

Balance Sheet

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

As of: 12/31/2025

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	32,498.00
Money Market Reserves	21,149.63
MM- First National - Construction	88,430.00
CD-FNB - Construction Funds	400,000.00
FNB-ICS - Sweep Account	21.17
Total Cash	542,098.80
Accounts Receivable	1,782.00
TOTAL ASSETS	543,880.80
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	2,870.74
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	498,793.33
Prepayments	13,582.01
Total Liabilities	513,646.08
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	35,385.38
Total EQUITY-DOES NOT CLOSE	35,385.38
Retained Earnings	14,492.81
Calculated Retained Earnings	-81,121.03
Calculated Prior Years Retained Earnings	61,477.56
Total Capital	30,234.72
TOTAL LIABILITIES & CAPITAL	543,880.80

Annual Budget - Comparative

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

As of: Dec 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	95,044.00	95,044.00	0.00	190,088.00
Interest Income	214.58	1,891.40	3,000.00	-1,108.60	6,000.00
Total Operating Income	214.58	96,935.40	98,044.00	-1,108.60	196,088.00
Expense					
G & A - Management Fee	750.00	4,500.00	4,500.00	0.00	9,000.00
G & A - Liability Insurance	2,320.44	19,961.44	17,200.00	-2,761.44	32,200.00
G & A - Legal & Professional	0.00	1,600.00	1,500.00	-100.00	3,000.00
G & A - Postage/Office Supply	20.87	800.48	750.00	-50.48	1,500.00
G & A - Taxes	0.00	4,254.00	4,800.00	546.00	4,800.00
G & A - Bank Charge	21.26	167.16	300.00	132.84	600.00
G & A - Website	0.00	500.76	300.00	-200.76	600.00
Buildings-Electric	91.44	512.18	875.02	362.84	1,750.00
Buildings-Insect Control	0.00	3,072.18	1,750.00	-1,322.18	3,500.00
Buildings-R&M- Gutters	0.00	60.00	499.98	439.98	1,000.00
Buildings-R&M- Condos	0.00	3,694.87	2,500.02	-1,194.85	5,000.00
Buildings-R&M- Inspections	625.00	625.00	1,750.00	1,125.00	3,500.00
Buildings-R&M- Paint	0.00	0.00	250.02	250.02	500.00
Buildings-R&M- Miscellaneous	0.00	0.00	250.02	250.02	500.00
Buildings-Periodic - M&R	11,868.03	11,868.03	0.00	-11,868.03	0.00
Community - Storage Unit	0.00	0.00	375.00	375.00	750.00
Grounds-Beach Cleaning	0.00	240.00	250.02	10.02	500.00
Grounds-Trash Removal	102.53	1,278.36	1,800.00	521.64	3,600.00
Grounds-R&M- Roadways	0.00	0.00	250.02	250.02	500.00
Grounds - Snow Removal	242.09	242.09	500.00	257.91	2,000.00
Grounds-R&M- Irrigation System	0.00	300.00	300.00	0.00	600.00
Grounds-R&M- Miscellaneous	120.00	680.00	499.98	-180.02	1,000.00
Landscape-Fertilize	0.00	1,377.09	1,600.00	222.91	2,400.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Mowing/Trimming	0.00	6,984.96	9,062.50	2,077.54	14,500.00
Landscape-Shrub/Tree/Annals	5,500.00	5,500.00	7,500.00	2,000.00	12,000.00
Landscape-Spring/Fall Cleanup	0.00	1,537.59	3,000.00	1,462.41	15,000.00
Landscape-R&M- Shrub/Tree-Prune	0.00	2,822.66	3,000.00	177.34	3,000.00
Landscape-R&M- Miscellaneous	0.00	1,182.02	1,250.02	68.00	2,500.00
Landscape - Periodic - M&R	0.00	4,986.00	0.00	-4,986.00	15,000.00
Pool - Chemicals	0.00	732.31	1,500.00	767.69	3,000.00
Pool - Cleaning	0.00	5,260.00	4,500.00	-760.00	7,000.00
Pool - Electric	81.35	630.67	625.02	-5.65	1,250.00
Pool - Gas	0.00	863.78	750.00	-113.78	1,500.00
Pool - Open / Close	0.00	2,275.00	2,000.00	-275.00	4,000.00
Pool - R&M	0.00	0.00	1,500.00	1,500.00	2,500.00
Security - Electric	260.49	1,485.90	1,500.00	14.10	3,000.00
Security - Lights	0.00	661.18	250.02	-411.16	500.00
Security - Gate	0.00	0.00	499.98	499.98	1,000.00
Water Plant - Electric	165.76	580.80	700.02	119.22	1,400.00
Water Plant - Water/Sewer	0.00	1,657.19	1,500.00	-157.19	3,000.00
Water Plant - Repairs & Maint.	0.00	180.00	750.00	570.00	1,500.00
Utilities-Natural Gas	54.71	54.71	0.00	-54.71	0.00
Total Operating Expense	22,223.97	93,128.41	82,687.64	-10,440.77	170,450.00
Total Operating Income	214.58	96,935.40	98,044.00	-1,108.60	196,088.00
Total Operating Expense	22,223.97	93,128.41	82,687.64	-10,440.77	170,450.00
NOI - Net Operating Income	-22,009.39	3,806.99	15,356.36	-11,549.37	25,638.00
Other Income					
Association Construction Assessment	0.00	631,598.54	0.00	631,598.54	0.00
Capital Funds Collected	0.00	15,841.00	15,841.00	0.00	31,682.00
Appropriation to Reserve Funds	0.00	-15,841.00	0.00	-15,841.00	-31,682.00
Reserve Fund - Draw Down	21,000.00	21,000.00	0.00	21,000.00	0.00
Construction Fund - Draw Down	-350,630.94	-350,630.94	0.00	-350,630.94	0.00
Total Other Income	-329,630.94	301,967.60	15,841.00	286,126.60	0.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense					
Buildings - Capital Improvement	15,794.98	58,844.74	0.00	-58,844.74	0.00
Capital Improvement - Siding Project	132,983.80	280,967.60	0.00	-280,967.60	0.00
Grounds - Capital Improvement	19,733.28	47,083.28	0.00	-47,083.28	0.00
Total Other Expense	168,512.06	386,895.62	0.00	-386,895.62	0.00
Net Other Income	-498,143.00	-84,928.02	15,841.00	-100,769.02	0.00
Total Income	-329,416.36	398,903.00	113,885.00	285,018.00	196,088.00
Total Expense	190,736.03	480,024.03	82,687.64	-397,336.39	170,450.00
Net Income	-520,152.39	-81,121.03	31,197.36	-112,318.39	25,638.00

