

Balance Sheet

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

As of: 03/31/2025

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	67,043.72
Money Market Reserves	80,766.44
MM- First National - Construction	125,149.63
FNB-ICS - Sweep Account	241,842.64
Total Cash	514,802.43
Accounts Receivable	6.00
TOTAL ASSETS	514,808.43
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	4,209.28
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	328,733.13
Prepayments	9,048.00
Total Liabilities	340,390.41
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	19,838.40
Calculated Prior Years Retained Earnings	99,542.43
Total Capital	174,418.02
TOTAL LIABILITIES & CAPITAL	514,808.43

Annual Budget - Comparative

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

As of: Mar 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	142,566.00	142,566.00	0.00	190,088.00
Late Fees	0.00	178.20	0.00	178.20	0.00
Interest Income	545.04	13,322.90	0.00	13,322.90	0.00
Total Operating Income	545.04	156,067.10	142,566.00	13,501.10	190,088.00
Expense					
G & A - Management Fee	750.00	6,750.00	6,750.00	0.00	9,000.00
G & A - Liability Insurance	2,361.11	19,173.97	22,500.00	3,326.03	30,000.00
G & A - Legal & Professional	60.00	2,797.50	1,875.01	-922.49	2,500.00
G & A - Postage/Office Supply	0.00	951.57	1,125.00	173.43	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	545.67	270.00	-275.67	360.00
G & A - Website	0.00	530.61	337.50	-193.11	450.00
Buildings-Electric	126.21	883.94	1,312.51	428.57	1,750.00
Buildings-Insect Control	0.00	1,621.05	1,750.00	128.95	3,500.00
Buildings-R&M- Gutters	375.00	1,251.71	375.02	-876.69	500.00
Buildings-R&M- Condos	60.00	3,497.46	3,750.02	252.56	5,000.00
Buildings-R&M- Inspections	825.00	3,636.34	3,500.00	-136.34	3,500.00
Buildings-R&M- Paint	0.00	780.00	375.02	-404.98	500.00
Buildings-R&M- Miscellaneous	0.00	106.27	375.02	268.75	500.00
Community - Storage Unit	92.67	722.81	375.02	-347.79	500.00
Grounds-Beach Cleaning	0.00	0.00	250.00	250.00	500.00
Grounds-Trash Removal	151.19	1,586.66	4,125.01	2,538.35	5,500.00
Grounds-R&M- Roadways	0.00	0.00	375.02	375.02	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	2,064.54	1,000.00	-1,064.54	2,500.00
Grounds-R&M- Miscellaneous	155.25	932.42	562.50	-369.92	750.00
Landscape-Fertilize	0.00	1,596.00	1,718.75	122.75	2,750.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Mowing/Trimming	0.00	11,837.30	11,875.00	37.70	19,000.00
Landscape-Shrub/Tree/Annuals	0.00	14,264.95	7,500.00	-6,764.95	12,000.00
Landscape-Spring/Fall Cleanup	0.00	8,873.70	10,000.00	1,126.30	16,000.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,263.20	3,125.00	-138.20	5,000.00
Landscape-R&M- Miscellaneous	0.00	344.70	1,875.01	1,530.31	2,500.00
Landscape - Periodic - M&R	0.00	13,449.29	3,000.01	-10,449.28	4,000.00
Pool - Chemicals	0.00	1,171.31	1,400.00	228.69	3,500.00
Pool - Cleaning	0.00	4,560.00	4,500.00	-60.00	7,200.00
Pool - Electric	77.99	863.89	937.52	73.63	1,250.00
Pool - Gas	0.00	868.92	1,050.02	181.10	1,400.00
Pool - Open / Close	0.00	1,660.00	2,000.00	340.00	4,000.00
Pool - R&M	0.00	120.00	1,500.00	1,380.00	2,500.00
Security - Electric	246.54	2,015.81	2,250.00	234.19	3,000.00
Security - Lights	30.00	232.50	750.01	517.51	1,000.00
Security - Gate	0.00	138.97	975.01	836.04	1,300.00
Water Plant - Electric	167.73	795.14	1,050.02	254.88	1,400.00
Water Plant - Water/Sewer	0.00	2,395.05	2,250.00	-145.05	3,000.00
Water Plant - Repairs & Maint.	0.00	1,355.00	1,125.00	-230.00	1,500.00
Utilities-Natural Gas	52.14	156.20	0.00	-156.20	0.00
Utilities-Water	145.75	437.25	0.00	-437.25	0.00
Total Operating Expense	5,696.83	128,333.66	118,464.00	-9,869.66	170,210.00
Total Operating Income	545.04	156,067.10	142,566.00	13,501.10	190,088.00
Total Operating Expense	5,696.83	128,333.66	118,464.00	-9,869.66	170,210.00
NOI - Net Operating Income	-5,151.79	27,733.44	24,102.00	3,631.44	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	-15,841.00	-31,682.00	0.00	-31,682.00	-15,841.00
Reserve Fund - Draw Down	238,570.14	238,570.14	0.00	238,570.14	0.00
Construction Fund - Draw Down	0.00	215,967.60	0.00	215,967.60	0.00
Total Other Income	222,729.14	491,934.60	15,841.00	476,093.60	0.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense					
Buildings - Capital Improvement	0.00	45,291.90	0.00	-45,291.90	0.00
Capital Improvement - Siding Project	0.00	454,537.74	0.00	-454,537.74	0.00
Total Other Expense	0.00	499,829.64	0.00	-499,829.64	0.00
Net Other Income	222,729.14	-7,895.04	15,841.00	-23,736.04	0.00
Total Income	223,274.18	648,001.70	158,407.00	489,594.70	190,088.00
Total Expense	5,696.83	628,163.30	118,464.00	-509,699.30	170,210.00
Net Income	217,577.35	19,838.40	39,943.00	-20,104.60	19,878.00

