

Balance Sheet

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

As of: 09/30/2024

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 | 40,062.88 |
| Money Market Reserves | 64,684.12 |
| MM- First National - Construction | 125,149.04 |
| FNB-ICS - Sweep Account | 514,018.40 |
| Total Cash | 743,914.44 |
| Accounts Receivable | 2,677.57 |
| TOTAL ASSETS | 746,592.01 |
| | |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Accounts Payable | 7,444.25 |
| OTHER CURRENT LIABILITIES | |
| Income Taxes Payable | -1,600.00 |
| Total OTHER CURRENT LIABILITIES | -1,600.00 |
| Prepaid Construction Funds | 783,270.87 |
| Prepayments | 2,083.94 |
| Total Liabilities | 791,199.06 |
| Capital | |
| EQUITY-DOES NOT CLOSE | |
| Capital Funds Appropriation | 24,703.38 |
| Total EQUITY-DOES NOT CLOSE | 24,703.38 |
| Retained Earnings | 14,492.81 |
| Calculated Retained Earnings | -181,266.69 |
| Calculated Prior Years Retained Earnings | 97,463.45 |
| Total Capital | -44,607.05 |
| TOTAL LIABILITIES & CAPITAL | 746,592.01 |

Annual Budget - Comparative

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

As of: Sep 2024

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 | 6,144.93 | 6,937.84 | 0.00 | 6,937.84 | 0.00 |
| Total Operating Income | 6,144.93 | 54,459.84 | 47,522.00 | 6,937.84 | 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 | 2,241.54 | 7,727.13 | 7,500.00 | -227.13 | 30,000.00 |
| G & A - Legal & Professional | 450.00 | 450.00 | 625.02 | 175.02 | 2,500.00 |
| G & A - Postage/Office Supply | 120.00 | 196.56 | 375.00 | 178.44 | 1,500.00 |
| G & A - Taxes | 6,400.00 | 6,400.00 | 0.00 | -6,400.00 | 6,600.00 |
| G & A - Bank Charge | 40.84 | 102.28 | 90.00 | -12.28 | 360.00 |
| G & A - Website | 29.85 | 29.85 | 112.50 | 82.65 | 450.00 |
| Buildings-Electric | 80.90 | 226.96 | 437.52 | 210.56 | 1,750.00 |
| Buildings-Insect Control | 85.60 | 1,621.05 | 1,750.00 | 128.95 | 3,500.00 |
| Buildings-R&M- Gutters | 0.00 | 726.71 | 125.01 | -601.70 | 500.00 |
| Buildings-R&M- Condos | 0.00 | 1,452.12 | 1,250.01 | -202.11 | 5,000.00 |
| Buildings-R&M- Inspections | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| Buildings-R&M- Paint | 0.00 | 780.00 | 125.01 | -654.99 | 500.00 |
| Buildings-R&M- Miscellaneous | 0.00 | 0.00 | 125.01 | 125.01 | 500.00 |
| Community - Storage Unit | 0.00 | 0.00 | 125.01 | 125.01 | 500.00 |
| Grounds-Beach Cleaning | 0.00 | 0.00 | 250.00 | 250.00 | 500.00 |
| Grounds-Trash Removal | 260.18 | 784.40 | 1,375.02 | 590.62 | 5,500.00 |
| Grounds-R&M- Roadways | 0.00 | 0.00 | 125.01 | 125.01 | 500.00 |
| Grounds - Snow Removal | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Grounds-R&M- Irrigation System | 893.49 | 1,649.52 | 1,000.00 | -649.52 | 2,500.00 |
| Grounds-R&M- Miscellaneous | 112.97 | 262.97 | 187.50 | -75.47 | 750.00 |
| Landscape-Fertilize | 319.20 | 957.60 | 1,031.25 | 73.65 | 2,750.00 |
