

Balance Sheet

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

As of: 02/28/2023

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 |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking-Operating | 30,140.29 |
| Money Market Reserves | 53,025.63 |
| MM- First National - Construction | 422,748.65 |
| CD- Lakewood Federal - reserves | 71,000.09 |
| Total Cash | 576,914.66 |
| Accounts Receivable | 3,108.00 |
| TOTAL ASSETS | 580,022.66 |
| | |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Accounts Payable | 3,624.88 |
| Prepayments | 5,940.00 |
| Total Liabilities | 9,564.88 |
| Capital | |
| EQUITY-DOES NOT CLOSE | |
| Capital Funds Appropriation | 92,694.73 |
| Total EQUITY-DOES NOT CLOSE | 92,694.73 |
| Retained Earnings | 14,492.81 |
| Calculated Retained Earnings | 424,141.81 |
| Calculated Prior Years Retained Earnings | 39,128.43 |
| Total Capital | 570,457.78 |
| TOTAL LIABILITIES & CAPITAL | 580,022.66 |

Annual Budget - Comparative

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

As of: Feb 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 |
|--------------------------------|---------------|-------------------|-------------------|---------------|-------------------|
| Income | | | | | |
| Association Assessment | 0.00 | 142,566.00 | 142,566.00 | 0.00 | 190,088.00 |
| Interest Income | 552.79 | 1,734.90 | 1,000.00 | 734.90 | 1,500.00 |
| Total Operating Income | 552.79 | 144,300.90 | 143,566.00 | 734.90 | 191,588.00 |
| Expense | | | | | |
| G & A - Management Fee | 650.00 | 5,200.00 | 6,000.00 | 800.00 | 9,000.00 |
| G & A - Liability Insurance | 1,685.76 | 15,451.27 | 15,333.36 | -117.91 | 23,000.00 |
| G & A - Legal & Professional | 0.00 | 8,434.25 | 3,333.36 | -5,100.89 | 5,000.00 |
| G & A - Postage/Office Supply | 0.00 | 1,141.15 | 666.68 | -474.47 | 1,000.00 |
| G & A - Taxes | 0.00 | 353.00 | 350.00 | -3.00 | 350.00 |
| G & A - Bank Charge | 0.00 | 60.00 | 0.00 | -60.00 | 0.00 |
| G & A - Website | 0.00 | 438.80 | 333.36 | -105.44 | 500.00 |
| Buildings-Electric | 111.16 | 731.50 | 833.36 | 101.86 | 1,250.00 |
| Buildings-Insect Control | 0.00 | 1,848.75 | 1,500.00 | -348.75 | 3,000.00 |
| Buildings-R&M- Gutter Cleaning | 0.00 | 1,168.55 | 2,000.00 | 831.45 | 3,000.00 |
| Buildings-R&M- Condos | 29.39 | 3,638.28 | 5,333.36 | 1,695.08 | 8,000.00 |
| Buildings-R&M- Inspections | 0.00 | 2,850.00 | 4,880.00 | 2,030.00 | 6,100.00 |
| Buildings-R&M- Siding | 0.00 | 0.00 | 666.68 | 666.68 | 1,000.00 |
| Buildings-R&M- Paint | 0.00 | 4,194.42 | 3,333.36 | -861.06 | 5,000.00 |
| Buildings-R&M- Roofing | 0.00 | 738.88 | 1,666.68 | 927.80 | 2,500.00 |
| Buildings-R&M- Sidewalks | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |
| Buildings-R&M- Miscellaneous | 0.00 | 353.10 | 1,666.68 | 1,313.58 | 2,500.00 |
| Buildings - Non Budgeted | 5,450.00 | 5,450.00 | 0.00 | -5,450.00 | 0.00 |
| Grounds-Beach Cleaning | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 2,000.00 |
| Grounds-Trash Removal | 0.00 | 3,363.10 | 2,833.36 | -529.74 | 4,250.00 |
| Grounds-R&M- Roadways | 0.00 | 168.03 | 0.00 | -168.03 | 0.00 |
| Grounds - Snow Removal | 0.00 | 278.85 | 1,500.00 | 1,221.15 | 2,000.00 |
| Grounds-R&M- Irrigation System | 0.00 | 4,040.73 | 2,700.00 | -1,340.73 | 4,500.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|-------------------------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Grounds-R&M- Miscellaneous | 0.00 | 1,249.94 | 1,666.68 | 416.74 | 2,500.00 |
| Grounds - Periodic - M&R | 0.00 | 0.00 | 2,666.68 | 2,666.68 | 4,000.00 |
| Landscape-Edging/Weeding | 0.00 | 0.00 | 200.00 | 200.00 | 500.00 |
| Landscape-Fertilize | 0.00 | 1,297.15 | 1,718.75 | 421.60 | 2,750.00 |
| Landscape-Mowing/Trimming | 0.00 | 12,797.99 | 13,125.00 | 327.01 | 21,000.00 |
| Landscape-Shrub/Tree/Annuals | 0.00 | 3,692.22 | 5,000.00 | 1,307.78 | 8,000.00 |
| Landscape-Spring/Fall Cleanup | 0.00 | 8,068.65 | 10,000.00 | 1,931.35 | 16,000.00 |
| Landscape-R&M- Shrub/Tree-Prune | 0.00 | 3,589.60 | 3,937.50 | 347.90 | 6,300.00 |