Check Register

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

Date Range: 03/01/2025 to 03/31/2025

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
CSN - Operating						
CSN - Operating	8908	Yes	03/04/2025	KAMAN & CUSIMANO, LLC	275.00	
CSN - Operating	8909	Yes	03/04/2025	LEIMEISTER CRANE SERVICE INC.	11,556.00	
CSN - Operating	8910	Yes	03/04/2025	LEY PROPERTY MANAGEMENT	1,772.40	
CSN - Operating	8911	Yes	03/04/2025	Ley Property Management	750.00	
CSN - Operating	8912	Yes	03/04/2025	George Newton	106.27	
CSN - Operating	250304	Yes	03/04/2025	GRAND RIVER INSURANCE AGENCY, LLC	2,361.11	
CSN - Operating	250310	Yes	03/10/2025	COLUMBIA GAS	52.14	
CSN - Operating	250318	Yes	03/18/2025	REPUBLIC SERVICES #263	151.19	
CSN - Operating	250320	Yes	03/20/2025	OTTAWA COUNTY SANITARY ENGINEER	145.75	
CSN - Operating	250324	Yes	03/24/2025	OHIO EDISON	646.40	
					17,816.26	
Total					17,816.26	

Aged Payables Summary

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

As of: 03/31/2025

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	52.14	52.14	0.00	0.00	0.00	0.00
FRANKLIN SANITATION	1,045.00	0.00	0.00	1,045.00	0.00	0.00
KAMAN & CUSIMANO, LLC	60.00	0.00	60.00	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	1,445.25	1,445.25	0.00	0.00	0.00	0.00
OHIO EDISON	618.47	618.47	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	145.75	145.75	0.00	0.00	0.00	0.00
CATAWBA MINI STORAGE	92.67	92.67	0.00	0.00	0.00	0.00
	4,209.28	2,354.28	810.00	1,045.00	0.00	0.00
Total	4,209.28	2,354.28	810.00	1,045.00	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: 03/31/2025

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+
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 18 - COLATRUGLIO, MICHAEL										
COLATRUGLIO, MICHAEL	01/01/2025	01/01/2025	40200	Capital Funds Collected	594.00	6.00	0.00	0.00	6.00	0.00
Total					594.00	6.00	0.00	0.00	6.00	0.00

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 03/01/2025 - 03/31/2025

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
----------	-----------------	-------------------	-----------------	--------------	--------	--------	------	-----------	------------	-----------------	---------------	--------------	--------------