| Landscape-Mowing/Trimming | 2,367.46 | 7,102.38 | 7,125.00 | 22.62 | 19,000.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--------------------------------------|-------------------|-------------------|------------------|--------------------|-------------------|
| Landscape-Shrub/Tree/Annuals | 541.79 | 1,625.37 | 4,500.00 | 2,874.63 | 12,000.00 |
| Landscape-Spring/Fall Cleanup | 1,774.74 | 5,324.22 | 6,000.00 | 675.78 | 16,000.00 |
| Landscape-R&M- Shrub/Tree-Prune | 652.64 | 1,957.92 | 1,875.00 | -82.92 | 5,000.00 |
| Landscape-R&M- Miscellaneous | 0.00 | 224.70 | 625.02 | 400.32 | 2,500.00 |
| Landscape - Periodic - M&R | 0.00 | 0.00 | 1,000.02 | 1,000.02 | 4,000.00 |
| Pool - Chemicals | 314.91 | 1,242.68 | 1,400.00 | 157.32 | 3,500.00 |
| Pool - Cleaning | 840.00 | 4,560.00 | 4,500.00 | -60.00 | 7,200.00 |
| Pool - Electric | 117.85 | 348.02 | 312.51 | -35.51 | 1,250.00 |
| Pool - Gas | 256.31 | 703.75 | 350.01 | -353.74 | 1,400.00 |
| Pool - Open / Close | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |
| Pool - R&M | 0.00 | 120.00 | 1,500.00 | 1,380.00 | 2,500.00 |
| Security - Electric | 219.68 | 656.45 | 750.00 | 93.55 | 3,000.00 |
| Security - Lights | 0.00 | 0.00 | 250.02 | 250.02 | 1,000.00 |
| Security - Gate | 138.97 | 138.97 | 325.02 | 186.05 | 1,300.00 |
| Water Plant - Electric | 75.30 | 147.44 | 350.01 | 202.57 | 1,400.00 |
| Water Plant - Water/Sewer | 396.55 | 1,261.74 | 750.00 | -511.74 | 3,000.00 |
| Water Plant - Repairs & Maint. | 0.00 | 125.00 | 375.00 | 250.00 | 1,500.00 |
| Total Operating Expense | 19,480.77 | 51,155.79 | 50,846.48 | -309.31 | 170,210.00 |
| | | | | | |
| Total Operating Income | 6,144.93 | 54,459.84 | 47,522.00 | 6,937.84 | 190,088.00 |
| Total Operating Expense | 19,480.77 | 51,155.79 | 50,846.48 | -309.31 | 170,210.00 |
| NOI - Net Operating Income | -13,335.84 | 3,304.05 | -3,324.48 | 6,628.53 | 19,878.00 |
| | | | | | |
| Other Income | | | | | |
| Association Construction Assessment | 0.00 | 37,396.86 | 0.00 | 37,396.86 | 0.00 |
| Capital Funds Collected | 0.00 | 15,841.00 | 15,841.00 | 0.00 | 15,841.00 |
| Appropriation to Reserve Funds | 0.00 | -15,841.00 | 0.00 | -15,841.00 | -15,841.00 |
| Total Other Income | 0.00 | 37,396.86 | 15,841.00 | 21,555.86 | 0.00 |
| | | | | | |
| Other Expense | | | | | |
| Buildings - Capital Improvement | 6,000.00 | 6,000.00 | 0.00 | -6,000.00 | 0.00 |
| Capital Improvement - Siding Project | 107,983.80 | 215,967.60 | 0.00 | -215,967.60 | 0.00 |
| Total Other Expense | 113,983.80 | 221,967.60 | 0.00 | -221,967.60 | 0.00 |

Annual Budget - Comparative

| Account Name | MTD Actual | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|------------------|-------------|-------------|------------|-------------|---------------|
| Net Other Income | -113,983.80 | -184,570.74 | 15,841.00 | -200,411.74 | 0.00 |
| | | | | | |
| Total Income | 6,144.93 | 91,856.70 | 63,363.00 | 28,493.70 | 190,088.00 |
| Total Expense | 133,464.57 | 273,123.39 | 50,846.48 | -222,276.91 | 170,210.00 |
| | | | | | |
| Net Income | -127,319.64 | -181,266.69 | 12,516.52 | -193,783.21 | 19,878.00 |
| | | | | | |