| Landscape-R&M- Miscellaneous | 0.00 | 1,076.46 | 833.36 | -243.10 | 1,250.00 |
| Landscape - Periodic - M&R | 0.00 | 5,317.90 | 2,666.68 | -2,651.22 | 4,000.00 |
| Pool - Chemicals | 0.00 | 1,178.25 | 1,000.00 | -178.25 | 2,000.00 |
| Pool - Cleaning | 0.00 | 4,708.00 | 4,781.25 | 73.25 | 7,650.00 |
| Pool - Electric | 69.10 | 704.28 | 833.36 | 129.08 | 1,250.00 |
| Pool - Gas | 0.00 | 969.20 | 1,000.00 | 30.80 | 1,500.00 |
| Pool - Open / Close | 0.00 | 2,197.45 | 1,750.00 | -447.45 | 3,500.00 |
| Pool - R&M | 0.00 | 1,058.93 | 1,000.00 | -58.93 | 2,000.00 |
| Security - Electric | 217.76 | 1,799.22 | 2,000.00 | 200.78 | 3,000.00 |
| Security - Lights | 19.00 | 136.70 | 1,000.00 | 863.30 | 1,500.00 |
| Security - Gate | 0.00 | 858.03 | 666.68 | -191.35 | 1,000.00 |
| Water Plant - Electric | 123.40 | 715.38 | 800.00 | 84.62 | 1,200.00 |
| Water Plant - Water/Sewer | 0.00 | 2,771.60 | 2,000.00 | -771.60 | 3,000.00 |
| Water Plant - Repairs & Maint. | 0.00 | 6,575.87 | 1,666.68 | -4,909.19 | 2,500.00 |
| Utilities-Natural Gas | 38.95 | 77.90 | 0.00 | -77.90 | 0.00 |
| Total Operating Expense | 8,394.52 | 120,743.38 | 116,242.86 | -4,500.52 | 182,850.00 |
| | | | | | |
| Total Operating Income | 552.79 | 144,300.90 | 143,566.00 | 734.90 | 191,588.00 |
| Total Operating Expense | 8,394.52 | 120,743.38 | 116,242.86 | -4,500.52 | 182,850.00 |
| NOI - Net Operating Income | -7,841.73 | 23,557.52 | 27,323.14 | -3,765.62 | 8,738.00 |
| | | | | | |
| Other Income | | | | | |
| Association Construction Assessment | 0.00 | 649,080.38 | 0.00 | 649,080.38 | 0.00 |
| Capital Funds Collected | 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 |
| Total Other Income | 0.00 | 668,077.77 | 15,841.00 | 652,236.77 | 15,841.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--------------------------------------|------------------|-------------------|------------------|--------------------|-------------------|
| Other Expense | | | | | |
| Appropriation to Reserve Funds | 0.00 | 15,841.00 | 0.00 | -15,841.00 | -15,841.00 |
| Buildings - Capital Improvement | 0.00 | 120,559.83 | 0.00 | -120,559.83 | 0.00 |
| Capital Improvement - Siding Project | 0.00 | 127,936.26 | 0.00 | -127,936.26 | 0.00 |
| Grounds - Capital Improvement | 0.00 | 3,156.39 | 0.00 | -3,156.39 | 0.00 |
| Total Other Expense | 0.00 | 267,493.48 | 0.00 | -267,493.48 | -15,841.00 |
| Net Other Income | | | | | |
| | 0.00 | 400,584.29 | 15,841.00 | 384,743.29 | 31,682.00 |
| Total Income | 552.79 | 812,378.67 | 159,407.00 | 652,971.67 | 207,429.00 |
| Total Expense | 8,394.52 | 388,236.86 | 116,242.86 | -271,994.00 | 167,009.00 |
| Net Income | -7,841.73 | 424,141.81 | 43,164.14 | 380,977.67 | 40,420.00 |

Check Register

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

Date Range: 02/01/2023 to 02/28/2023

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 |
|------------------------|---------|---------|------------|------------------------------------|------------------|------------|
| CSN - Operating | | | | | | |
| CSN - Operating | 8766 | Yes | 02/01/2023 | CATAWBA MINI STORAGE | 320.16 | |
| CSN - Operating | 8767 | Yes | 02/01/2023 | KAMAN & CUSIMANO, LLC | 1,095.00 | |
| CSN - Operating | 8768 | Yes | 02/01/2023 | LEY PROPERTY MANAGEMENT | 1,591.40 | |
| CSN - Operating | 8769 | Yes | 02/01/2023 | Ley Property Management | 650.00 | |
| CSN - Operating | 8770 | Yes | 02/06/2023 | ALLIANCE CONSULTING & TESTING, INC | 5,450.00 | |
| CSN - Operating | 230208 | Yes | 02/08/2023 | COLUMBIA GAS | 38.95 | |
| CSN - Operating | 230214 | Yes | 02/14/2023 | REPUBLIC SERVICES #263 | 245.22 | |
| CSN - Operating | 230214 | Yes | 02/14/2023 | WALMART | 19.00 | |
| CSN - Operating | 230215 | Yes | 02/15/2023 | KEYME | 29.39 | |
| CSN - Operating | 230220 | Yes | 02/20/2023 | OTTAWA COUNTY SANITARY ENGINEER | 815.01 | |
| CSN - Operating | 230221 | Yes | 02/21/2023 | OHIO EDISON | 530.39 | |
| | | | | | 10,784.52 | |
| Total | | | | | 10,784.52 | |

