

Balance Sheet

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

As of: 10/31/2022

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	3,809.31
Money Market	95,876.02
MM- First National - Construction	2,500.00
CD- Lakewood Federal	71,000.09
Total Cash	173,185.42
TOTAL ASSETS	173,185.42
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	10,022.36
Total Liabilities	10,022.36
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	80,010.12
Total EQUITY-DOES NOT CLOSE	80,010.12
Retained Earnings	14,492.81
Calculated Retained Earnings	29,454.66
Calculated Prior Years Retained Earnings	39,205.47
Total Capital	163,163.06
TOTAL LIABILITIES & CAPITAL	173,185.42

Annual Budget - Comparative

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

As of: Oct 2022

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	47,522.00	95,044.00	95,044.00	0.00	190,088.00
Capital Funds Collected	0.00	15,841.00	15,841.00	0.00	15,841.00
Interest Income	5.34	25.87	500.00	-474.13	1,500.00
Appropriation to Reserve Funds	0.00	0.00	0.00	0.00	-15,841.00
Total Operating Income	47,527.34	110,910.87	111,385.00	-474.13	191,588.00
Expense					
G & A - Management Fee	650.00	2,600.00	3,000.00	400.00	9,000.00
G & A - Liability Insurance	1,685.76	8,708.23	7,666.68	-1,041.55	23,000.00
G & A - Legal & Professional	240.00	3,878.00	1,666.68	-2,211.32	5,000.00
G & A - Postage/Office Supply	90.62	775.39	333.36	-442.03	1,000.00
G & A - Taxes	0.00	353.00	350.00	-3.00	350.00
G & A - Website	410.88	438.80	166.68	-272.12	500.00
Buildings-Electric	73.65	295.41	416.68	121.27	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	815.45	1,000.00	184.55	3,000.00
Buildings-R&M- Condos	650.35	2,746.57	2,666.68	-79.89	8,000.00
Buildings-R&M- Inspections	0.00	0.00	0.00	0.00	6,100.00
Buildings-R&M- Siding	0.00	0.00	333.36	333.36	1,000.00
Buildings-R&M- Paint	0.00	4,194.42	1,666.68	-2,527.74	5,000.00
Buildings-R&M- Roofing	0.00	738.88	833.36	94.48	2,500.00
Buildings-R&M- Sidewalks	0.00	0.00	0.00	0.00	2,500.00
Buildings-R&M- Miscellaneous	0.00	0.00	833.36	833.36	2,500.00
Grounds-Beach Cleaning	0.00	0.00	1,000.00	1,000.00	2,000.00
Grounds-Trash Removal	665.09	2,448.73	1,416.68	-1,032.05	4,250.00
Grounds - Snow Removal	0.00	0.00	0.00	0.00	2,000.00
Grounds-R&M- Irrigation System	300.00	4,040.73	2,700.00	-1,340.73	4,500.00
Grounds-R&M- Miscellaneous	88.28	896.84	833.36	-63.48	2,500.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds - Capital Improvement	0.00	0.00	1,333.36	1,333.36	4,000.00
Landscape-Edging/Weeding	0.00	0.00	200.00	200.00	500.00
Landscape-Fertilize	259.43	1,297.15	1,375.00	77.85	2,750.00
Landscape-Mowing/Trimming	2,452.67	12,798.00	10,500.00	-2,298.00	21,000.00
Landscape-Shrub/Tree/Annals	302.85	1,896.78	5,000.00	3,103.22	8,000.00
Landscape-Spring/Fall Cleanup	1,613.73	8,068.65	8,000.00	-68.65	16,000.00
Landscape-R&M- Shrub/Tree-Prune	717.92	3,589.60	3,150.00	-439.60	6,300.00
Landscape-R&M- Miscellaneous	29.43	2,754.20	416.68	-2,337.52	1,250.00
Landscape - Capital Improvement	0.00	0.00	1,333.36	1,333.36	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	94.09	419.58	416.68	-2.90	1,250.00
Pool - Gas	38.95	891.30	500.00	-391.30	1,500.00
Pool - Open / Close	1,200.51	1,877.29	0.00	-1,877.29	3,500.00
Pool - R&M	150.00	1,058.93	1,000.00	-58.93	2,000.00
Security - Electric	227.89	895.63	1,000.00	104.37	3,000.00
Security - Lights	0.00	117.70	500.00	382.30	1,500.00
Security - Gate	0.00	858.03	333.36	-524.67	1,000.00
Water Plant - Electric	73.87	319.82	400.00	80.18	1,200.00
Water Plant - Water/Sewer	218.99	1,556.31	1,000.00	-556.31	3,000.00
Water Plant - Repairs & Maint.	0.00	2,391.79	833.36	-1,558.43	2,500.00
Total Operating Expense	12,234.96	81,456.21	71,456.61	-9,999.60	182,850.00
Total Operating Income	47,527.34	110,910.87	111,385.00	-474.13	191,588.00
Total Operating Expense	12,234.96	81,456.21	71,456.61	-9,999.60	182,850.00
NOI - Net Operating Income	35,292.38	29,454.66	39,928.39	-10,473.73	8,738.00
Total Income	47,527.34	110,910.87	111,385.00	-474.13	191,588.00
Total Expense	12,234.96	81,456.21	71,456.61	-9,999.60	182,850.00
Net Income	35,292.38	29,454.66	39,928.39	-10,473.73	8,738.00

