

Balance Sheet

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

As of: 05/31/2024

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	67,641.98
Money Market Reserves	94,392.44
MM- First National - Construction	49,139.58
FNB-ICS - Sweep Account	239,165.93
FNB-CDARS	600,000.00
Total Cash	1,050,339.93
Accounts Receivable	36,378.63
TOTAL ASSETS	1,086,718.56
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	43,915.71
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	415,515.89
Prepayments	301.94
Total Liabilities	458,133.54
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	81,764.48
Total EQUITY-DOES NOT CLOSE	81,764.48
Retained Earnings	14,492.81
Calculated Retained Earnings	481,811.86
Calculated Prior Years Retained Earnings	50,515.87
Total Capital	628,585.02
TOTAL LIABILITIES & CAPITAL	1,086,718.56

Annual Budget - Comparative

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

As of: May 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	190,088.00	190,088.00	0.00	190,088.00
Interest Income	651.33	21,369.66	0.00	21,369.66	0.00
Total Operating Income	651.33	211,457.66	190,088.00	21,369.66	190,088.00
Expense					
G & A - Management Fee	750.00	8,250.00	8,250.00	0.00	9,000.00
G & A - Liability Insurance	2,098.80	25,871.12	23,833.34	-2,037.78	26,000.00
G & A - Legal & Professional	0.00	2,181.25	6,875.00	4,693.75	7,500.00
G & A - Postage/Office Supply	0.00	1,119.69	1,925.00	805.31	2,100.00
G & A - Taxes	0.00	2,488.58	3,000.00	511.42	3,000.00
G & A - Bank Charge	41.28	2,591.97	229.17	-2,362.80	250.00
G & A - Website	0.00	410.88	412.50	1.62	450.00
Buildings-Electric	94.11	1,274.48	1,054.17	-220.31	1,150.00
Buildings-Insect Control	1,364.25	3,236.75	3,000.00	-236.75	3,000.00
Buildings-R&M- Gutters	142.78	696.63	1,375.00	678.37	1,500.00
Buildings-R&M- Condos	420.00	9,005.11	4,583.34	-4,421.77	5,000.00
Buildings-R&M- Inspections	0.00	6,581.55	6,000.00	-581.55	6,000.00
Buildings-R&M- Siding	0.00	0.00	458.34	458.34	500.00
Buildings-R&M- Paint	0.00	0.00	916.67	916.67	1,000.00
Buildings-R&M- Roofing	0.00	126.04	1,145.84	1,019.80	1,250.00
Buildings-R&M- Miscellaneous	0.00	0.00	458.34	458.34	500.00
Clubhouse-Maintenance	0.00	232.05	0.00	-232.05	0.00
Community - Storage Unit	0.00	490.39	0.00	-490.39	0.00
Grounds-Beach Cleaning	0.00	362.03	750.00	387.97	1,000.00
Grounds-Trash Removal	355.73	4,534.16	5,958.34	1,424.18	6,500.00
Grounds-R&M- Roadways	0.00	1,408.85	0.00	-1,408.85	0.00
Grounds - Snow Removal	0.00	223.85	2,000.00	1,776.15	2,000.00
Grounds-R&M- Irrigation System	180.00	733.12	4,000.00	3,266.88	5,000.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds-R&M- Miscellaneous	0.00	495.00	1,375.00	880.00	1,500.00
Grounds - Periodic - M&R	0.00	0.00	1,375.00	1,375.00	1,500.00
Landscape-Fertilize	319.20	2,308.97	2,406.25	97.28	2,750.00
Landscape-Mowing/Trimming	2,367.46	17,062.74	18,375.00	1,312.26	21,000.00
Landscape-Shrub/Tree/Annuals	541.79	12,008.33	8,000.00	-4,008.33	8,000.00
Landscape-Spring/Fall Cleanup	1,774.74	16,561.08	14,000.00	-2,561.08	16,000.00
Landscape-R&M- Shrub/Tree-Prune	652.64	5,229.68	5,512.50	282.82	6,300.00
Landscape-R&M- Miscellaneous	306.90	2,090.01	3,666.67	1,576.66	4,000.00
Landscape - Periodic - M&R	0.00	0.00	3,666.67	3,666.67	4,000.00
Pool - Chemicals	553.61	3,007.77	1,500.00	-1,507.77	2,000.00
Pool - Cleaning	780.00	5,340.87	5,400.00	59.13	7,200.00
Pool - Electric	80.35	954.27	1,145.84	191.57	1,250.00
Pool - Gas	0.00	557.54	1,625.00	1,067.46	1,750.00
Pool - Open / Close	1,862.57	3,870.30	4,000.00	129.70	4,000.00
Pool - R&M	0.00	1,447.41	3,000.00	1,552.59	4,000.00
Security - Electric	251.30	2,544.07	2,291.67	-252.40	2,500.00
Security - Lights	0.00	1,075.37	458.34	-617.03	500.00
Security - Gate	0.00	1,213.29	916.67	-296.62	1,000.00
Water Plant - Electric	116.10	1,141.97	1,283.34	141.37	1,400.00
Water Plant - Water/Sewer	0.00	1,316.98	3,666.67	2,349.69	4,000.00
Water Plant - Repairs & Maint.	0.00	1,691.13	2,291.67	600.54	2,500.00
Utilities-Natural Gas	74.65	430.21	0.00	-430.21	0.00
Utilities-Water	180.91	943.13	0.00	-943.13	0.00
Total Operating Expense	15,309.17	153,108.62	162,181.34	9,072.72	179,850.00
Total Operating Income	651.33	211,457.66	190,088.00	21,369.66	190,088.00
Total Operating Expense	15,309.17	153,108.62	162,181.34	9,072.72	179,850.00
NOI - Net Operating Income	-14,657.84	58,349.04	27,906.66	30,442.38	10,238.00
Other Income					
Association Construction Assessment	0.00	631,461.24	544,400.00	87,061.24	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	627,245.84	0.00	627,245.84	405,600.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Other Income	0.00	1,274,548.08	560,241.00	714,307.08	950,000.00
Other Expense					
Buildings - Capital Improvement	193,982.80	342,082.71	183,333.34	-158,749.37	200,000.00
Capital Improvement - Siding Project	29,856.62	484,322.05	687,500.00	203,177.95	750,000.00
Capital Improvement - Drainage Project	0.00	24,680.50	0.00	-24,680.50	0.00
Total Other Expense	223,839.42	851,085.26	870,833.34	19,748.08	950,000.00
Net Other Income	-223,839.42	423,462.82	-310,592.34	734,055.16	0.00
Total Income	651.33	1,486,005.74	750,329.00	735,676.74	1,140,088.00
Total Expense	239,148.59	1,004,193.88	1,033,014.68	28,820.80	1,129,850.00
Net Income	-238,497.26	481,811.86	-282,685.68	764,497.54	10,238.00

