association**  
**Income Statement**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020				Year To Date			
	Operating	Reserve	Other	Total	Operating	Reserve	Other	Total
<b>Income</b>								
<u>Assessment</u>								
40000 - Assessments	\$1,631.52			\$1,631.52	\$19,578.24			\$19,578.24
<u>Total Assessment</u>	\$1,631.52			\$1,631.52	\$19,578.24			\$19,578.24
<u>Other Income</u>								
40100 - Late Fees	\$0.00			\$0.00	\$285.79			\$285.79
40101 - Collection Fees	(\$3.00)			(\$3.00)	(\$36.00)			(\$36.00)
<u>Total Other Income</u>	(\$3.00)			(\$3.00)	\$249.79			\$249.79
<i>Total Income</i>	\$1,628.52			\$1,628.52	\$19,828.03			\$19,828.03
<b>Expense</b>								
<u>1 Structural, Common Area, Landscape, Utilities</u>								
50000 - Repair & Maintenance	\$837.16			\$837.16	\$3,542.16			\$3,542.16
51000 - Landscape	\$60.00			\$60.00	\$660.00			\$660.00
59000 - Gas & Electric	\$0.00			\$0.00	\$1,186.58			\$1,186.58
59300 - Trash	\$171.80			\$171.80	\$1,815.52			\$1,815.52
59400 - Water & Sewer	\$712.06			\$712.06	\$4,328.66			\$4,328.66
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$1,781.02			\$1,781.02	\$11,532.92			\$11,532.92
<u>5 Professional &amp; Admin Services</u>								
90200 - Management Fees	\$250.00			\$250.00	\$2,755.00			\$2,755.00
90400 - Insurance	\$395.75			\$395.75	\$4,302.49			\$4,302.49
90900 - Office Expenses & Misc	\$8.60			\$8.60	\$389.53			\$389.53
90901 - Printing & Copies	\$6.70			\$6.70	\$55.11			\$55.11
90903 - Postage	\$4.73			\$4.73	\$47.28			\$47.28
90940 - Income Tax - Federal & State	\$0.00			\$0.00	\$245.00			\$245.00
<u>Total 5 Professional &amp; Admin Services</u>	\$665.78			\$665.78	\$7,794.41			\$7,794.41
<u>6 Contingency</u>								
99900 - Miscellaneous	\$0.00			\$0.00	\$34.82			\$34.82
<u>Total 6 Contingency</u>	\$0.00			\$0.00	\$34.82			\$34.82
<i>Total Expense</i>	\$2,446.80			\$2,446.80	\$19,362.15			\$19,362.15
Operating Net Income	(\$818.28)	\$0.00	\$0.00	(\$818.28)	\$465.88	\$0.00	\$0.00	\$465.88
Net Income	(\$818.28)	\$0.00	\$0.00	(\$818.28)	\$465.88	\$0.00	\$0.00	\$465.88



