

Balance Sheet

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

As of: 06/30/2026

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	26,826.08
Money Market Reserves	37,207.34
MM- First National - Construction	59,879.78
CD-FNB - Construction Funds	312,135.20
Total Cash	436,048.40
Accounts Receivable	1,960.20
TOTAL ASSETS	438,008.60
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	22,332.29
Prepaid Construction Funds	331,816.85
Prepayments	15,388.01
Total Liabilities	369,537.15
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	51,226.38
Total EQUITY-DOES NOT CLOSE	51,226.38
Retained Earnings	14,492.81
Calculated Retained Earnings	-58,725.30
Calculated Prior Years Retained Earnings	61,477.56
Total Capital	68,471.45
TOTAL LIABILITIES & CAPITAL	438,008.60

Annual Budget - Comparative

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

As of: Jun 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	YTD \$ Var.
Income			
Association Assessment	190,088.00	190,088.00	0.00
Late Fees	178.20	0.00	178.20
Interest Income	15,015.53	6,000.00	9,015.53
Total Operating Income	205,281.73	196,088.00	9,193.73
Expense			
G & A - Management Fee	9,000.00	9,000.00	0.00
G & A - Liability Insurance	33,884.08	32,200.00	-1,684.08
G & A - Legal & Professional	3,325.00	3,000.00	-325.00
G & A - Postage/Office Supply	982.27	1,500.00	517.73
G & A - Taxes	5,854.00	4,800.00	-1,054.00
G & A - Bank Charge	348.76	600.00	251.24
G & A - Website	500.76	600.00	99.24
Buildings-Electric	1,111.47	1,750.00	638.53
Buildings-Insect Control	4,543.43	3,500.00	-1,043.43
Buildings-R&M- Gutters	445.00	1,000.00	555.00
Buildings-R&M- Condos	3,694.87	5,000.00	1,305.13
Buildings-R&M- Inspections	2,082.50	3,500.00	1,417.50
Buildings-R&M- Paint	0.00	500.00	500.00
Buildings-R&M- Miscellaneous	180.00	500.00	320.00
Buildings-Periodic - M&R	27,663.01	0.00	-27,663.01
Community - Storage Unit	600.00	750.00	150.00
Grounds-Beach Cleaning	240.00	500.00	260.00
Grounds-Trash Removal	2,770.13	3,600.00	829.87
Grounds-R&M- Roadways	0.00	500.00	500.00
Grounds - Snow Removal	1,231.84	2,000.00	768.16
Grounds-R&M- Irrigation System	600.00	600.00	0.00
Grounds-R&M- Miscellaneous	2,131.78	1,000.00	-1,131.78
Landscape-Fertilize	2,760.60	2,400.00	-360.60
Landscape-Mowing/Trimming	12,022.52	14,500.00	2,477.48
Landscape-Shrub/Tree/Annuals	13,905.26	12,000.00	-1,905.26
Landscape-Spring/Fall Cleanup	17,701.01	15,000.00	-2,701.01
Landscape-R&M- Shrub/Tree-Prune	2,822.66	3,000.00	177.34
Landscape-R&M- Miscellaneous	1,198.69	2,500.00	1,301.31
Landscape - Periodic - M&R	18,873.02	15,000.00	-3,873.02
Pool - Chemicals	1,374.95	3,000.00	1,625.05
Pool - Cleaning	6,300.00	7,000.00	700.00
Pool - Electric	1,087.12	1,250.00	162.88
Pool - Gas	1,608.61	1,500.00	-108.61
Pool - Open / Close	4,760.98	4,000.00	-760.98

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	YTD \$ Var.
Pool - R&M	1,379.71	2,500.00	1,120.29
Security - Electric	2,805.33	3,000.00	194.67
Security - Lights	661.18	500.00	-161.18
Security - Gate	0.00	1,000.00	1,000.00
Water Plant - Electric	1,325.21	1,400.00	74.79
Water Plant - Water/Sewer	2,918.24	3,000.00	81.76
Water Plant - Repairs & Maint.	180.00	1,500.00	1,320.00
Total Operating Expense	194,873.99	170,450.00	-24,423.99
Total Operating Income	205,281.73	196,088.00	9,193.73
Total Operating Expense	194,873.99	170,450.00	-24,423.99
NOI - Net Operating Income	10,407.74	25,638.00	-15,230.26
Other Income			
Association Construction Assessment	631,598.54	0.00	631,598.54
Capital Funds Collected	31,682.00	31,682.00	0.00
Appropriation to Reserve Funds	-31,682.00	-31,682.00	0.00
Reserve Fund - Draw Down	21,000.00	0.00	21,000.00
Construction Fund - Draw Down	-183,654.46	0.00	-183,654.46
Total Other Income	468,944.08	0.00	468,944.08
Other Expense			
Capital Improvement - Siding Project	447,944.08	0.00	-447,944.08
Grounds - Capital Improvement	90,133.04	0.00	-90,133.04
Total Other Expense	538,077.12	0.00	-538,077.12
Net Other Income	-69,133.04	0.00	-69,133.04
Total Income	674,225.81	196,088.00	478,137.81
Total Expense	732,951.11	170,450.00	-562,501.11
Net Income	-58,725.30	25,638.00	-84,363.30

