

Balance Sheet

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

As of: 06/30/2025

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	72,717.12
Money Market Reserves	80,907.47
MM- First National - Construction	17,150.93
FNB-ICS - Sweep Account	135,026.32
Total Cash	305,801.84
TOTAL ASSETS	305,801.84
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	24,316.90
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	148,162.39
Prepayments	17,806.00
Total Liabilities	188,685.29
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	40,544.38
Total EQUITY-DOES NOT CLOSE	40,544.38
Retained Earnings	14,492.81
Calculated Retained Earnings	-37,463.07
Calculated Prior Years Retained Earnings	99,542.43
Total Capital	117,116.55
TOTAL LIABILITIES & CAPITAL	305,801.84

Annual Budget - Comparative

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

As of: Jun 2025

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	190,088.00	190,088.00	0.00	190,088.00
Late Fees	0.00	178.20	0.00	178.20	0.00
Interest Income	380.48	14,697.43	0.00	14,697.43	0.00
Total Operating Income	380.48	204,963.63	190,088.00	14,875.63	190,088.00
Expense					
G & A - Management Fee	827.42	9,077.42	9,000.00	-77.42	9,000.00
G & A - Liability Insurance	2,361.11	26,257.30	30,000.00	3,742.70	30,000.00
G & A - Legal & Professional	0.00	2,797.50	2,500.00	-297.50	2,500.00
G & A - Postage/Office Supply	364.09	1,335.86	1,500.00	164.14	1,500.00
G & A - Taxes	0.00	8,866.11	6,600.00	-2,266.11	6,600.00
G & A - Bank Charge	20.25	626.59	360.00	-266.59	360.00
G & A - Website	0.00	530.61	450.00	-80.61	450.00
Buildings-Electric	84.26	1,244.55	1,750.00	505.45	1,750.00
Buildings-Insect Control	0.00	2,985.30	3,500.00	514.70	3,500.00
Buildings-R&M- Gutters	360.00	1,611.71	500.00	-1,111.71	500.00
Buildings-R&M- Condos	707.50	4,534.96	5,000.00	465.04	5,000.00
Buildings-R&M- Inspections	0.00	3,726.34	3,500.00	-226.34	3,500.00
Buildings-R&M- Paint	0.00	780.00	500.00	-280.00	500.00
Buildings-R&M- Miscellaneous	0.00	106.27	500.00	393.73	500.00
Community - Storage Unit	0.00	722.81	500.00	-222.81	500.00
Grounds-Beach Cleaning	0.00	224.70	500.00	275.30	500.00
Grounds-Trash Removal	283.27	2,590.62	5,500.00	2,909.38	5,500.00
Grounds-R&M- Roadways	0.00	540.00	500.00	-40.00	500.00
Grounds - Snow Removal	0.00	1,235.85	2,000.00	764.15	2,000.00
Grounds-R&M- Irrigation System	0.00	2,384.04	2,500.00	115.96	2,500.00
Grounds-R&M- Miscellaneous	0.00	1,172.23	750.00	-422.23	750.00
Landscape-Fertilize	0.00	2,514.06	2,750.00	235.94	2,750.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Mowing/Trimming	1,746.24	16,639.46	19,000.00	2,360.54	19,000.00
Landscape-Shrub/Tree/Annuals	0.00	15,994.14	12,000.00	-3,994.14	12,000.00
Landscape-Spring/Fall Cleanup	0.00	23,292.22	16,000.00	-7,292.22	16,000.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,263.20	5,000.00	1,736.80	5,000.00
Landscape-R&M- Miscellaneous	233.98	578.68	2,500.00	1,921.32	2,500.00
Landscape - Periodic - M&R	14,513.14	27,962.43	4,000.00	-23,962.43	4,000.00
Pool - Chemicals	309.20	2,123.15	3,500.00	1,376.85	3,500.00
Pool - Cleaning	1,852.50	6,867.50	7,200.00	332.50	7,200.00
Pool - Electric	122.37	1,143.16	1,250.00	106.84	1,250.00
Pool - Gas	346.93	1,535.75	1,400.00	-135.75	1,400.00
Pool - Open / Close	45.00	3,762.09	4,000.00	237.91	4,000.00
Pool - R&M	350.49	1,066.73	2,500.00	1,433.27	2,500.00
Pool - Furniture	0.00	929.87	0.00	-929.87	0.00
Security - Electric	171.05	2,600.70	3,000.00	399.30	3,000.00
Security - Lights	0.00	232.50	1,000.00	767.50	1,000.00
Security - Gate	0.00	138.97	1,300.00	1,161.03	1,300.00
Water Plant - Electric	83.47	1,182.55	1,400.00	217.45	1,400.00
Water Plant - Water/Sewer	340.84	3,531.87	3,000.00	-531.87	3,000.00
Water Plant - Repairs & Maint.	0.00	2,210.00	1,500.00	-710.00	1,500.00
Total Operating Expense	25,123.11	190,919.80	170,210.00	-20,709.80	170,210.00
Total Operating Income	380.48	204,963.63	190,088.00	14,875.63	190,088.00
Total Operating Expense	25,123.11	190,919.80	170,210.00	-20,709.80	170,210.00
NOI - Net Operating Income	-24,742.63	14,043.83	19,878.00	-5,834.17	19,878.00
Other Income					
Association Construction Assessment	0.00	37,396.86	0.00	37,396.86	0.00
Capital Funds Collected	0.00	31,682.00	15,841.00	15,841.00	15,841.00
Appropriation to Reserve Funds	0.00	-31,682.00	-15,841.00	-15,841.00	-15,841.00
Construction Fund - Draw Down	107,983.80	635,108.48	0.00	635,108.48	0.00
Total Other Income	107,983.80	672,505.34	0.00	672,505.34	0.00
Other Expense					
Buildings - Capital Improvement	0.00	51,506.90	0.00	-51,506.90	0.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Capital Improvement - Siding Project	107,983.80	672,505.34	0.00	-672,505.34	0.00
Total Other Expense	107,983.80	724,012.24	0.00	-724,012.24	0.00
Net Other Income	0.00	-51,506.90	0.00	-51,506.90	0.00
Total Income	108,364.28	877,468.97	190,088.00	687,380.97	190,088.00
Total Expense	133,106.91	914,932.04	170,210.00	-744,722.04	170,210.00
Net Income	-24,742.63	-37,463.07	19,878.00	-57,341.07	19,878.00

