

Balance Sheet

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

As of: 09/30/2023

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	57,698.02
Money Market Reserves	85,039.06
MM- First National - Construction	125,094.33
FNB-ICS - Sweep Account	162,379.07
FNB-CDARS	650,000.00
Total Cash	1,080,210.48
Accounts Receivable	5,261.94
TOTAL ASSETS	1,085,472.42
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	21,583.01
Prepayments	3,609.93
Total Liabilities	25,192.94
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	1,124,526.21
Total EQUITY-DOES NOT CLOSE	1,124,526.21
Retained Earnings	14,492.81
Calculated Retained Earnings	-129,255.41
Calculated Prior Years Retained Earnings	50,515.87
Total Capital	1,060,279.48
TOTAL LIABILITIES & CAPITAL	1,085,472.42

Annual Budget - Comparative

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

As of: Sep 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	47,522.00	47,522.00	0.00	190,088.00
Interest Income	2,854.74	12,983.15	0.00	12,983.15	0.00
Total Operating Income	2,854.74	60,505.15	47,522.00	12,983.15	190,088.00
Expense					
G & A - Management Fee	750.00	2,250.00	2,250.00	0.00	9,000.00
G & A - Liability Insurance	1,909.27	8,890.97	6,500.01	-2,390.96	26,000.00
G & A - Legal & Professional	450.00	450.00	1,875.00	1,425.00	7,500.00
G & A - Postage/Office Supply	587.40	865.69	525.00	-340.69	2,100.00
G & A - Taxes	2,938.00	2,938.00	0.00	-2,938.00	3,000.00
G & A - Bank Charge	21.75	85.96	62.52	-23.44	250.00
G & A - Website	0.00	0.00	112.50	112.50	450.00
Buildings-Electric	82.33	234.22	287.52	53.30	1,150.00
Buildings-Insect Control	192.60	1,872.50	1,500.00	-372.50	3,000.00
Buildings-R&M- Gutters	0.00	58.85	375.00	316.15	1,500.00
Buildings-R&M- Condos	508.20	1,107.10	1,250.01	142.91	5,000.00
Buildings-R&M- Inspections	0.00	117.70	0.00	-117.70	6,000.00
Buildings-R&M- Siding	0.00	0.00	125.01	125.01	500.00
Buildings-R&M- Paint	0.00	0.00	250.02	250.02	1,000.00
Buildings-R&M- Roofing	0.00	126.04	312.51	186.47	1,250.00
Buildings-R&M- Miscellaneous	0.00	0.00	125.01	125.01	500.00
Community - Storage Unit	50.68	50.68	0.00	-50.68	0.00
Grounds-Beach Cleaning	117.70	362.03	500.00	137.97	1,000.00
Grounds-Trash Removal	969.54	2,863.48	1,625.01	-1,238.47	6,500.00
Grounds-R&M- Roadways	0.00	58.85	0.00	-58.85	0.00
Grounds - Snow Removal	0.00	0.00	0.00	0.00	2,000.00
Grounds-R&M- Irrigation System	0.00	0.00	3,000.00	3,000.00	5,000.00
Grounds-R&M- Miscellaneous	0.00	0.00	375.00	375.00	1,500.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds - Periodic - M&R	0.00	0.00	375.00	375.00	1,500.00
Landscape-Fertilize	331.94	1,006.69	1,031.25	24.56	2,750.00
Landscape-Mowing/Trimming	2,465.55	7,396.65	7,875.00	478.35	21,000.00
Landscape-Shrub/Tree/Annuals	515.75	4,757.25	0.00	-4,757.25	8,000.00
Landscape-Spring/Fall Cleanup	1,485.58	10,040.44	6,000.00	-4,040.44	16,000.00
Landscape-R&M- Shrub/Tree-Prune	784.88	2,354.64	2,362.50	7.86	6,300.00
Landscape-R&M- Miscellaneous	176.55	1,018.06	1,000.02	-18.04	4,000.00
Landscape - Periodic - M&R	0.00	0.00	1,000.02	1,000.02	4,000.00
Pool - Chemicals	811.30	2,454.16	1,000.00	-1,454.16	2,000.00
Pool - Cleaning	941.60	4,560.87	4,500.00	-60.87	7,200.00
Pool - Electric	112.43	351.82	312.51	-39.31	1,250.00
Pool - Gas	245.44	557.54	375.00	-182.54	1,750.00
Pool - Open / Close	823.90	823.90	0.00	-823.90	4,000.00
Pool - R&M	0.00	1,388.56	2,000.00	611.44	4,000.00
Security - Electric	237.40	672.73	625.02	-47.71	2,500.00
Security - Lights	0.00	76.17	125.01	48.84	500.00
Security - Gate	0.00	0.00	250.02	250.02	1,000.00
Water Plant - Electric	75.77	220.26	350.01	129.75	1,400.00
Water Plant - Water/Sewer	277.54	1,025.48	1,000.02	-25.46	4,000.00
Water Plant - Repairs & Maint.	0.00	0.00	625.02	625.02	2,500.00
Total Operating Expense	17,863.10	61,037.29	51,856.52	-9,180.77	179,850.00
Total Operating Income	2,854.74	60,505.15	47,522.00	12,983.15	190,088.00
Total Operating Expense	17,863.10	61,037.29	51,856.52	-9,180.77	179,850.00
NOI - Net Operating Income	-15,008.36	-532.14	-4,334.52	3,802.38	10,238.00
Other Income					
Association Construction Assessment	0.00	0.00	0.00	0.00	544,400.00
Capital Funds Collected	0.00	15,841.00	15,841.00	0.00	15,841.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,841.00
Reserve Fund - Draw Down	0.00	0.00	0.00	0.00	405,600.00
Total Other Income	0.00	15,841.00	15,841.00	0.00	950,000.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense					
Buildings - Capital Improvement	8,561.51	32,930.47	50,000.01	17,069.54	200,000.00
Capital Improvement - Siding Project	0.00	111,633.80	187,500.00	75,866.20	750,000.00
Total Other Expense	8,561.51	144,564.27	237,500.01	92,935.74	950,000.00
Net Other Income	-8,561.51	-128,723.27	-221,659.01	92,935.74	0.00
Total Income	2,854.74	76,346.15	63,363.00	12,983.15	1,140,088.00
Total Expense	26,424.61	205,601.56	289,356.53	83,754.97	1,129,850.00
Net Income	-23,569.87	-129,255.41	-225,993.53	96,738.12	10,238.00

