

Balance Sheet

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

As of: 08/31/2024

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	60,181.26
Money Market Reserves	71,039.85
MM- First National - Construction	125,143.78
FNB-ICS - Sweep Account	115,329.88
FNB-CDARS	506,617.76
Total Cash	878,312.53
Accounts Receivable	2,677.57
TOTAL ASSETS	880,990.10
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	14,035.13
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	783,270.87
Prepayments	2,083.94
Total Liabilities	797,789.94
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	24,703.38
Total EQUITY-DOES NOT CLOSE	24,703.38
Retained Earnings	14,492.81
Calculated Retained Earnings	-53,459.48
Calculated Prior Years Retained Earnings	97,463.45
Total Capital	83,200.16
TOTAL LIABILITIES & CAPITAL	880,990.10

Annual Budget - Comparative

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

As of: Aug 2024

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	47,522.00	47,522.00	0.00	190,088.00
Interest Income	330.03	792.91	0.00	792.91	0.00
Total Operating Income	330.03	48,314.91	47,522.00	792.91	190,088.00
Expense					
G & A - Management Fee	750.00	1,500.00	1,500.00	0.00	9,000.00
G & A - Liability Insurance	5,485.59	5,485.59	5,000.00	-485.59	30,000.00
G & A - Legal & Professional	0.00	0.00	416.68	416.68	2,500.00
G & A - Postage/Office Supply	76.56	76.56	250.00	173.44	1,500.00
G & A - Taxes	0.00	0.00	0.00	0.00	6,600.00
G & A - Bank Charge	20.60	61.44	60.00	-1.44	360.00
G & A - Website	0.00	0.00	75.00	75.00	450.00
Buildings-Electric	-21.20	62.78	291.68	228.90	1,750.00
Buildings-Insect Control	1,535.45	1,535.45	1,750.00	214.55	3,500.00
Buildings-R&M- Gutters	0.00	726.71	83.34	-643.37	500.00
Buildings-R&M- Condos	251.54	1,452.12	833.34	-618.78	5,000.00
Buildings-R&M- Inspections	0.00	0.00	0.00	0.00	3,500.00
Buildings-R&M- Paint	0.00	780.00	83.34	-696.66	500.00
Buildings-R&M- Miscellaneous	0.00	0.00	83.34	83.34	500.00
Community - Storage Unit	0.00	0.00	83.34	83.34	500.00
Grounds-Beach Cleaning	0.00	0.00	250.00	250.00	500.00
Grounds-Trash Removal	261.48	524.22	916.68	392.46	5,500.00
Grounds-R&M- Roadways	0.00	0.00	83.34	83.34	500.00
Grounds - Snow Removal	0.00	0.00	0.00	0.00	2,000.00
Grounds-R&M- Irrigation System	0.00	756.03	1,000.00	243.97	2,500.00
Grounds-R&M- Miscellaneous	150.00	150.00	125.00	-25.00	750.00
Landscape-Fertilize	319.20	638.40	687.50	49.10	2,750.00
Landscape-Mowing/Trimming	2,367.46	4,734.92	4,750.00	15.08	19,000.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Shrub/Tree/Annuals	541.79	1,083.58	3,000.00	1,916.42	12,000.00
Landscape-Spring/Fall Cleanup	1,774.74	3,549.48	4,000.00	450.52	16,000.00
Landscape-R&M- Shrub/Tree-Prune	652.64	1,305.28	1,250.00	-55.28	5,000.00
Landscape-R&M- Miscellaneous	0.00	224.70	416.68	191.98	2,500.00
Landscape - Periodic - M&R	0.00	0.00	666.68	666.68	4,000.00
Pool - Chemicals	359.75	927.77	1,400.00	472.23	3,500.00
Pool - Cleaning	1,860.00	3,720.00	3,600.00	-120.00	7,200.00
Pool - Electric	0.00	116.59	208.34	91.75	1,250.00
Pool - Gas	0.00	0.00	233.34	233.34	1,400.00
Pool - Open / Close	0.00	0.00	0.00	0.00	4,000.00
Pool - R&M	60.00	120.00	1,000.00	880.00	2,500.00
Security - Electric	0.00	218.20	500.00	281.80	3,000.00
Security - Lights	0.00	0.00	166.68	166.68	1,000.00
Security - Gate	0.00	0.00	216.68	216.68	1,300.00
Water Plant - Electric	0.00	0.00	233.34	233.34	1,400.00
Water Plant - Water/Sewer	0.00	0.00	500.00	500.00	3,000.00
Water Plant - Repairs & Maint.	0.00	125.00	250.00	125.00	1,500.00
Utilities-Natural Gas	233.74	447.44	0.00	-447.44	0.00
Utilities-Water	399.24	865.19	0.00	-865.19	0.00
Total Operating Expense	17,078.58	31,187.45	35,964.32	4,776.87	170,210.00
Total Operating Income	330.03	48,314.91	47,522.00	792.91	190,088.00
Total Operating Expense	17,078.58	31,187.45	35,964.32	4,776.87	170,210.00
NOI - Net Operating Income	-16,748.55	17,127.46	11,557.68	5,569.78	19,878.00
Other Income					
Association Construction Assessment	37,396.86	37,396.86	0.00	37,396.86	0.00
Capital Funds Collected	0.00	15,841.00	15,841.00	0.00	15,841.00
Appropriation to Reserve Funds	-15,841.00	-15,841.00	0.00	-15,841.00	-15,841.00
Total Other Income	21,555.86	37,396.86	15,841.00	21,555.86	0.00
Other Expense					
Capital Improvement - Siding Project	0.00	107,983.80	0.00	-107,983.80	0.00
Total Other Expense	0.00	107,983.80	0.00	-107,983.80	0.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income	21,555.86	-70,586.94	15,841.00	-86,427.94	0.00
Total Income	21,885.89	85,711.77	63,363.00	22,348.77	190,088.00
Total Expense	17,078.58	139,171.25	35,964.32	-103,206.93	170,210.00
Net Income	4,807.31	-53,459.48	27,398.68	-80,858.16	19,878.00