**Ohio Place Condominium Association**  
**Budget Comparison Report - Operating**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Assessment</u>							
40000 - Assessments	\$1,631.52	\$1,631.50	\$0.02	\$19,578.24	\$19,578.00	\$0.24	\$19,578.00
<u>Total Assessment</u>	\$1,631.52	\$1,631.50	\$0.02	\$19,578.24	\$19,578.00	\$0.24	\$19,578.00
<u>Other Income</u>							
40100 - Late Fees	\$0.00	\$9.13	(\$9.13)	\$285.79	\$110.00	\$175.79	\$110.00
40101 - Collection Fees	(\$3.00)	\$0.00	(\$3.00)	(\$36.00)	\$0.00	(\$36.00)	\$0.00
<u>Total Other Income</u>	(\$3.00)	\$9.13	(\$12.13)	\$249.79	\$110.00	\$139.79	\$110.00
<b>Total Income</b>	\$1,628.52	\$1,640.63	(\$12.11)	\$19,828.03	\$19,688.00	\$140.03	\$19,688.00
<b>Expense</b>							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50000 - Repair & Maintenance	\$837.16	\$125.00	(\$712.16)	\$3,542.16	\$1,500.00	(\$2,042.16)	\$1,500.00
51000 - Landscape	\$60.00	\$60.00	\$0.00	\$660.00	\$720.00	\$60.00	\$720.00
59000 - Gas & Electric	\$0.00	\$125.00	\$125.00	\$1,186.58	\$1,500.00	\$313.42	\$1,500.00
59300 - Trash	\$171.80	\$160.00	(\$11.80)	\$1,815.52	\$1,920.00	\$104.48	\$1,920.00
59400 - Water & Sewer	\$712.06	\$333.37	(\$378.69)	\$4,328.66	\$4,000.00	(\$328.66)	\$4,000.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$1,781.02	\$803.37	(\$977.65)	\$11,532.92	\$9,640.00	(\$1,892.92)	\$9,640.00
<u>5 Professional &amp; Admin Services</u>							
90200 - Management Fees	\$250.00	\$250.00	\$0.00	\$2,755.00	\$3,000.00	\$245.00	\$3,000.00
90400 - Insurance	\$395.75	\$385.00	(\$10.75)	\$4,302.49	\$4,620.00	\$317.51	\$4,620.00
90900 - Office Expenses & Misc	\$8.60	\$0.00	(\$8.60)	\$389.53	\$0.00	(\$389.53)	\$0.00
90901 - Printing & Copies	\$6.70	\$0.00	(\$6.70)	\$55.11	\$0.00	(\$55.11)	\$0.00
90903 - Postage	\$4.73	\$0.00	(\$4.73)	\$47.28	\$0.00	(\$47.28)	\$0.00
90940 - Income Tax - Federal & State	\$0.00	\$23.37	\$23.37	\$245.00	\$280.00	\$35.00	\$280.00
<u>Total 5 Professional &amp; Admin Services</u>	\$665.78	\$658.37	(\$7.41)	\$7,794.41	\$7,900.00	\$105.59	\$7,900.00
<u>6 Contingency</u>							
99900 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$34.82	\$0.00	(\$34.82)	\$0.00
<u>Total 6 Contingency</u>	\$0.00	\$0.00	\$0.00	\$34.82	\$0.00	(\$34.82)	\$0.00
<b>Total Expense</b>	\$2,446.80	\$1,461.74	(\$985.06)	\$19,362.15	\$17,540.00	(\$1,822.15)	\$17,540.00
Operating Net Income	(\$818.28)	\$178.89	(\$997.17)	\$465.88	\$2,148.00	(\$1,682.12)	\$2,148.00
Net Income	(\$818.28)	\$178.89	(\$997.17)	\$465.88	\$2,148.00	(\$1,682.12)	\$2,148.00



Ohio Place Condominium Association  
Accounts Receivable Aging Report  
Period Through: 12/31/2020

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
8	104700080	Primary	\$974.17		\$238.13	\$259.78	\$476.26
		<b>Totals:</b>	\$974.17	\$0.00	\$238.13	\$259.78	\$476.26
		<b>Counts:</b>	1	0	1	1	1
		<b>Assessment:</b>	\$865.92	\$0.00	\$216.48	\$216.48	\$432.96
		<b>Late Fee:</b>	\$108.25	\$0.00	\$21.65	\$43.30	\$43.30
			\$974.17	\$0.00	\$238.13	\$259.78	\$476.26



Ohio Place Condominium Association  
Prepaid Report  
Period Through: 12/31/2020

Unit	Account Number	Homeowner	Address	Balance
5	* 104700050	John Del Negro	4565 Ohio Street	\$205.92
<b>Totals:</b>				\$205.92



Ohio Place Condominium Association  
AP Distribution Report  
12/1/2020 - 12/31/2020