Check Register

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

Date Range: 09/01/2023 to 09/30/2023

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 - Money Market						
CSN - Money Market	230907	Yes	09/11/2023	UNITED STATES TREASURY	2,938.00	
CSN - Operating						
CSN - Operating	230823	Yes	09/08/2023	COLUMBIA GAS	169.50	
CSN - Operating	8804	Yes	09/12/2023	BROWN SUPPLY CO	903.37	
CSN - Operating	8805	Yes	09/12/2023	CATAWBA ISLAND CLUB	513.55	
CSN - Operating	8806	Yes	09/12/2023	ERIE SPIDER & PEST CONTROL	107.00	
CSN - Operating	8807	Yes	09/12/2023	LEIMEISTER CRANE SERVICE INC.	3,210.00	
CSN - Operating	8808	Yes	09/12/2023	LEY PROPERTY MANAGEMENT	2,937.75	
CSN - Operating	8809	Yes	09/12/2023	Ley Property Management	750.00	
CSN - Operating	8810	Yes	09/12/2023	SCHILL GROUNDS MANAGEMENT	5,583.70	
CSN - Operating	8811	Yes	09/12/2023	SODERBERG and BRENNER CPAs	450.00	
CSN - Operating	230914	Yes	09/14/2023	REPUBLIC SERVICES #263	961.37	
CSN - Operating	230919	Yes	09/19/2023	OHIO EDISON	467.67	
CSN - Operating	230920	Yes	09/20/2023	OTTAWA COUNTY SANITARY ENGINEER	394.44	
					16,448.35	
Total					19,386.35	

Aged Payables Summary

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

As of: 09/30/2023

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	245.44	0.00	245.44	0.00	0.00	0.00
KLUDING CONSTRUCTION, LLC	8,561.51	0.00	8,561.51	0.00	0.00	0.00
ERIE SPIDER & PEST CONTROL	85.60	0.00	85.60	0.00	0.00	0.00
GRAND RIVER INSURANCE AGENCY, LLC	1,909.27	0.00	1,909.27	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	2,641.80	2,641.80	0.00	0.00	0.00	0.00
OHIO EDISON	507.93	507.93	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	277.54	277.54	0.00	0.00	0.00	0.00
REPUBLIC SERVICES #263	969.54	969.54	0.00	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	5,583.70	0.00	0.00	5,583.70	0.00	0.00
CATAWBA MINI STORAGE	50.68	0.00	50.68	0.00	0.00	0.00
	21,583.01	4,396.81	11,602.50	5,583.70	0.00	0.00
Total	21,583.01	4,396.81	11,602.50	5,583.70	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: 09/30/2023

