

## Balance Sheet

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

As of: 12/31/2023

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
<b>ASSETS</b>	
<b>Cash</b>	
Checking-Operating	27,770.45
Money Market Reserves	94,054.65
MM- First National - Construction	125,137.23
FNB-ICS - Sweep Account	541,089.59
<b>Total Cash</b>	<b>788,051.92</b>
Accounts Receivable	5,261.94
<b>TOTAL ASSETS</b>	<b>793,313.86</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	10,981.65
<b>OTHER CURRENT LIABILITIES</b>	
Income Taxes Payable	2,881.83
<b>Total OTHER CURRENT LIABILITIES</b>	<b>2,881.83</b>
Prepaid Construction Funds	632,430.93
Prepayments	774.94
<b>Total Liabilities</b>	<b>647,069.35</b>
<b>Capital</b>	
<b>EQUITY-DOES NOT CLOSE</b>	
Capital Funds Appropriation	105,664.48
<b>Total EQUITY-DOES NOT CLOSE</b>	<b>105,664.48</b>
Retained Earnings	14,492.81
Calculated Retained Earnings	-24,428.65
Calculated Prior Years Retained Earnings	50,515.87
<b>Total Capital</b>	<b>146,244.51</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>793,313.86</b>

## Annual Budget - Comparative

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

As of: Dec 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
<b>Income</b>					
Association Assessment	0.00	95,044.00	95,044.00	0.00	190,088.00
Interest Income	1,675.56	20,163.62	0.00	20,163.62	0.00
<b>Total Operating Income</b>	<b>1,675.56</b>	<b>115,207.62</b>	<b>95,044.00</b>	<b>20,163.62</b>	<b>190,088.00</b>
<b>Expense</b>					
G & A - Management Fee	750.00	4,500.00	4,500.00	0.00	9,000.00
G & A - Liability Insurance	1,909.27	15,187.59	13,000.02	-2,187.57	26,000.00
G & A - Legal & Professional	731.25	2,181.25	3,750.00	1,568.75	7,500.00
G & A - Postage/Office Supply	126.00	991.69	1,050.00	58.31	2,100.00
G & A - Taxes	800.00	4,538.00	3,000.00	-1,538.00	3,000.00
G & A - Bank Charge	41.68	2,444.48	125.02	-2,319.46	250.00
G & A - Website	0.00	410.88	225.00	-185.88	450.00
Buildings-Electric	116.37	558.53	575.02	16.49	1,150.00
Buildings-Insect Control	0.00	1,872.50	1,500.00	-372.50	3,000.00
Buildings-R&M- Gutters	0.00	58.85	750.00	691.15	1,500.00
Buildings-R&M- Condos	2,879.50	5,116.85	2,500.02	-2,616.83	5,000.00
Buildings-R&M- Inspections	0.00	1,076.55	3,000.00	1,923.45	6,000.00
Buildings-R&M- Siding	0.00	0.00	250.02	250.02	500.00
Buildings-R&M- Paint	0.00	0.00	500.02	500.02	1,000.00
Buildings-R&M- Roofing	0.00	126.04	625.02	498.98	1,250.00
Buildings-R&M- Miscellaneous	0.00	0.00	250.02	250.02	500.00
Clubhouse-Maintenance	0.00	232.05	0.00	-232.05	0.00
Community - Storage Unit	82.35	133.03	0.00	-133.03	0.00
Grounds-Beach Cleaning	0.00	362.03	500.00	137.97	1,000.00
Grounds-Trash Removal	91.33	3,250.99	3,250.02	-0.97	6,500.00
Grounds-R&M- Roadways	1,350.00	1,408.85	0.00	-1,408.85	0.00
Grounds - Snow Removal	0.00	0.00	500.00	500.00	2,000.00
Grounds-R&M- Irrigation System	0.00	0.00	3,000.00	3,000.00	5,000.00

## Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds-R&M- Miscellaneous	55.00	302.50	750.00	447.50	1,500.00
Grounds - Periodic - M&R	0.00	0.00	750.00	750.00	1,500.00
Landscape-Fertilize	0.00	1,670.57	1,718.75	48.18	2,750.00
Landscape-Mowing/Trimming	0.00	12,327.82	13,125.00	797.18	21,000.00
Landscape-Shrub/Tree/Annuals	3,424.00	9,212.75	5,000.00	-4,212.75	8,000.00
Landscape-Spring/Fall Cleanup	0.00	13,011.60	10,000.00	-3,011.60	16,000.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,924.40	3,937.50	13.10	6,300.00
Landscape-R&M- Miscellaneous	0.00	1,783.11	2,000.02	216.91	4,000.00
Landscape - Periodic - M&R	0.00	0.00	2,000.02	2,000.02	4,000.00
Pool - Chemicals	0.00	2,454.16	1,000.00	-1,454.16	2,000.00
Pool - Cleaning	0.00	4,560.87	4,500.00	-60.87	7,200.00
Pool - Electric	73.09	587.98	625.02	37.04	1,250.00
Pool - Gas	0.00	557.54	750.00	192.46	1,750.00
Pool - Open / Close	0.00	1,743.90	2,000.00	256.10	4,000.00
Pool - R&M	0.00	1,447.41	2,000.00	552.59	4,000.00
Security - Electric	231.10	1,379.29	1,250.02	-129.27	2,500.00
Security - Lights	55.00	930.37	250.02	-680.35	500.00
Security - Gate	752.50	1,213.29	500.02	-713.27	1,000.00
Water Plant - Electric	93.49	471.04	700.02	228.98	1,400.00
Water Plant - Water/Sewer	145.75	1,316.98	2,000.02	683.04	4,000.00
Water Plant - Repairs & Maint.	0.00	1,691.13	1,250.02	-441.11	2,500.00
Utilities-Natural Gas	47.15	165.46	0.00	-165.46	0.00
Utilities-Water	0.00	179.22	0.00	-179.22	0.00
<b>Total Operating Expense</b>	<b>13,754.83</b>	<b>105,381.55</b>	<b>98,956.61</b>	<b>-6,424.94</b>	<b>179,850.00</b>
Total Operating Income	1,675.56	115,207.62	95,044.00	20,163.62	190,088.00
Total Operating Expense	13,754.83	105,381.55	98,956.61	-6,424.94	179,850.00
<b>NOI - Net Operating Income</b>	<b>-12,079.27</b>	<b>9,826.07</b>	<b>-3,912.61</b>	<b>13,738.68</b>	<b>10,238.00</b>
<b>Other Income</b>					
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	386,430.80	0.00	386,430.80	405,600.00

## Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total Other Income</b>	0.00	402,271.80	15,841.00	386,430.80	950,000.00
<b>Other Expense</b>					
Buildings - Capital Improvement	0.00	72,488.16	100,000.02	27,511.86	200,000.00
Capital Improvement - Siding Project	0.00	339,357.86	375,000.00	35,642.14	750,000.00
Capital Improvement - Drainage Project	483.50	24,680.50	0.00	-24,680.50	0.00
<b>Total Other Expense</b>	<b>483.50</b>	<b>436,526.52</b>	<b>475,000.02</b>	<b>38,473.50</b>	<b>950,000.00</b>
<b>Net Other Income</b>	<b>-483.50</b>	<b>-34,254.72</b>	<b>-459,159.02</b>	<b>424,904.30</b>	<b>0.00</b>
Total Income	1,675.56	517,479.42	110,885.00	406,594.42	1,140,088.00
Total Expense	14,238.33	541,908.07	573,956.63	32,048.56	1,129,850.00
<b>Net Income</b>	<b>-12,562.77</b>	<b>-24,428.65</b>	<b>-463,071.63</b>	<b>438,642.98</b>	<b>10,238.00</b>