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
50000 - Repair & Maintenance							
	12/2/2020	12/2/2020	Hydrex Pest Control Co	ANNUAL INSPECTION		5050	\$541.00
	12/9/2020	12/9/2020	All County Fire Inc	Annual Maint Fire Exting	120441	5052	\$70.00
	12/15/2020	12/15/2020	BS Venture Inc	JCOMM REPLACE LOBBY BUTTON		5055	\$226.16
				<b>Total 50000 - Repair &amp; Maintenance:</b>			<b>\$837.16</b>
51000 - Landscape							
	12/2/2020	12/2/2020	Jose Naranjo	11/20 SVC		5049	\$60.00
				<b>Total 51000 - Landscape:</b>			<b>\$60.00</b>
59300 - Trash							
	12/9/2020	12/9/2020	EDCO Disposal Corp	ACCT#16-AR 317227		5053	\$171.80
				<b>Total 59300 - Trash:</b>			<b>\$171.80</b>
59400 - Water & Sewer							
	12/7/2020	12/7/2020	City Of S.D. Public Util. Dept	12/20 SVC		0	\$712.06
				<b>Total 59400 - Water &amp; Sewer:</b>			<b>\$712.06</b>
90200 - Management Fees							
	12/1/2020	12/1/2020	CEOSD.NET	12/20 Mgmt Fee		5048	\$250.00
				<b>Total 90200 - Management Fees:</b>			<b>\$250.00</b>
90400 - Insurance							
	12/2/2020	12/2/2020	Travelers	11/20 SVC		5051	\$395.75
				<b>Total 90400 - Insurance:</b>			<b>\$395.75</b>
90900 - Office Expenses & Misc							
	12/1/2020	12/1/2020	CEOSD.NET	12/20 Supplies		5048	\$3.60
	12/1/2020	12/1/2020	CEOSD.NET	12/20 Website Hosting		5048	\$5.00
				<b>Total 90900 - Office Expenses &amp; Misc:</b>			<b>\$8.60</b>
90901 - Printing & Copies							
	12/1/2020	12/1/2020	CEOSD.NET	11/20 Printing		5048	\$6.70
				<b>Total 90901 - Printing &amp; Copies:</b>			<b>\$6.70</b>
90903 - Postage							
	12/1/2020	12/1/2020	CEOSD.NET	11/20 Postage		5048	\$4.73
				<b>Total 90903 - Postage:</b>			<b>\$4.73</b>
				<b>Grand Total:</b>			<b>\$2,446.80</b>



**Ohio Place Condominium Association  
General Ledger Report -  
12/1/2020 - 12/31/2020**

**Ohio Place Condominium Association  
General Ledger Report -  
12/1/2020 - 12/31/2020**

**Client: Ohio Place Condominium Association**  
**Account: 10000 - Operating - CB&T Checking**

**Account Category: Operating**  
**Account Type: Bank**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>					\$11,487.78
12/1/2020	AP Payment: CEOSD.NET, Check #: 5048, Invoice #:	Operating		\$270.03	\$11,217.75
12/1/2020	AR Payment Received	Operating	\$205.92		\$11,423.67
12/1/2020	AR Payment Received	Operating	\$205.92		\$11,629.59
12/2/2020	AP Payment: Jose Naranjo, Check #: 5049, Invoice #:	Operating		\$60.00	\$11,569.59
12/2/2020	AP Payment: Hydrex Pest Control Co, Check #: 5050, Invoice #:	Operating		\$541.00	\$11,028.59
12/2/2020	AP Payment: Travelers, Check #: 5051, Invoice #:	Operating		\$395.75	\$10,632.84
12/7/2020	AP Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	Operating		\$712.06	\$9,920.78
12/8/2020	AR Payment Received	Operating	\$963.60		\$10,884.38
12/9/2020	AP Payment: All County Fire Inc, Check #: 5052, Invoice #: 120441	Operating		\$70.00	\$10,814.38
12/9/2020	AP Payment: EDCO Disposal Corp, Check #: 5053, Invoice #:	Operating		\$171.80	\$10,642.58
12/15/2020	AR Payment Received	Operating	\$515.59		\$11,158.17
12/15/2020	AP Payment: BS Venture Inc, Check #: 5054, Invoice #:	Operating		\$226.16	\$10,932.01
12/15/2020	AP [VOID] - Payment: BS Venture Inc, Check #: 5054, Invoice #:	Operating	\$226.16		\$11,158.17
12/15/2020	AP Payment: BS Venture Inc, Check #: 5055, Invoice #:	Operating		\$226.16	\$10,932.01
12/28/2020	AR REVERSAL - [Payment Received]	Operating		\$205.92	\$10,726.09
12/31/2020	Bank Statement Fees	Operating		\$3.00	\$10,723.09
<b>Account Total</b>			\$2,117.19	\$2,881.88	\$10,723.09
<b>Beginning Balance</b>					
<b>Net Change</b>					<b>(\$764.69)</b>

