

## Balance Sheet

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

**As of:** 06/30/2023

**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
<b>ASSETS</b>	
<b>Cash</b>	
Checking-Operating	28,029.41
Money Market Reserves	41,551.84
MM- First National - Construction	125,319.13
CD- Lakewood Federal - reserves	71,107.49
FNB-ICS - Sweep Account	38,012.82
FNB-CDARS	855,307.30
<b>Total Cash</b>	<b>1,159,327.99</b>
Accounts Receivable	48,531.11
<b>TOTAL ASSETS</b>	<b>1,207,859.10</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	11,164.28
Prepayments	7,159.93
<b>Total Liabilities</b>	<b>18,324.21</b>
<b>Capital</b>	
<b>EQUITY-DOES NOT CLOSE</b>	
Capital Funds Appropriation	92,694.73
<b>Total EQUITY-DOES NOT CLOSE</b>	<b>92,694.73</b>
Retained Earnings	14,492.81
Calculated Retained Earnings	1,043,218.92
Calculated Prior Years Retained Earnings	39,128.43
<b>Total Capital</b>	<b>1,189,534.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,207,859.10</b>

## Annual Budget - Comparative

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

**As of:** Jun 2023

**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
<b>Income</b>					
Association Assessment	0.00	190,088.00	190,088.00	0.00	190,088.00
Interest Income	6,715.79	9,971.39	1,500.00	8,471.39	1,500.00
<b>Total Operating Income</b>	<b>6,715.79</b>	<b>200,059.39</b>	<b>191,588.00</b>	<b>8,471.39</b>	<b>191,588.00</b>
<b>Expense</b>					
G & A - Management Fee	750.00	9,000.00	9,000.00	0.00	9,000.00
G & A - Liability Insurance	1,669.61	25,053.16	23,000.00	-2,053.16	23,000.00
G & A - Legal & Professional	137.50	9,317.50	5,000.00	-4,317.50	5,000.00
G & A - Postage/Office Supply	285.59	2,029.14	1,000.00	-1,029.14	1,000.00
G & A - Taxes	0.00	353.00	350.00	-3.00	350.00
G & A - Bank Charge	45.25	165.25	0.00	-165.25	0.00
G & A - Website	0.00	438.80	500.00	61.20	500.00
Buildings-Electric	72.47	1,084.57	1,250.00	165.43	1,250.00
Buildings-Insect Control	107.00	3,320.00	3,000.00	-320.00	3,000.00
Buildings-R&M- Gutters	0.00	1,345.10	3,000.00	1,654.90	3,000.00
Buildings-R&M- Condos	290.40	6,723.77	8,000.00	1,276.23	8,000.00
Buildings-R&M- Inspections	0.00	5,744.14	6,100.00	355.86	6,100.00
Buildings-R&M- Siding	0.00	0.00	1,000.00	1,000.00	1,000.00
Buildings-R&M- Paint	0.00	4,194.42	5,000.00	805.58	5,000.00
Buildings-R&M- Roofing	390.40	1,320.54	2,500.00	1,179.46	2,500.00
Buildings-R&M- Sidewalks	0.00	0.00	2,500.00	2,500.00	2,500.00
Buildings-R&M- Miscellaneous	0.00	353.10	2,500.00	2,146.90	2,500.00
Buildings - Non Budgeted	0.00	5,450.00	0.00	-5,450.00	0.00
Grounds-Beach Cleaning	382.50	617.90	2,000.00	1,382.10	2,000.00
Grounds-Trash Removal	732.30	6,149.90	4,250.00	-1,899.90	4,250.00
Grounds - Snow Removal	0.00	278.85	2,000.00	1,721.15	2,000.00
Grounds-R&M- Irrigation System	423.17	5,138.33	4,500.00	-638.33	4,500.00
Grounds-R&M- Miscellaneous	147.13	1,475.34	2,500.00	1,024.66	2,500.00

## Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds - Periodic - M&R	0.00	0.00	4,000.00	4,000.00	4,000.00
Landscape-Edging/Weeding	0.00	0.00	500.00	500.00	500.00
Landscape-Fertilize	331.94	2,292.97	2,750.00	457.03	2,750.00
Landscape-Mowing/Trimming	2,465.55	20,194.64	21,000.00	805.36	21,000.00
Landscape-Shrub/Tree/Annuals	515.75	11,017.47	8,000.00	-3,017.47	8,000.00
Landscape-Spring/Fall Cleanup	1,485.58	12,525.39	16,000.00	3,474.61	16,000.00
Landscape-R&M- Shrub/Tree-Prune	2,710.88	7,870.24	6,300.00	-1,570.24	6,300.00
Landscape-R&M- Miscellaneous	784.45	1,955.07	1,250.00	-705.07	1,250.00
Landscape - Periodic - M&R	0.00	9,195.26	4,000.00	-5,195.26	4,000.00
Pool - Chemicals	400.31	1,825.22	2,000.00	174.78	2,000.00
Pool - Cleaning	1,794.93	7,156.38	7,650.00	493.62	7,650.00
Pool - Electric	145.98	1,064.85	1,250.00	185.15	1,250.00
Pool - Gas	290.13	1,525.94	1,500.00	-25.94	1,500.00
Pool - Open / Close	0.00	4,065.43	3,500.00	-565.43	3,500.00
Pool - R&M	1,211.06	2,280.89	2,000.00	-280.89	2,000.00
Security - Electric	216.30	2,451.89	3,000.00	548.11	3,000.00
Security - Lights	147.13	593.59	1,500.00	906.41	1,500.00
Security - Gate	0.00	858.03	1,000.00	141.97	1,000.00
Water Plant - Electric	73.68	1,341.24	1,200.00	-141.24	1,200.00
Water Plant - Water/Sewer	352.24	3,829.77	3,000.00	-829.77	3,000.00
Water Plant - Repairs & Maint.	125.00	7,074.87	2,500.00	-4,574.87	2,500.00
<b>Total Operating Expense</b>	<b>18,484.23</b>	<b>188,671.95</b>	<b>182,850.00</b>	<b>-5,821.95</b>	<b>182,850.00</b>
Total Operating Income	6,715.79	200,059.39	191,588.00	8,471.39	191,588.00
Total Operating Expense	18,484.23	188,671.95	182,850.00	-5,821.95	182,850.00
<b>NOI - Net Operating Income</b>	<b>-11,768.44</b>	<b>11,387.44</b>	<b>8,738.00</b>	<b>2,649.44</b>	<b>8,738.00</b>
<b>Other Income</b>					
Association Construction Assessment	523,393.86	1,695,938.21	0.00	1,695,938.21	0.00
Capital Funds Collected	0.00	15,841.00	15,841.00	0.00	15,841.00
Appropriation to Reserve Funds	0.00	-15,841.00	-15,841.00	0.00	-15,841.00
Reserve Fund - Draw Down	0.00	3,156.39	0.00	3,156.39	0.00
<b>Total Other Income</b>	<b>523,393.86</b>	<b>1,699,094.60</b>	<b>0.00</b>	<b>1,699,094.60</b>	<b>0.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Other Expense</b>					
Buildings - Capital Improvement	34,735.40	89,085.40	0.00	-89,085.40	0.00
Capital Improvement - Siding Project	121,620.24	575,021.33	0.00	-575,021.33	0.00
Grounds - Capital Improvement	0.00	3,156.39	0.00	-3,156.39	0.00
<b>Total Other Expense</b>	<b>156,355.64</b>	<b>667,263.12</b>	<b>0.00</b>	<b>-667,263.12</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>367,038.22</b>	<b>1,031,831.48</b>	<b>0.00</b>	<b>1,031,831.48</b>	<b>0.00</b>
Total Income	530,109.65	1,899,153.99	191,588.00	1,707,565.99	191,588.00
Total Expense	174,839.87	855,935.07	182,850.00	-673,085.07	182,850.00
<b>Net Income</b>	<b>355,269.78</b>	<b>1,043,218.92</b>	<b>8,738.00</b>	<b>1,034,480.92</b>	<b>8,738.00</b>