Check Register

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

Date Range: 06/01/2025 to 06/30/2025

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
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CSN - Operating

CSN - Operating	8924	Yes	06/03/2025	BROWN SUPPLY CO	642.64	
CSN - Operating	8925	Yes	06/03/2025	CORSO'S LANDSCAPE	1,759.87	
CSN - Operating	8926	Yes	06/03/2025	ERIE SPIDER & PEST CONTROL	1,364.25	
CSN - Operating	8927	No	06/03/2025	KLUDING CONSTRUCTION, LLC	5,060.00	
CSN - Operating	8929	Yes	06/03/2025	LEY PROPERTY MANAGEMENT	121.25	
CSN - Operating	8930	Yes	06/03/2025	Ley Property Management	750.00	
CSN - Operating	8931	Yes	06/03/2025	Quality Services Inc.	319.50	
CSN - Operating	8932	Yes	06/03/2025	LEY PROPERTY MANAGEMENT	3,724.69	
CSN - Operating	20250603	Yes	06/03/2025	GRAND RIVER INSURANCE AGENCY, LLC	2,361.11	
CSN - Operating	250609	Yes	06/09/2025	COLUMBIA GAS	111.56	
CSN - Operating	250614	Yes	06/14/2025	Zoom Video Communication	171.09	
CSN - Operating	250614	Yes	06/14/2025	REPUBLIC SERVICES #263	284.83	
CSN - Operating	250618	Yes	06/18/2025	OHIO EDISON	526.11	
CSN - Operating	250620	Yes	06/20/2025	OTTAWA COUNTY SANITARY ENGINEER	212.98	

17,409.88

CSN- MM-Construction

CSN- MM-Construction	250630	No	06/30/2025	KLUDING CONSTRUCTION, LLC	107,983.80	
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Total					125,393.68	
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Aged Payables Summary