**Client: Ohio Place Condominium Association**  
**Account: 13000 - Accounts Receivable**

**Account Category: Accounts Receivable**  
**Account Type: Accounts Receivable**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>					\$1,027.76
12/1/2020	AR December 2020 - Assessment \$172.92	Operating	\$1,631.52		\$2,659.28
12/1/2020	AR Payment Application	Operating		\$205.92	\$2,453.36
12/8/2020	AR Payment Application	Operating		\$963.60	\$1,489.76
12/15/2020	AR Payment Application	Operating		\$515.59	\$974.17
<b>Account Total</b>			\$1,631.52	\$1,685.11	\$974.17
<b>Beginning Balance</b>					<b>\$1,027.76</b>
<b>Net Change</b>					<b>(\$53.59)</b>

**Client: Ohio Place Condominium Association**  
**Account: 23000 - Pre-Paid Assessments**

**Account Category: Accounts Payable**  
**Account Type: Accounts Payable**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$205.92)
12/1/2020	AR Payment Received	Operating		\$205.92	(\$411.84)
12/1/2020	AR Payment Received	Operating		\$205.92	(\$617.76)
12/1/2020	AR Payment Application	Operating	\$205.92		(\$411.84)
12/8/2020	AR Payment Received	Operating		\$963.60	(\$1,375.44)
12/8/2020	AR Payment Application	Operating	\$963.60		(\$411.84)
12/15/2020	AR Payment Received	Operating		\$515.59	(\$927.43)
12/15/2020	AR Payment Application	Operating	\$515.59		(\$411.84)
12/28/2020	AR REVERSAL - [Payment Received]	Operating	\$205.92		(\$205.92)
<b>Account Total</b>			\$1,891.03	\$1,891.03	(\$205.92)
<b>Beginning Balance</b>					<b>(\$205.92)</b>
<b>Net Change</b>					<b>\$0.00</b>

**Client: Ohio Place Condominium Association**  
**Account: 30000 - Surplus/Deficit**

**Account Category: Surplus/(Deficit)**  
**Account Type: Equity**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
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**Ohio Place Condominium Association  
General Ledger Report -  
12/1/2020 - 12/31/2020**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$1,320.00
12/2/2020	AP	Payment: Jose Naranjo, Check #: 5049, Invoice #: , 11/20 SVC	Operating	\$60.00		\$1,380.00
<b>Account Total</b>						\$60.00 \$0.00 \$1,380.00
<b>Beginning Balance</b>		<b>\$1,320.00</b>				
<b>Net Change</b>		<b>\$60.00</b>				

Client: Ohio Place Condominium Association  
Account: 59000 - Gas & Electric

Account Category: 1 Structural, Common Area, Landscape, Utilities  
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$2,081.51
<b>Account Total</b>				\$0.00	\$0.00	\$2,081.51
<b>Beginning Balance</b>		<b>\$2,081.51</b>				
<b>Net Change</b>		<b>\$0.00</b>				

Client: Ohio Place Condominium Association  
Account: 59300 - Trash

Account Category: 1 Structural, Common Area, Landscape, Utilities  
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$3,483.75
12/9/2020	AP	Payment: EDCO Disposal Corp, Check #: 5053, Invoice #: , ACCT#16-AR 317227	Operating	\$171.80		\$3,655.55
<b>Account Total</b>						\$171.80 \$0.00 \$3,655.55
<b>Beginning Balance</b>		<b>\$3,483.75</b>				
<b>Net Change</b>		<b>\$171.80</b>				

Client: Ohio Place Condominium Association  
Account: 59400 - Water & Sewer

Account Category: 1 Structural, Common Area, Landscape, Utilities  
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$6,860.75
12/7/2020	AP	Payment: City Of S.D. Public Util. Dept, Check #: On-Line, Invoice #: , 12/20 SVC	Operating	\$712.06		\$7,572.81
<b>Account Total</b>						\$712.06 \$0.00 \$7,572.81
<b>Beginning Balance</b>		<b>\$6,860.75</b>				
<b>Net Change</b>		<b>\$712.06</b>				

Client: Ohio Place Condominium Association  
Account: 90200 - Management Fees

Account Category: 5 Professional & Admin Services  
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$5,305.00
12/1/2020	AP	Payment: CEO.SD.NET, Check #: 5048, Invoice #: , 12/20 Mgmt Fee	Operating	\$250.00		\$5,555.00
<b>Account Total</b>						\$250.00 \$0.00 \$5,555.00
<b>Beginning Balance</b>		<b>\$5,305.00</b>				
<b>Net Change</b>		<b>\$250.00</b>				

