

Catawba Orchard Beach Association

Statement of Revenue and Expenses

Lot Assessments/ Interest/Fees	2020	2021	2022	1-1-23 to 6-9-23	1-1-23 to 8-18-23
Interest Income	19.35	16.36	29.65	14.04	18.31
Member Donations	50.00	200.00	250.00		50.00
Lot Assessments	34,100.00	34,100.00	37,200.00	43,400.00	43,100.00
Total	34,169.35	34,316.36	37,479.65	43,414.04	43,168.31
Lot/Common Area Expenses					
Bank service charges	60.00	72.00	51.30	29.50	44.50
Beach Cleaning Machine			14,129.00		
Beach Clean-up & Maintenance	872.64	3,401.13	2,983.41	313.47	413.47
COBA Homeowner parties-events		1,598.44	1,205.85		984.29
Dredging - 25% lot allocation	631.25	1,433.12	2,546.87	2,351.64	2,351.64
Electric	3,993.67	4,153.94	3,791.59	2,281.73	2,610.33
Insurance expense	1,609.00	1,639.00	1,863.00		
Landscaping/Tree Trimming	1,708.78	484.61	1,651.72	990.54	990.54
Legal Fees	184.50			144.00	144.00
Maintenance - misc.	360.00	25.00			207.00
Miscellaneous Expense	349.79		274.11		452.22
Mowing/clean-up	9,072.08	9,275.37	9,310.24	4,007.37	6,678.95
Office Expenses	157.50	69.00	70.00	141.00	141.00
Pumps and drainage	428.15	4,554.94	10,204.44		3,500.00
Real Estate - Taxes	730.27	615.24	788.54	789.90	789.90
Small Improvements	619.91		2,040.00		
Snowplowing	600.00	1,540.00	950.00		
Toilet Rental	272.85	885.81	455.80		182.32
Trash Removal	286.57	298.91	335.71		201.31
Total	21,936.96	30,046.51	52,651.58	11,049.15	19,691.47
Net Income(Expense) Lot/Common Area	12,232.39	4,269.85	(15,171.93)	32,364.89	23,476.84
Dock Fees and Assessments					
Dock Rental	15,450.00	15,600.00	15,600.00	20,400.00	20,400.00
Marina Rental - Other	25.00	25.00	25.00	50.00	50.00
Total	15,475.00	15,625.00	15,625.00	20,450.00	20,450.00
Dock/Marina Related Expenses					
Dock removal & installation	2,320.00	1,837.50	2,500.00	1,250.00	1,250.00
Dock maintenance and replacement	2,500.00			550.83	550.83
Dredging Expense - 75% Marina	1,893.75	3,511.88	7,640.63	7,054.91	7,054.91
Marina - Aqua Doc Weed Control	1,070.00	1,070.00	1,150.00	600.00	1,200.00
Marina - Miscellaneous Expense	25.34		450.00		442.09
Marina Parking Lot and Perimeter Gravel		4,767.74			
Total	7,809.09	11,187.12	11,740.63	9,455.74	10,497.83
Net Income(Expense) - Marina	7,665.91	4,437.88	3,884.37	10,994.26	9,952.17
Road Replacement/Repair Related Expenses					
Road Repaving	11,050.00				
Net Income(Expense) - Road Replacement/Repair	(11,050.00)	-	-	-	-
Net Income(Expense) Common Areas & Marina	8,848.30	8,707.73	(11,287.56)	43,359.15	33,429.01

Catawba Orchard Beach Association Balance Sheets

	2020	2021	2022	6/9/2023	8/19/2023
Assets					
Checking Account	37,158.70	46,045.09	-	60,282.99	54,348.58
Money Market Account	38,709.41	38,713.77	74,546.30	49,972.46	49,976.73
Total Checking/Money Market	75,868.11	84,758.86	74,546.30	110,255.45	104,325.31
Accounts Receivable	1,858.02	1,675.00	600.00	8,250.00	4,250.00
Total Accounts Receivable	1,858.02	1,675.00	600.00	8,250.00	4,250.00
Total Assets	77,726.13	86,433.86	75,146.30	118,505.45	108,575.31
Equity & Reserves					
Lot Fund Balance					
Lot fund balance beginning of year	14,461.91	23,707.58	27,977.43	12,805.50	12,805.50
Current year net income(loss)	12,232.39	4,269.85	(15,171.93)	32,364.89	23,476.84
Allocation of reserves to road fund	(2,986.72)				
Lot fund balance end of year(period)	23,707.58	27,977.43	12,805.50	45,170.39	36,282.34
Marina Fund Balance					
Marina fund balance beginning of year	46,352.64	54,018.55	58,456.43	62,340.80	62,340.80
Current year net income(loss)	7,665.91	4,437.88	3,884.37	10,994.26	9,952.17
Marina fund balance end of year(period)	54,018.55	58,456.43	62,340.80	73,335.06	72,292.97
Road Replacement/Repair Fund					
Road Replacement/Repair Fund	8,063.28	-	-	-	-
Allocate excess reserve to road fund	2,986.72				
Current year net income(loss)	(11,050.00)	-	-	-	-
Road Replacement/Repair Fund end of year(period)	-	-	-	-	-
Total Equity	77,726.13	86,433.86	75,146.30	118,505.45	108,575.31