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

As of: 06/30/2025

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	346.93	346.93	0.00	0.00	0.00	0.00
CORSO'S LANDSCAPE	18,005.62	16,259.38	1,746.24	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	3,635.49	3,635.49	0.00	0.00	0.00	0.00
OHIO EDISON	538.57	538.57	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	340.84	340.84	0.00	0.00	0.00	0.00
REPUBLIC SERVICES #263	283.27	283.27	0.00	0.00	0.00	0.00
KEYS, TIMOTHY	106.98	0.00	106.98	0.00	0.00	0.00
BROWN SUPPLY CO	309.20	0.00	309.20	0.00	0.00	0.00
	24,316.90	21,404.48	2,912.42	0.00	0.00	0.00
Total	24,316.90	21,404.48	2,912.42	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: 06/30/2025

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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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 06/01/2025 - 06/30/2025

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

Normal	Internal	6669-1	CLEAN POOL DAILY		Completed	Ley Property Management			06/01/2025				07/01/2025
Normal	Internal	6674-1	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		Assigned	Ley Property Management			06/01/2025				
Normal	Resident	6702-1	Ceiling fixture at bottom of basement stairs is malfunctioning. Can someone come by		Completed	Ley Property Management	UNIT # 19	QUINN, KEVIN	06/05/2025			06/18/2025	07/06/2025

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
			Friday? Seems to be a circuit issue.										
Normal	Resident	6704-1	I need a painter. Whom do you recommend?		Completed No Need To Bill		UNIT # 22	LONG, MICHAEL	06/06/ 2025				06/06/ 2025
Normal	Resident	6707-1	We want to power wash our steps and entrance area to our condo.		Assigned	Ley Property Management	UNIT # 22	LONG, MICHAEL	06/06/ 2025				
Normal	Internal	6710-1	meet O & H and coordinate turning off/on building water main. O & H will replace unit water main shut off valve.		Completed No Need To Bill	Ley Property Management	UNIT # 25	SMITH, RICHARD	06/09/ 2025			06/09/ 2025	07/07/ 2025
Normal	Internal	6711-1	Print and Laminate Courtesies Distribute to owners kitchen counters.		Completed No Need To Bill	Ley Property Management			06/09/ 2025			06/18/ 2025	07/07/ 2025
Normal	Internal	6744-1	Water Leak above first floor door , valance & carpet wet. Please investigate and involve Kluding Construction if needed.		Completed	Ley Property Management	UNIT # 14	BARONE, JOSEPH	06/16/ 2025			06/18/ 2025	06/21/ 2025
Normal	Internal	6756-1	Bayside Comfort called and asked for someone to meet him due		Completed	Ley Property Management	UNIT # 26	Coulman, Jane	06/19/ 2025			06/19/ 2025	06/21/ 2025

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
			to a gas leak at the main.										
Normal	Internal	6765-1	meet Buckeye Tech at unit 26.		Completed No Need To Bill	Ley Property Management	UNIT # 25	SMITH, RICHARD	06/23/2025			06/23/2025	06/23/2025
			Gain Access to unit 25 crawlspace for access to cable drops.										
			lock up afer completion.										
Normal	Resident	6766-1	Good afternoon, .Could you please put my grill on my deck? The grill is in my garage...		Completed No Need To Bill	Ley Property Management	UNIT # 20	Cogan, J.KEVIN	06/23/2025			06/28/2025	06/28/2025
Normal	Resident	6786-1	Please make sure that our porch and steps are power washed by next weekend. Thanks for your help, Pam.	Power Washing at Catawba Shores North	Assigned	Ley Property Management	UNIT # 22	LONG, MICHAEL	06/27/2025				
Normal	Resident	6799-1	Front gate key pad not working. Remote works	Can you guys look into this please?	Completed No Need To Bill	Ley Property Management	UNIT # 16	CASWELL, BILL	06/29/2025			06/30/2025	07/03/2025
Normal	Internal	6802-1	Front gate not opening.		Completed No Need To Bill	Ley Property Management			06/30/2025			06/30/2025	07/03/2025
			Fix front pool gate to be self closing.										
			Check both side gates for proper self										

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
			closing operation.										

Total