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 # 11 - PETERSON, LISA										
PETERSON, LISA	03/01/2023	03/01/2023	40100	Association Construction Assessment	20,936.07	4,667.00	0.00	0.00	0.00	4,667.00
PETERSON, LISA	07/01/2023	07/01/2023	40200	Capital Funds Collected	594.00	594.00	0.00	0.00	0.00	594.00
					21,530.07	5,261.00	0.00	0.00	0.00	5,261.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 13 - Keys, Tim										
Keys, Tim	07/01/2023	07/01/2023	40200	Capital Funds Collected	594.00	0.94	0.00	0.00	0.00	0.94
Total					22,124.07	5,261.94	0.00	0.00	0.00	5,261.94

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 09/01/2023 - 09/30/2023

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	4849-1	CLEAN POOL DAILY		Completed	Ley Property Management			09/01/2023				09/26/2023
Normal	Internal	4854-1	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			09/01/2023				
Normal	Internal	4867-1	Seal again around and above the half round window		Completed	Ley Property Management	UNIT # 23	RIEMENSCHNEIDER, BRAD	09/05/2023			09/05/2023	09/06/2023
Normal	Internal	4869-1	Unlock 9/05/23 before 10am for Gundlach		Completed	Ley Property Management	UNIT # 15	WEHRI, CARL	09/05/2023			09/07/2023	09/20/2023

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 Done On	Completed On
Normal	Internal	4870-1	remove carpet and roll of insulation in crawl space		Completed	Ley Property Management	UNIT # 25	SMITH, RICHARD	09/05/2023			09/07/2023	09/20/2023
Normal	Internal	4873-1	Remove decorations from entrance and pool area and put away.		Completed	Ley Property Management			09/06/2023			09/06/2023	09/07/2023
Normal	Internal	4879-1	Need to look at front screen door. Door is damaged and needs replaced. Need to determine if we can do this. Updated 9/12/23 - Scope of work is to sand down the bottom of the inside glass patio door. Stain the area to match and to fix any blemishes on the screen door. Ask Jamie if any questions.		Assigned	Ley Property Management	UNIT # 14	BARONE, JOSEPH	09/07/2023				
Normal	Resident	4883-1	Chairs were delivered to the porch underneath our condo. Please take them upstairs to 5475 Nantucket and put them together. You can discard the packing		Completed	Ley Property Management	UNIT # 22	LONG, MICHAEL	09/07/2023			09/08/2023	09/20/2023

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 Done On	Completed On
			materials.										
Normal	Resident	4884-1	We have another nest of bees in the wall as you walk up the stairs to our condo. There were bees at a different location, but now they seem to have gone to a different place in the same area. I think you'll be able to see activity when you walk up the stairs.		Completed	ERIE SPIDER & PEST CONTROL	UNIT # 22	LONG, MICHAEL	09/10/2023				09/29/2023
Normal	Resident	4890-1	A chair was delivered to our porch. Please take the box upstairs and into our condo. Do not unpack, just move it inside our condo.		Completed No Need To Bill	Ley Property Management	UNIT # 22	LONG, MICHAEL	09/12/2023				09/26/2023
Normal	Internal	4896-1	Drainage Project on Lake side of building. We will repair/replace/add any pipe and fixtures needed to complete the project. Digging will need to be done to make		Canceled	Ley Property Management			09/15/2023				

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 Done On	Completed On
			trenches for the drainage pipe. We will plan out as well for materials, equipment and manpower needed. Estimate will be submitted to the board as well as plans.										
Normal	Internal	4901-1	Clean Out North Storm Water Drain at beach output.		Completed	Ley Property Management			09/18/2023			09/18/2023	09/20/2023
Normal	Internal	4913-1	Put umbrella down		Completed		UNIT # 9	CORSARO, JOE	09/19/2023				09/20/2023
Normal	Internal	4919-1	Requested to unlock doors for Pella window guys by Kluding.		Completed	Ley Property Management	UNIT # 3	LUTE, CHRIS	09/21/2023				09/26/2023
Normal	Internal	4928-1	Close down Catawba Shores North Pool Put Furniture away in storage		Completed	Ley Property Management			09/25/2023				10/10/2023
Normal	Resident	4930-1	Would your team be able to fix a dryer vent. It separates from wall. Also need to address issue of mice getting in. This happened last		Completed	Ley Property Management	UNIT # 11	PETERSON, LISA	09/25/2023			09/26/2023	09/26/2023

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 Done On	Completed On
			winter. Would you have recommendation for a company to take care of prepping house so they can't get in. Thank you so much										

Total