Check Register

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

Date Range: 10/01/2022 to 10/31/2022

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	221028	Yes	10/28/2022	GRAND RIVER INSURANCE AGENCY, LLC	1,685.76	
CSN - Operating						
CSN - Operating	221006	Yes	10/06/2022	COLUMBIA GAS	381.51	
CSN - Operating	8740	Yes	10/10/2022	CATAWBA ISLAND CLUB	341.16	
CSN - Operating	221018	Yes	10/10/2022	OHIO EDISON	485.14	
CSN - Operating	8741	Yes	10/12/2022	CATAWBA MINI STORAGE	226.84	
CSN - Operating	8742	Yes	10/12/2022	ERIE SPIDER & PEST CONTROL	171.20	
CSN - Operating	8743	Yes	10/12/2022	Fremont Fence and Guard Rail Company	627.00	
CSN - Operating	8744	Yes	10/12/2022	KAMAN & CUSIMANO, LLC	400.00	
CSN - Operating	8745	Yes	10/12/2022	TIMOTHY KEYS	27.92	
CSN - Operating	8746	Yes	10/12/2022	LEY PROPERTY MANAGEMENT	4,673.20	
CSN - Operating	8747	Yes	10/12/2022	LEY PROPERTY MANAGEMENT	147.13	
CSN - Operating	8748	Yes	10/12/2022	Ley Property Management	650.00	
CSN - Operating	8749	Yes	10/12/2022	Quality Services Inc.	300.00	
CSN - Operating	8750	Yes	10/12/2022	SCHILL GROUNDS MANAGEMENT	5,346.60	
CSN - Operating	221015	Yes	10/15/2022	REPUBLIC SERVICES #263	661.70	
CSN - Operating	221020	Yes	10/20/2022	OTTAWA COUNTY SANITARY ENGINEER	445.89	
					14,885.29	

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Total					16,571.05	

Aged Payables Summary

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

As of: 10/31/2022

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
Ley Property Management	650.00	0.00	650.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	1,182.35	0.00	1,182.35	0.00	0.00	0.00
OHIO EDISON	469.50	0.00	469.50	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	218.99	0.00	218.99	0.00	0.00	0.00
REPUBLIC SERVICES #263	665.09	0.00	665.09	0.00	0.00	0.00
KEYS, TIMOTHY	410.88	0.00	410.88	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	5,346.60	0.00	0.00	5,346.60	0.00	0.00
SODERBERG and BRENNER CPAs	240.00	0.00	240.00	0.00	0.00	0.00
ELIAS, DAVE	800.00	0.00	800.00	0.00	0.00	0.00
	10,022.36	0.00	4,675.76	5,346.60	0.00	0.00
Total	10,022.36	0.00	4,675.76	5,346.60	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: 10/31/2022

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+
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No data to display

Total					0.00	0.00	0.00	0.00	0.00	0.00
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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

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

Status Date: Created On 10/01/2022 - 10/31/2022

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	3869-1	WINTERIZE/ STARTUP IRRIGATION SYSTEM		Assigned	H & G LANDSCAPING, LLC			10/01/ 2022				
Normal	Internal	3875-1	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		New				10/01/ 2022				
Normal	Internal	3896-1	Store pool furniture		Completed	Ley Property Management			10/10/ 2022			10/11/ 2022	10/13/ 2022
Normal	Resident	3925-1	On Monday, October 31 at 2pm I would like your two men to load my SUV for our trip to		Completed	Ley Property Management	UNIT # 2	RENAUX, MARCIA	10/25/ 2022	10/31/2022 at 02:00 PM	10/31/2022 at 02:30 PM	10/31/ 2022	11/04/ 2022

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
			Florida on Tuesday. Work should take 30 minutes. Carry plastic tubs from our condo to my SUV.										
Normal	Internal	3930-1	AT PRIMROSE BUILDING - REMOVE HANDSET AND HAVE REKEYED NEED 12 KEYS		Completed	Ley Property Management			10/26/2022			10/27/2022	10/28/2022
Normal	Internal	3931-1	move table into garage.... wants 3pm on Friday 10/28 please do not carry over your head, she is afraid it may break since it is glass		Completed	Ley Property Management	UNIT # 4	MILLER, DONNA	10/26/2022	10/28/2022 at 03:00 PM	10/28/2022 at 03:30 PM	10/28/2022	10/31/2022
Normal	Internal	3935-1	Remove all hoses. Drain water out.		Completed	Ley Property Management			10/27/2022			10/27/2022	10/31/2022

Total