## Check Register

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

**Date Range:** 06/01/2023 to 06/30/2023

**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
<b>CSN - Money Market</b>						
CSN - Money Market	230601	Yes	06/01/2023	GRAND RIVER INSURANCE AGENCY, LLC	1,685.76	
CSN - Money Market	230630	Yes	06/30/2023	GRAND RIVER INSURANCE AGENCY, LLC	1,669.61	
					<b>3,355.37</b>	
<b>CSN - Operating</b>						
CSN - Operating	230608	Yes	06/08/2023	COLUMBIA GAS	102.91	
CSN - Operating	230614	Yes	06/14/2023	REPUBLIC SERVICES #263	741.91	
CSN - Operating	8783	Yes	06/15/2023	BROWN SUPPLY CO	208.16	
CSN - Operating	8784	Yes	06/15/2023	ERIE SPIDER & PEST CONTROL	1,364.25	
CSN - Operating	8785	Yes	06/15/2023	LEY PROPERTY MANAGEMENT	7,380.01	
CSN - Operating	8786	Yes	06/15/2023	Ley Property Management	750.00	
CSN - Operating	8787	Yes	06/15/2023	SCHILL GROUNDS MANAGEMENT	5,583.70	
CSN - Operating	230620	Yes	06/20/2023	OHIO EDISON	473.91	
CSN - Operating	230620	Yes	06/20/2023	OTTAWA COUNTY SANITARY ENGINEER	268.68	
CSN - Operating	20220127	Yes	06/29/2023	TIMOTHY KEYS	21.39	
					<b>16,894.92</b>	
<b>CSN- MM-Construction</b>						
CSN- MM-Construction	2503	Yes	06/05/2023	NORTH COAST ROOFING OF OHIO INC	34,735.40	
CSN- MM-Construction	2504	Yes	06/13/2023	KLUDING CONSTRUCTION, LLC	12,715.24	

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
CSN- MM-Construction	230626	Yes	06/26/2023	KLUDING CONSTRUCTION, LLC	108,905.00	
					156,355.64	
Total					176,605.93	

## Aged Payables Summary

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

**As of:** 06/30/2023

**Payees:** All

**Balance:** Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433</b>						
COLUMBIA GAS	290.13	0.00	290.13	0.00	0.00	0.00
ERIE SPIDER & PEST CONTROL	107.00	0.00	107.00	0.00	0.00	0.00
GUNDLACH SHEET METAL WORKS INC	125.00	0.00	125.00	0.00	0.00	0.00
Quality Services Inc.	357.32	0.00	357.32	0.00	0.00	0.00
KAMAN & CUSIMANO, LLC	137.50	0.00	137.50	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEIMEISTER CRANE SERVICE INC.	1,926.00	0.00	1,926.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	4,870.15	0.00	4,870.15	0.00	0.00	0.00
OHIO EDISON	508.43	0.00	508.43	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	352.24	0.00	352.24	0.00	0.00	0.00
REPUBLIC SERVICES #263	732.30	0.00	732.30	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	607.90	0.00	607.90	0.00	0.00	0.00
BROWN SUPPLY CO	400.31	0.00	400.31	0.00	0.00	0.00
	<b>11,164.28</b>	<b>0.00</b>	<b>11,164.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>11,164.28</b>	<b>0.00</b>	<b>11,164.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## 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:** 06/30/2023