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

Normal	Internal	6384-1	PREFORM HOUSE INSPECTIONS MONDAY / FRIDAY		Completed No Need To Bill	Ley Property Management			03/01/2025			03/31/2025	04/03/2025
Normal	Internal	6386-1	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	Ley Property Management			03/01/2025				04/07/2025
Normal	Internal	6389-1	PLOW STREETS AND WALKWAYS		Completed No Need To Bill	Ley Property Management			03/01/2025				04/07/2025

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
AS NEEDED													
Normal	Resident	6409-1	Hello. I'm putting this in for Lisa Peterson. She tells me a gutter has reverse flow. I will include her picture of the problem gutter. Need an opinion on exactly what needs done.		Completed No Need To Bill	Ley Property Management	UNIT # 13	Keys, Tim	03/03/2025			03/04/2025	04/03/2025
Normal	Internal	6416-1	Downspouts on each side of sidewalk leaking. Check other garden building downspouts for leaks. Repair all as needed.		Completed No Need To Bill	Ley Property Management	UNIT # 23	RIEMENSCHNEIDER, BRAD	03/16/2025			03/13/2025	04/03/2025
Normal	Internal	6428-1	Fallen tree by water room area. Cut up and dispose of please.		Completed No Need To Bill	Ley Property Management			03/17/2025			03/17/2025	04/03/2025
Normal	Internal	6430-1	Check Water Valve and Make sure water is off and lines are drained.		Completed No Need To Bill	Ley Property Management	UNIT # 21	TARR, TERRY	03/17/2025			03/18/2025	04/04/2025
Normal	Internal	6431-1	Right side of double door that leads to A/C & Heater and where the shut off valve is will not stay closed. Mr. Tarr says it is		Completed No Need To Bill	Ley Property Management	UNIT # 21	TARR, TERRY	03/17/2025			03/17/2025	04/04/2025

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
			from the leak that was above them at one point. He wants to make sure the stool gets put back in front of the doors so they stay closed.										
Normal	Internal	6432-1	Pick up hoses left out over winter, store in water room.		Completed No Need To Bill	Ley Property Management			03/18/2025			03/18/2025	04/07/2025
Normal	Internal	6436-1	Locate new front door for Peterson, stored in Primrose. Meet Ray Schaffer to transfer door to them as the contractor. 3/19 at 8 am.		Completed No Need To Bill	Ley Property Management	UNIT # 11	PETERSON, LISA	03/18/2025			03/19/2025	03/24/2025
Normal	Internal	6447-1	Post support at patio stairs rotting. Inspect and refer to Kluding for advise.		Assigned	Ley Property Management	UNIT # 23	RIEMENSCHNEIDER, BRAD	03/24/2025				
Normal	Internal	6461-1	Lisa called and asked if we can turn her water on today 3/28/25 her new door key code is 7147		Completed No Need To Bill	Ley Property Management	UNIT # 11	PETERSON, LISA	03/28/2025			03/28/2025	04/07/2025
Normal	Internal	6467-1	Out door light poles are out on the corner		Work Done	Ley Property Management	UNIT # 10	NEWTON, GEORGE	03/31/2025			04/01/2025	

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
Normal	Internal	6468-1	We are planning to come up to CSN this Friday afternoon for the weekend. Any chance your guys could move our deck furniture and grill from our garage to the deck? We did not put any of it out last year because of work being done on our building. I did notice when I checked on things in January that the wheel on our grill was loose. Not sure how that happened. But when it gets moved please ask your guys to pay attention to that so it doesn't break.		Completed No Need To Bill	Ley Property Management	UNIT # 19	QUINN, KEVIN	03/31/2025			03/31/2025	04/07/2025
Normal	Resident	6469-1	with the construction of Building 2 commencing, we would like to have the patio furniture and grill removed from our deck and placed in our garage. The		Completed No Need To Bill	Ley Property Management	UNIT # 7	OSBORNE, JONATHAN	03/31/2025			03/31/2025	04/07/2025

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
			code for the garage door is 5435 (sometimes it takes multiple attempts). If you have questions, please call my cell (419.379.5435). thanks, Jonathan										

Total