Client: Ohio Place Condominium Association  
Account: 90400 - Insurance

Account Category: 5 Professional & Admin Services  
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$8,150.25
12/2/2020	AP	Payment: Travelers, Check #: 5051, Invoice #: , 11/20 SVC	Operating	\$395.75		\$8,546.00
<b>Account Total</b>						\$395.75 \$0.00 \$8,546.00
<b>Beginning Balance</b>		<b>\$8,150.25</b>				
<b>Net Change</b>		<b>\$395.75</b>				

**Ohio Place Condominium Association  
General Ledger Report -  
12/1/2020 - 12/31/2020**

Client: Ohio Place Condominium Association      Account Category: 5 Professional & Admin Services  
Account: 90900 - Office Expenses & Misc      Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$749.30
12/1/2020	AP	Payment: CEOSD.NET, Check #: 5048, Invoice #: , 12/20 Supplies, 12/20 Website Hosting	Operating	\$8.60		\$757.90
<b>Account Total</b>					\$8.60	\$0.00
<b>Beginning Balance</b>		<b>\$749.30</b>				
<b>Net Change</b>		<b>\$8.60</b>				

Client: Ohio Place Condominium Association      Account Category: 5 Professional & Admin Services  
Account: 90940 - Income Tax - Federal & State      Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$490.00
<b>Account Total</b>				\$0.00	\$0.00	\$490.00
<b>Beginning Balance</b>		<b>\$490.00</b>				
<b>Net Change</b>		<b>\$0.00</b>				

Client: Ohio Place Condominium Association      Account Category: 6 Contingency  
Account: 99900 - Miscellaneous      Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$34.82
<b>Account Total</b>				\$0.00	\$0.00	\$34.82
<b>Beginning Balance</b>		<b>\$34.82</b>				
<b>Net Change</b>		<b>\$0.00</b>				



Ohio Place Condo Assoc  
Reconciliation Report

Bank & Trust - Operating - CB&T Checking-10000  
Statement Date: 12/31/2020

Statement Balance: \$10,949.25  
GL Balance: \$10,723.09  
Last Statement Balance: \$11,487.78  
Outstanding Checks: \$3,163.20  
Outstanding Deposits: \$3,444.33  
Calculated Balance: \$10,949.25  
GL vs. Balance Difference: \$0.00

**Outstanding**

Checks	Description	Date	Check #	Amount
	Payment: BS Venture Inc, Check #: 5054, Invoice #:	12/15/2020	5054	-\$226.16
	Payment: BS Venture Inc, Check #: 5055, Invoice #:	12/15/2020	5055	-\$226.16
	REVERSAL - [Payment Received]	12/28/2020		-\$205.92
	Payment: CEOSD.NET, Check #: 5056, Invoice #:	1/4/2021	5056	-\$271.83
	Payment: Jose Naranjo, Check #: 5057, Invoice #: 122020	1/7/2021	5057	-\$60.00
	Payment: Travelers, Check #: 5059, Invoice #:	1/7/2021	5059	-\$395.75
	Payment: EDCO Disposal Corp, Check #: 5060, Invoice #:	1/7/2021	5060	-\$171.80
	Payment: Travelers, Check #: 5061, Invoice #:	1/20/2021	5061	-\$791.51
	Payment: Hydrex Pest Control Co, Check #: 5062, Invoice #:	1/25/2021	5062	-\$541.00
	Payment: CEOSD.NET, Check #: 5063, Invoice #:	2/1/2021	5063	-\$273.07
	<b>Total Outstanding Checks:</b>			<b>\$3,163.20</b>

Deposits	Description	Date	Amount
	Payment Received	12/1/2020	\$205.92
	[VOID] - Payment: BS Venture Inc, Check #: 5054, Invoice #:	12/15/2020	\$226.16
	Payment Received	1/5/2021	\$1,970.77
	Payment Received	1/5/2021	\$200.64
	Payment Received	1/14/2021	\$216.48
	Payment Received	1/18/2021	\$172.92
	Payment Received	1/27/2021	\$245.52
	Payment Received	2/2/2021	\$205.92
	<b>Total Outstanding Deposits:</b>		<b>\$3,444.33</b>