Check Register

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

Date Range: 08/01/2024 to 08/31/2024

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	240807	Yes	08/07/2024	COLUMBIA GAS	213.70	
CSN - Operating	8867	Yes	08/09/2024	EVARTS TREMAINE	3,244.05	
CSN - Operating	8868	Yes	08/09/2024	KAMAN & CUSIMANO, LLC	57.50	
CSN - Operating	8871	Yes	08/09/2024	Quality Services Inc.	756.03	
CSN - Operating	8872	Yes	08/09/2024	BROWN SUPPLY CO	496.65	
CSN - Operating	8873	Yes	08/09/2024	LEY PROPERTY MANAGEMENT	4,866.99	
CSN - Operating	8874	Yes	08/09/2024	Ley Property Management	750.00	
CSN - Operating	240814	Yes	08/14/2024	REPUBLIC SERVICES #263	262.74	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	83.98	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	71.59	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	116.59	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	8.13	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	68.29	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	71.37	
CSN - Operating	240819	Yes	08/19/2024	OHIO EDISON	70.19	
CSN - Operating	240820	Yes	08/20/2024	OTTAWA COUNTY SANITARY ENGINEER	465.95	
					11,603.75	

Total	11,603.75
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Aged Payables Summary

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

As of: 08/31/2024

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	233.74	233.74	0.00	0.00	0.00	0.00
Sheet Hohler Metal	110.00	0.00	110.00	0.00	0.00	0.00
ERIE SPIDER & PEST CONTROL	1,535.45	0.00	1,535.45	0.00	0.00	0.00
GRAND RIVER INSURANCE AGENCY, LLC	2,241.54	2,241.54	0.00	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	2,488.10	2,398.10	0.00	0.00	0.00	90.00
OTTAWA COUNTY SANITARY ENGINEER	399.24	399.24	0.00	0.00	0.00	0.00
REPUBLIC SERVICES #263	261.48	261.48	0.00	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	5,655.83	0.00	5,655.83	0.00	0.00	0.00
BROWN SUPPLY CO	359.75	359.75	0.00	0.00	0.00	0.00
	14,035.13	5,893.85	8,051.28	0.00	0.00	90.00
Total	14,035.13	5,893.85	8,051.28	0.00	0.00	90.00