**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+
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 11 - PETERSON, LISA</b>										
PETERSON, LISA	03/01/2023	03/01/2023	40100	Association Construction Assessment	20,936.07	4,667.00	0.00	0.00	0.00	4,667.00
PETERSON, LISA	06/01/2023	06/01/2023	40100	Association Construction Assessment	21,006.06	21,006.06	21,006.06	0.00	0.00	0.00
					<b>41,942.13</b>	<b>25,673.06</b>	<b>21,006.06</b>	<b>0.00</b>	<b>0.00</b>	<b>4,667.00</b>
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 12 - SESKO, KENNETH</b>										
SESKO, KENNETH	04/01/2023	04/01/2023	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	1,782.00	0.00
SESKO, KENNETH	06/01/2023	06/01/2023	40100	Association Construction Assessment	21,006.06	21,006.06	21,006.06	0.00	0.00	0.00
					<b>22,788.06</b>	<b>22,788.06</b>	<b>21,006.06</b>	<b>0.00</b>	<b>1,782.00</b>	<b>0.00</b>
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 16 - CASWELL, BILL</b>										
CASWELL, BILL	06/01/2023	06/01/2023	40100	Association Construction Assessment	21,006.06	69.99	69.99	0.00	0.00	0.00
<b>Total</b>					<b>85,736.25</b>	<b>48,531.11</b>	<b>42,082.11</b>	<b>0.00</b>	<b>1,782.00</b>	<b>4,667.00</b>



## Copy of Association Work Order

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

**Units:** All

**Homeowners:** All

**Vendors:** All

**Assigned User:** All

**Created By:** All

**Priority:** All

**Current Work Order Status:** New, Estimate Requested, Estimated, Assigned, Scheduled, Waiting, Work Done, Completed, Canceled, and Completed No Need To Bill

**Work Order Type:** Unit Turn, Resident, and Internal

**Unit Turn Category:** All

**Status Date:** Created On 06/01/2023 - 06/30/2023

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433													
Normal	Internal	4519-1	CLEAN POOL DAILY		Completed	Ley Property Management			06/01/2023				07/07/2023
Normal	Internal	4524-1	Maintain all security lights and landscape lights Winter months check water room for heat Check Garbage Dumpster for levels - report high levels - clean spill overs Check Grounds for wind damage Monitor sump pump discharge		Completed No Need To Bill				06/01/2023				07/05/2023
Normal	Resident	4532-1	Hello, just wanted to follow up on this as I have not heard anything or received an email. Please		New		UNIT # 24	KRAMER, DAVID	06/01/2023				

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			let me know if there are any questions or concerns. I appreciate your time with this matter Thank you, Kerry Kramer 216-308-7256 kramer Kerry1@gmail.com										
Normal	Internal	4533-1	COORDINATE W/ JVS TO REPLACE GARAGE OPENER. DOOR IS UNHOOKED AND CAN BE MANUALLY OPENED. GARAGE IS LOCATED AT SOUTHWEST BANK 1ST UNIT.		Completed No Need To Bill		UNIT # 15	WEHRI, CARL	06/02/2023				06/30/2023
Normal	Internal	4535-1	IN PRIMROSE BUILDING - PULL OUT HER (2) BLUE KAYAKS THAT HAVE BEEN MOVED. THEY ARE IN THE RIGHT HAND CORNER AND HAVE COVERS ON THEM. PLEASE PULL OUT WITH COVERS ON AND IF POSSIBLE		Completed	Ley Property Management	UNIT # 9	CORSARO, JOE	06/02/2023	06/02/2023		06/02/2023	06/30/2023

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			<p>PUT UNDER HER DECK (IF THAT WON'T WORK PUT UNDER THE KITCHEN WINDOW).</p> <p>LET ME KNOW WHERE YOU PUT THEM SO I CAN LET HER KNOW.</p>										
Normal	Resident	4542-1	Need a plumber to fix a water leak in an overhead pipe in the basement. The pipe feeds the outside water valve/shut off. Will also need two shut off valves. Have a bucket catching the slow water drip.		Canceled		UNIT # 2	RENAUX, MARCIA	06/03/2023				
Normal	Resident	4543-1	We are having some humidity issues in our basement and have ordered a new dehumidifier. It is supposed to be delivered on Tuesday, June 6th to our condo. We would ask		Completed	Ley Property Management	UNIT # 5	VERES, BETH	06/04/2023			06/07/2023	06/29/2023