CATAWBA SHORES NORTH CONDO ASSOCIATION

Annual Budget - Comparative

As of: Jun 2026

Account Name	<u>FY 25 Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Var.</u>	<u>26 Budget</u>
Income				
Association Assessment	190,088	190,088	0	190,088
Late Fees	178	0	178	0
Interest Income	15,016	6,000	9,016	9,000
Total Operating Income	205,282	196,088	9,194	199,088
Expense				
G & A - Management Fee	9,000	9,000	0	10,000
G & A - Liability Insurance	33,884	32,200	(1,684)	33,500
G & A - Legal & Professional	3,325	3,000	(325)	3,000
G & A - Postage/Office Supply	982	1,500	518	1,200
G & A - Taxes	5,854	4,800	(1,054)	4,300
G & A - Bank Charge	349	600	251	400
G & A - Website	501	600	99	600
Buildings-Electric	1,111	1,750	639	1,500
Buildings-Insect Control	4,543	3,500	(1,043)	4,500
Buildings-R&M- Gutters	445	1,000	555	1,000
Buildings-R&M- Condos	3,695	5,000	1,305	5,000
Buildings-R&M- Inspections	2,083	3,500	1,418	2,500
Buildings-R&M- Paint	0	500	500	500
Buildings-R&M- Miscellaneous	180	500	320	500
Buildings-Periodic - M&R	27,663	0	(27,663)	10,000
Community - Storage Unit	600	750	150	750
Grounds-Beach Cleaning	240	500	260	500
Grounds-Trash Removal	2,770	3,600	830	3,000
Grounds-R&M- Roadways	0	500	500	2,000
Grounds - Snow Removal	1,232	2,000	768	2,000
Grounds-R&M- Irrigation System	600	600	0	600
Grounds-R&M- Miscellaneous	2,132	1,000	(1,132)	2,500
Landscape-Fertilize	2,761	2,400	(361)	2,500
Landscape-Mowing/Trimming	12,023	14,500	2,477	16,000
Landscape-Shrub/Tree/Annuals	13,905	12,000	(1,905)	10,000
Landscape-Spring/Fall Cleanup	17,701	15,000	(2,701)	20,000
Landscape-R&M- Shrub/Tree-Prune	2,823	3,000	177	4,000
Landscape-R&M- Miscellaneous	1,199	2,500	1,301	2,500
Landscape - Periodic - M&R	18,873	15,000	(3,873)	15,000
Pool - Chemicals	1,375	3,000	1,625	2,000
Pool - Cleaning	6,300	7,000	700	7,200
Pool - Electric	1,087	1,250	163	1,250
Pool - Gas	1,609	1,500	(109)	1,500
Pool - Open / Close	4,761	4,000	(761)	5,000
Pool - R&M	1,380	2,500	1,120	2,500
Security - Electric	2,805	3,000	195	3,000
Security - Lights	661	500	(161)	1,000
Security - Gate	0	1,000	1,000	3,500
Water Plant - Electric	1,325	1,400	75	1,500
Water Plant - Water/Sewer	2,918	3,000	82	3,000
Water Plant - Repairs & Maint.	180	1,500	1,320	1,000
Total Operating Expense	194,874	170,450	(24,424)	192,300
NOI - Net Operating Income	10,408	25,638	(15,230)	6,788

Capital Expenditures
CATAWBA SHORES NORTH CONDO ASSOCIATION
Jun-26

<u>Account Name</u>	<u>YTD Forecast</u>
Association Construction Assessment	631,599
Construction Fund - Prepaid	(183,654)
Capital Funds Collected	31,682
Appropriation to Reserve Funds	(31,682)
Reserve Fund - Draw Down	21,000
Total Other Income	468,944
Capital Improvement - Siding Project	447,944
Grounds - Capital Improvement - Sea Wall	86,183
Grounds - Capital Improvement - Drainage Build 2	3,950
Total Other Expense	538,077
Net Other Income	(69,133)

Total Income	674,226
Total Expense	732,951
Net Income	(58,725)