## Check Register

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

**Date Range:** 12/01/2023 to 12/31/2023

**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
<b>CSN - Operating</b>						
CSN - Operating	8825	No	12/07/2023	Hartland & Wilken Mechanical Services	297.00	
CSN - Operating	8827	Yes	12/07/2023	LEIMEISTER CRANE SERVICE INC.	3,424.00	
CSN - Operating	8828	Yes	12/07/2023	THE KREIMES CO	1,350.00	
CSN - Operating	8829	Yes	12/07/2023	SCHILL GROUNDS MANAGEMENT	5,583.77	
CSN - Operating	8830	Yes	12/07/2023	LEY PROPERTY MANAGEMENT	2,476.24	
CSN - Operating	8831	No	12/07/2023	KAMAN & CUSIMANO, LLC	500.00	
CSN - Operating	231207	Yes	12/07/2023	COLUMBIA GAS	47.15	
CSN - Operating	231125	Yes	12/15/2023	REPUBLIC SERVICES #263	89.27	
CSN - Operating	231220	Yes	12/20/2023	OTTAWA COUNTY SANITARY ENGINEER	145.75	
CSN - Operating	231220	Yes	12/20/2023	OHIO EDISON	519.51	
					<b>14,432.69</b>	
<b>CSN- MM-Construction</b>						
CSN- MM-Construction	2511	Yes	12/06/2023	Sheet Hohler Metal	3,650.00	
CSN- MM-Construction	2512	Yes	12/06/2023	NORTH COAST ROOFING OF OHIO INC	20,297.04	
CSN- MM-Construction	2514	Yes	12/11/2023	TIMOTHY KEYS	1,468.18	
CSN- MM-Construction	231218	Yes	12/18/2023	KLUDING CONSTRUCTION, LLC	23,900.00	
					<b>49,315.22</b>	
<b>Total</b>					<b>63,747.91</b>	

## Aged Payables Summary

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

As of: 12/31/2023

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433</b>						
COLUMBIA GAS	47.15	47.15	0.00	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
KAMAN & CUSIMANO, LLC	731.25	0.00	731.25	0.00	0.00	0.00
Ley Property Management	1,500.00	0.00	750.00	750.00	0.00	0.00
LEY PROPERTY MANAGEMENT	3,868.00	3,868.00	0.00	0.00	0.00	0.00
OHIO EDISON	523.05	523.05	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	145.75	145.75	0.00	0.00	0.00	0.00
Hartland & Wilken Mechanical Services	483.50	0.00	483.50	0.00	0.00	0.00
REPUBLIC SERVICES #263	91.33	91.33	0.00	0.00	0.00	0.00
UNITED STATES TREASURY	1,600.00	0.00	800.00	0.00	0.00	800.00
CATAWBA MINI STORAGE	82.35	82.35	0.00	0.00	0.00	0.00
	<b>10,981.65</b>	<b>4,757.63</b>	<b>4,674.02</b>	<b>750.00</b>	<b>0.00</b>	<b>800.00</b>
<b>Total</b>	<b>10,981.65</b>	<b>4,757.63</b>	<b>4,674.02</b>	<b>750.00</b>	<b>0.00</b>	<b>800.00</b>

**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:** 12/31/2023

**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+
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 11 - PETERSON, LISA</b>										
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
					<b>21,530.07</b>	<b>5,261.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,261.00</b>
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 13 - Keys, Tim</b>										
Keys, Tim	07/01/2023	07/01/2023	40200	Capital Funds Collected	594.00	0.94	0.00	0.00	0.00	0.94
<b>Total</b>					<b>22,124.07</b>	<b>5,261.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,261.94</b>

## 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 12/01/2023 - 12/31/2023

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
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433</b>													
Normal	Internal	5144-1	PERFORM HOUSE INSPECTIONS MONDAY / FRIDAY		Completed	Ley Property Management			12/01/2023				01/03/2024
Normal	Internal	5146-1	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			12/01/2023				01/03/2024
Normal	Internal	5149-1	PLOW STREETS AND WALKWAYS AS NEEDED		Completed No Need To Bill	Ley Property Management			12/01/2023				01/03/2024

## 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
Normal	Internal	5162-1	Gutter above parking lot side doorway was dislodged from soffit during roof replacement. Please level for proper drainage.		Completed	Ley Property Management	UNIT # 19	QUINN, KEVIN	12/02/2023			12/04/2023	12/06/2023
Normal	Internal	5166-1	In Crawlspace, need to insulate around the sills around the crawlspace and put new insulation up under the floor joists. along the sills as well.		Assigned	Ley Property Management	UNIT # 21	TARR, TERRY	12/05/2023				
Normal	Internal	5167-1	Periodically check the bedroom for a possible leak. Small spot is starting to form.		Assigned	Ley Property Management	UNIT # 21	TARR, TERRY	12/05/2023				

**Total**