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			for it to be installed ASAP. The current Honeywell one can be left in basement as well as box the new one comes in. I'd also like to ask your recommendation on a carpet cleaner in the area as well as possible mold testing? THANKS!										
Normal	Internal	4549-1	LAMP FIXTURE @ POOL REMOUNT		Completed	Ley Property Management			06/05/2023			06/05/2023	06/05/2023
Normal	Internal	4551-1	Request wall in dinning room be painted by June 22nd.. They have paint.		Completed	Ley Property Management	UNIT # 21	TARR, TERRY	06/05/2023			06/28/2023	06/29/2023
Normal	Resident	4557-1	2 areas behind north garage have exposed wire connections and need to be capped Thanks		Completed	Ley Property Management	UNIT # 18	COLATRUGLIO MICHAEL	06/10/2023			06/23/2023	06/29/2023
Normal	Resident	4560-1	Hello. I'm putting this in for Mike Colatruglio. There is leaking from the chimney into his bedroom.		Completed	Ley Property Management	UNIT # 13	Keys, Tim	06/12/2023			06/12/2023	06/30/2023

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			Could Jay do his caulk magic around this problem spot. Mike will be available to show details.										
Normal	Internal	4563-1	TURN OFF LIGHTS DUE TO MAYFLY HATCH		Completed	Ley Property Management			06/12/2023			06/16/2023	06/29/2023
Normal	Internal	4564-1	PUT CSN COMMON SENSE & COMMON CURTESIES 2023 IN EACH UNIT		Completed	Ley Property Management			06/12/2023			06/14/2023	06/29/2023
Normal	Resident	4572-1	This isn't so much maintenance has a couple of handyman projects we need to have done. We have a three way light switch that's not connected properly and we just need someone to figure out where the wires go so that it works from both switches, we also have an outlet that's attached to a switch that we would like to have replaced and lastly, we had new flooring		Assigned	Ley Property Management	UNIT # 19	QUINN, KEVIN	06/13/2023				

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			installed a year ago and I bought a new vent register cover and it doesn't fit because one piece of flooring extends a little too far out and we need someone to cut that back. I realize these are things that we would pay for, but I believe your guys could take care of them for us , let me know. Thank you.										
Normal	Resident	4582-1	Dear Earl, I am looking for a cleaning service because the one I have used for years it's basically out of business. Can you help us out and recommend someone?  Thank you,  Pam Long.		Completed No Need To Bill		UNIT # 22	LONG, MICHAEL	06/18/2023				07/07/2023
Normal	Internal	4584-1	JVS install operator on garage and keyless entrypad		New		UNIT # 7	OSBORNE, JONATHAN	06/19/2023				
Normal	Resident	4613-1	The toilet in the front		Completed	Ley Property Management	UNIT # 22	LONG, MICHAEL	06/25/2023			06/27/2023	06/28/2023

## Copy of Association Work Order

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Done On	Completed On
			bathroom is not flushing properly. We need somebody to look at it and hopefully solve the problem. Thank you, Pam Long.										
Normal	Internal	4619-1	Per Tim Keys there are live wires from where the lights on each side of the upper balcony go. They need to figure out how to cut the power to the wires.		Completed	Ley Property Management	UNIT # 4	MILLER, DONNA	06/27/2023			06/27/2023	06/28/2023
Normal	Internal	4629-1	TREE THAT LOST BIG LIMB THAT FELL ON THE FENCE APPEARS TO HAVE SPLIT. INSPECT AND LET EARL KNOW RECOMMENDATIONS - SHEILA IS WORRIED IT WILL FALL ON SOMEONES CAR.		Completed	Ley Property Management	UNIT # 28	FLANNERY, BRIAN	06/30/2023			06/30/2023	07/07/2023

Total