Check Register

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

Date Range: 12/01/2025 to 12/31/2025

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
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CSN - Operating

CSN - Operating	251202	Yes	12/02/2025	GRAND RIVER INSURANCE AGENCY, LLC	2,320.44	
CSN - Operating	251208	Yes	12/08/2025	COLUMBIA GAS	54.71	
CSN - Operating	8972	Yes	12/09/2025	CORSO'S LANDSCAPE	3,094.44	
CSN - Operating	8973	No	12/09/2025	KAMAN & CUSIMANO, LLC	550.00	
CSN - Operating	8974	Yes	12/09/2025	LEY PROPERTY MANAGEMENT	1,080.07	
CSN - Operating	8975	Yes	12/09/2025	Ley Property Management	750.00	
CSN - Operating	8976	Yes	12/09/2025	Quality Services Inc.	300.00	
CSN - Operating	251215	Yes	12/15/2025	REPUBLIC SERVICES #263	102.53	
CSN - Operating	251222	Yes	12/22/2025	OHIO EDISON	525.72	
CSN - Operating	251222	Yes	12/22/2025	OTTAWA COUNTY SANITARY ENGINEER	189.77	
					8,967.68	

CSN- MM-Construction

CSN- MM-Construction	2538	Yes	12/01/2025	KLUDING CONSTRUCTION, LLC	9,350.00	
CSN- MM-Construction	2539	Yes	12/09/2025	KLUDING CONSTRUCTION, LLC	35,382.23	
CSN- MM-Construction	2540	Yes	12/19/2025	KLUDING CONSTRUCTION, LLC	80,497.86	
CSN- MM-Construction	2541	No	12/23/2025	KLUDING CONSTRUCTION, LLC	70,000.00	
					195,230.09	

Total					204,197.77	
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Aged Payables Summary

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

As of: 12/31/2025

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	54.71	54.71	0.00	0.00	0.00	0.00
CORSO'S LANDSCAPE	459.03	0.00	459.03	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	1,007.96	0.00	1,007.96	0.00	0.00	0.00
OHIO EDISON	599.04	599.04	0.00	0.00	0.00	0.00
	2,870.74	653.75	2,216.99	0.00	0.00	0.00
Total	2,870.74	653.75	2,216.99	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: 12/31/2025

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 # 6 - CHRISTIAN, JOEL										
CHRISTIAN, JOEL	10/01/2025	10/01/2025	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	0.00	1,782.00
Total					1,782.00	1,782.00	0.00	0.00	0.00	1,782.00

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 12/01/2025 - 12/31/2025

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

Normal	Internal	7257-1	PREFORM HOUSE INSPECTIONS MONDAY / FRIDAY		Completed	Ley Property Management			12/01/2025			01/05/2026	01/08/2026
Normal	Internal	7259-1	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			12/01/2025			01/05/2026	01/05/2026
Normal	Internal	7262-1	PLOW STREETS AND WALKWAYS		Completed	Ley Property Management			12/01/2025			01/05/2026	01/08/2026

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	Internal	7279-1	Put up Christmas decorations		Completed	Ley Property Management			12/01/2025			12/03/2025	01/05/2026
Normal	Internal	7303-1	Noticed smoke alarms beeping during house watch. Contacted owner and he said to go ahead and change the smoke alarms.		Completed	Ley Property Management	UNIT # 17	FROHMAN, THOMAS	12/22/2025			12/22/2025	01/05/2026
Normal	Internal	7314-1	Fallen Arborvitae along South Fence across from Building 3. The Arb needs to be removed.		Assigned	Ley Property Management			12/30/2025				

Total