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: 08/31/2024

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 # 21 - TARR, TERRY										
TARR, TERRY	07/01/2024	07/01/2024	40200	Capital Funds Collected	442.00	301.57	0.00	0.00	301.57	0.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 6 - CHRISTIAN, JOEL										
CHRISTIAN, JOEL	07/01/2024	07/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	1,782.00	0.00
CHRISTIAN, JOEL	07/01/2024	07/01/2024	40200	Capital Funds Collected	594.00	594.00	0.00	0.00	594.00	0.00
					2,376.00	2,376.00	0.00	0.00	2,376.00	0.00
Total					2,818.00	2,677.57	0.00	0.00	2,677.57	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 08/01/2024 - 08/31/2024

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	5875-1	CLEAN POOL DAILY		Completed	Ley Property Management			08/01/2024				09/07/2024
Normal	Internal	5880-1	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			08/01/2024				
Normal	Internal	5891-1	Re- attach pickets on fence		Completed	Ley Property Management			08/02/2024			08/02/2024	09/07/2024
Normal	Resident	5892-1	There is a wasp nest in the railing of or lakeside deck on the		New		UNIT # 22	LONG, MICHAEL	08/03/2024				

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
			railing facing the water. Please treat this problem. Thank you!										
Normal	Internal	5911-1	gain access to unit , no key on file, customer out of town. Need to fix roof furnace B pipe.		Completed No Need To Bill	Ley Property Management	UNIT # 10	NEWTON, GEORGE	08/06/2024				08/06/2024
Normal	Internal	5939-1	Vacuum breaker on our outdoor front faucet cap is missing and plastic vacuum breaker appears to be cracked. Please replace. Thank you.		Completed	Ley Property Management	UNIT # 17	FROHMAN, THOMAS	08/12/2024			08/16/2024	09/07/2024
Normal	Internal	5942-1	Sue called and said there is a dead raccoon in the side yard, lets get that removed.		Completed	Ley Property Management	UNIT # 10	NEWTON, GEORGE	08/13/2024			08/13/2024	09/07/2024
Normal	Resident	5943-1	Good morning.The outdoor spigot on our unit,5497 Cape Cod,is dripping.Could you please repair it.You may need to enter the unit to turn on the water.Thank you.		Assigned	Ley Property Management	UNIT # 20	Cogan, J.KEVIN	08/14/2024				

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	Resident	5960-1	Hello. Several Steps on front porch are loose or are not even. If these could be fixed in any way that would be great. I am still a little unsteady on my feet after cancer battle And having plate added to my leg. Thank you.		Completed	Ley Property Management	UNIT # 11	PETERSON, LISA	08/23/2024			08/30/2024	09/07/2024
Normal	Internal	5965-1	Construct a small ramp for the entrance area.		Work Done	Ley Property Management	UNIT # 27	CIRIELLO, NICK	08/27/2024			08/27/2024	
Normal	Internal	5966-1	2 umbrellas are damaged. Repair it so it can be used for the holiday weekend.		Completed	Ley Property Management			08/27/2024			08/27/2024	09/07/2024
Normal	Internal	5980-1	Disassemble the ramp that was put up in front of the building. It will not be used this s weekend.		Work Done	Ley Property Management	UNIT # 27	CIRIELLO, NICK	08/30/2024			08/30/2024	
Normal	Resident	5982-1	The weatherstripping on the window that is next to the dining room table came off when we opened the window yesterday. We were not able		Work Done	Ley Property Management	UNIT # 22	LONG, MICHAEL	08/31/2024			09/06/2024	

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 get it back in place. Please help us get the weatherstripping back on the window. Thank you.										

Total