Aged Payables Summary

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

As of: 02/28/2023

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 | 38.95 | 0.00 | 38.95 | 0.00 | 0.00 | 0.00 |
| GRAND RIVER INSURANCE AGENCY, LLC | 1,685.76 | 0.00 | 1,685.76 | 0.00 | 0.00 | 0.00 |
| KAMAN & CUSIMANO, LLC | 728.75 | 0.00 | 728.75 | 0.00 | 0.00 | 0.00 |
| Ley Property Management | 650.00 | 0.00 | 650.00 | 0.00 | 0.00 | 0.00 |
| OHIO EDISON | 521.42 | 0.00 | 521.42 | 0.00 | 0.00 | 0.00 |
| | 3,624.88 | 0.00 | 3,624.88 | 0.00 | 0.00 | 0.00 |
| Total | 3,624.88 | 0.00 | 3,624.88 | 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: 02/28/2023

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+ |
|--|-------------|--------------|-------------------|------------------------|--------------|-------------------|------|----------|-------|------|
| CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 2 - RENAUX, MARCIA | | | | | | | | | | |
| RENAUX, MARCIA | 01/01/2023 | 01/01/2023 | 40000 | Association Assessment | 1,782.00 | 1,782.00 | 0.00 | 1,782.00 | 0.00 | 0.00 |
| CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 27 - CIRIELLO, NICK | | | | | | | | | | |
| CIRIELLO, NICK | 01/01/2023 | 01/01/2023 | 40000 | Association Assessment | 1,326.00 | 1,326.00 | 0.00 | 1,326.00 | 0.00 | 0.00 |
| Total | | | | | 3,108.00 | 3,108.00 | 0.00 | 3,108.00 | 0.00 | 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 Completed, Completed, Canceled, and Completed No Need To Bill

Work Order Type: Unit Turn, Resident, and Internal

Unit Turn Category: All

Status Date: Created On 02/01/2023 - 02/28/2023

| Priority | Work Order Type | Work Order Number | Job Description | Instructions | Status | Vendor | Unit | Homeowner | Created At | Scheduled Start | Scheduled End | Work Completed On | Completed On |
|--|-----------------|-------------------|--|--------------|---------------------------|--------|------|-----------|------------|-----------------|---------------|-------------------|--------------|
| CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 | | | | | | | | | | | | | |
| Normal | Internal | 4196-1 | PREFORM HOUSE INSPECTIONS MONDAY / FRIDAY | | Completed | | | | 02/01/2023 | | | | 03/02/2023 |
| Normal | Internal | 4199-1 | 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 | | | | 02/01/2023 | | | | 03/02/2023 |
| Normal | Internal | 4203-1 | PLOW STREETS AND WALKWAYS AS NEEDED | | Completed No Need To Bill | | | | 02/01/2023 | | | | 03/02/2023 |

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 Completed On | Completed On |
|----------|-----------------|-------------------|--|--------------|-----------|-------------------------|-----------|-----------------|------------|-----------------|---------------|-------------------|--------------|
| Normal | Internal | 4227-1 | RE-SECURE STEPS AT 27 & 28 | | Completed | Ley Property Management | UNIT # 28 | FLANNERY, BRIAN | 02/20/2023 | | | 02/21/2023 | 03/02/2023 |
| Normal | Internal | 4234-1 | Replace post for short light behind unit that wood has rotted and fallen over | | Completed | Ley Property Management | UNIT # 25 | SMITH, RICHARD | 02/24/2023 | | | 02/28/2023 | 03/03/2023 |
| Normal | Resident | 4235-1 | Can you please drop off a key to the garage (old key no longer works as lock has been changed)....also can you drop off the opener for the front gate so we can program a new vehicle. Thank you | | New | | UNIT # 8 | PARTEE, BRIAN | 02/26/2023 | | | | |
| Normal | Resident | 4239-1 | We have experienced water intrusion in the living room area directly under the second floor balcony off the master bedroom. The painter just completed repair and painting in this area took pictures today of water dripping from ceiling. Bill will call Earl tomorrow to determine how to | | Assigned | Ley Property Management | UNIT # 16 | CASWELL, BILL | 02/27/2023 | | | | |

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 Completed On | Completed On |
|----------|-----------------|-------------------|--|--------------|--------|--------|------|-----------|------------|-----------------|---------------|-------------------|--------------|
| | | | proceed give. We have had this leak before. Sent attachments to email | | | | | | | | | | |

Total