Check Register

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

Date Range: 09/01/2024 to 09/30/2024

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 | 240917 | Yes | 09/17/2024 | UNITED STATES TREASURY | 6,400.00 | |
| CSN - Operating | | | | | | |
| CSN - Operating | 240902 | Yes | 09/02/2024 | GRAND RIVER INSURANCE AGENCY, LLC | 2,241.54 | |
| CSN - Operating | 240906 | Yes | 09/06/2024 | COLUMBIA GAS | 233.74 | |
| CSN - Operating | 8875 | Yes | 09/11/2024 | BROWN SUPPLY CO | 359.75 | |
| CSN - Operating | 8876 | Yes | 09/11/2024 | ERIE SPIDER & PEST CONTROL | 1,535.45 | |
| CSN - Operating | 8877 | Yes | 09/11/2024 | LEY PROPERTY MANAGEMENT | 2,398.10 | |
| CSN - Operating | 8878 | Yes | 09/11/2024 | Ley Property Management | 750.00 | |
| CSN - Operating | 8879 | Yes | 09/11/2024 | SCHILL GROUNDS MANAGEMENT | 11,311.66 | |
| CSN - Operating | 8880 | Yes | 09/11/2024 | Sheet Hohler Metal | 110.00 | |
| CSN - Operating | 240914 | Yes | 09/14/2024 | REPUBLIC SERVICES #263 | 261.48 | |
| CSN - Operating | 240918 | Yes | 09/18/2024 | OHIO EDISON | 487.57 | |
| CSN - Operating | 240920 | Yes | 09/20/2024 | OTTAWA COUNTY SANITARY ENGINEER | 399.24 | |
| CSN - Operating | 240930 | Yes | 09/30/2024 | Wix.com | 29.85 | |
| | | | | | 20,118.38 | |
| CSN- MM-Construction | | | | | | |
| CSN- MM-Construction | 240911 | Yes | 09/11/2024 | KLUDING CONSTRUCTION, LLC | 107,983.80 | |
| CSN- MM-Construction | 2528 | Yes | 09/18/2024 | KLUDING CONSTRUCTION, LLC | 6,000.00 | |
| | | | | | 113,983.80 | |

Check Register

| Bank Account | Check # | Cleared | Check Date | Payee Name | Amount | Check Memo |
|--------------|---------|---------|------------|------------|------------|------------|
| Total | | | | | 140,502.18 | |

Aged Payables Summary

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

As of: 09/30/2024

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 | 256.31 | 256.31 | 0.00 | 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 | 2,241.54 | 2,241.54 | 0.00 | 0.00 | 0.00 | 0.00 |
| Ley Property Management | 750.00 | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 |
| LEY PROPERTY MANAGEMENT | 2,195.43 | 2,105.43 | 0.00 | 0.00 | 0.00 | 90.00 |
| OHIO EDISON | 493.73 | 493.73 | 0.00 | 0.00 | 0.00 | 0.00 |
| OTTAWA COUNTY SANITARY ENGINEER | 396.55 | 396.55 | 0.00 | 0.00 | 0.00 | 0.00 |
| REPUBLIC SERVICES #263 | 260.18 | 260.18 | 0.00 | 0.00 | 0.00 | 0.00 |
| SODERBERG and BRENNER CPAs | 450.00 | 450.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| BROWN SUPPLY CO | 314.91 | 314.91 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 7,444.25 | 6,518.65 | 835.60 | 0.00 | 0.00 | 90.00 |
| Total | 7,444.25 | 6,518.65 | 835.60 | 0.00 | 0.00 | 90.00 |

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: 09/30/2024

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 # 21 - TARR, TERRY | | | | | | | | | | |
| TARR, TERRY | 07/01/2024 | 07/01/2024 | 40200 | Capital Funds Collected | 442.00 | 301.57 | 0.00 | 0.00 | 0.00 | 301.57 |
| CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 6 - CHRISTIAN, JOEL | | | | | | | | | | |
| CHRISTIAN, JOEL | 07/01/2024 | 07/01/2024 | 40000 | Association Assessment | 1,782.00 | 1,782.00 | 0.00 | 0.00 | 0.00 | 1,782.00 |
| CHRISTIAN, JOEL | 07/01/2024 | 07/01/2024 | 40200 | Capital Funds Collected | 594.00 | 594.00 | 0.00 | 0.00 | 0.00 | 594.00 |
| | | | | | 2,376.00 | 2,376.00 | 0.00 | 0.00 | 0.00 | 2,376.00 |
| Total | | | | | 2,818.00 | 2,677.57 | 0.00 | 0.00 | 0.00 | 2,677.57 |

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 09/01/2024 - 09/30/2024

| 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 | 5983-1 | CLEAN POOL DAILY | | Completed | Ley Property Management | | | 09/01/2024 | | | | 09/28/2024 |
| Normal | Internal | 5988-1 | 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 | | | | 09/01/2024 | | | | |
| Normal | Resident | 5992-1 | Large bees nest in front porch | | Assigned | Ley Property Management | UNIT # 11 | PETERSON, LISA | 09/01/2024 | | | | |
| Normal | Resident | 5993-1 | On Saturday we experienced these things: The gate to | | Assigned | Ley Property Management | UNIT # 17 | FROHMAN, THOMAS | 09/02/2024 | | | | |

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 |
|----------|-----------------|-------------------|---|--------------|-----------|----------------------------|-----------|----------------------|------------|-----------------|---------------|--------------|--------------|
| | | | the pool on Christian's side doesn't work but also has a frame board loose. Christian's side — One umbrella does not open(pin not in place). Another umbrella we were using came out in the wind with no screw in bottom base. Luckily we were not at the table when the umbrella came out. | | | | | | | | | | |
| Normal | Internal | 6012-1 | Please fix the post that has the keypad on it at the entrance. | | Completed | Ley Property Management | | | 09/09/2024 | | | 09/09/2024 | 09/28/2024 |
| Normal | Resident | 6014-1 | Please check area under mailboxes for bees. Yellow residue noted in that area | | Completed | Ley Property Management | UNIT # 18 | COLATRUGLIO, MICHAEL | 09/11/2024 | | | 09/11/2024 | 09/28/2024 |
| Normal | Internal | 6022-1 | Please fix the sprinkler line near the water room. | | Completed | Ley Property Management | | | 09/13/2024 | | | 09/13/2024 | 09/28/2024 |
| Normal | Resident | 6025-1 | Hello. Any update on request for bees. There are quite a lot of these flying in and out | | Assigned | ERIE SPIDER & PEST CONTROL | UNIT # 11 | PETERSON, LISA | 09/13/2024 | | | | |
| Normal | Internal | 6029-1 | Nick will need help getting | | Assigned | Ley Property Management | UNIT # 27 | CIRIELLO, NICK | 09/17/2024 | | | | |

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 |
|----------|-----------------|-------------------|---|--------------|-----------|-------------------------|----------|----------------|------------|-----------------|---------------|--------------|--------------|
| | | | into his condo around 2pm on Sept. 18th , he will call when he is on his way to confirm. | | | | | | | | | | |
| Normal | Internal | 6030-1 | inspect irrigation valve box in overflow parking area. Seams to have a wet spot and possible leak. | | Completed | Ley Property Management | | | 09/17/2024 | | | 09/18/2024 | 09/28/2024 |
| Normal | Resident | 6042-1 | Let me know if this is something you can complete for us. Remove front screen door and all screen door hardware; fill in all holes; paint front door and side window panel inside and out; paint outside of shed door. White paint for all. We plan to leave for Florida October 10th, therefore the work can be scheduled mid October 2024 through May 01st 2025. Regards, Harry | | Work Done | Ley Property Management | UNIT # 2 | RENAUX, MARCIA | 09/23/2024 | | | 10/10/2024 | |

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 |
|----------|-----------------|-------------------|--|--------------|-----------|-------------------------|-----------|---------------|------------|-----------------|---------------|--------------|--------------|
| | | | Putzbach 216-780-8348 | | | | | | | | | | |
| Normal | Internal | 6044-1 | Distribute Membership Directory to individual Condos. | | Completed | Ley Property Management | | | 09/24/2024 | | | 09/26/2024 | 09/28/2024 |
| Normal | Internal | 6045-1 | Irrigation - Constructing and placing PVC sleeves for irrigation lines under the concrete sidewalks. Materials provided just need to fabricate and place. | | Completed | Ley Property Management | | | 09/25/2024 | | | 09/25/2024 | 09/28/2024 |
| Normal | Internal | 6049-1 | Pump down pool prior to winterization. Remove handrails prepare cover and springs locate plugs for winterization remove signs and store Clean Furniture and store off site | | Assigned | Ley Property Management | | | 09/30/2024 | | | | |
| Normal | Resident | 6053-1 | Since we are having trimming done at CATAWBA Shores North, please trim the trees that are touching the side of our condo. I think it may be a maple tree, but I'm not | | New | | UNIT # 22 | LONG, MICHAEL | 09/30/2024 | | | | |

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 |
|----------|-----------------|-------------------|------------------|--------------|--------|--------|------|-----------|------------|-----------------|---------------|--------------|--------------|
| | | | sure. Thank you. | | | | | | | | | | |

Total