Check Register

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

Date Range: 05/01/2024 to 05/31/2024

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 - Operating						
CSN - Operating	8846	Yes	05/09/2024	LEIMEISTER CRANE SERVICE INC.	1,712.00	
CSN - Operating	8847	Yes	05/09/2024	LEY PROPERTY MANAGEMENT	3,057.40	
CSN - Operating	8848	Yes	05/09/2024	Ley Property Management	750.00	
CSN - Operating	8849	Yes	05/09/2024	SCHILL GROUNDS MANAGEMENT	5,655.83	
CSN - Operating	240514	Yes	05/14/2024	COLUMBIA GAS	47.65	
CSN - Operating	240515	Yes	05/15/2024	REPUBLIC SERVICES #263	153.94	
CSN - Operating	8850	Yes	05/20/2024	KLUDING CONSTRUCTION, LLC	4,650.00	
CSN - Operating	240520	Yes	05/20/2024	OTTAWA COUNTY SANITARY ENGINEER	145.75	
CSN - Operating	240520	Yes	05/20/2024	OHIO EDISON	597.82	
CSN - Operating	20240531	Yes	05/31/2024	GRAND RIVER INSURANCE AGENCY, LLC	2,098.80	

18,869.19

CSN- MM-Construction

CSN- MM-Construction	2522	Yes	05/09/2024	Sheet Hohler Metal	3,650.00	
CSN- MM-Construction	2523	Yes	05/09/2024	Sheet Hohler Metal	7,300.00	
CSN- MM-Construction	2524	Yes	05/09/2024	KLUDING CONSTRUCTION, LLC	2,690.00	
CSN- MM-Construction	240522	Yes	05/22/2024	KLUDING CONSTRUCTION, LLC	107,983.80	
CSN- MM-Construction	2525	No	05/23/2024	NORTH COAST ROOFING OF OHIO INC	76,009.00	

197,632.80

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Total					216,501.99	

Aged Payables Summary

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

As of: 05/31/2024

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	74.65	74.65	0.00	0.00	0.00	0.00
KLUDING CONSTRUCTION, LLC	29,856.62	0.00	29,856.62	0.00	0.00	0.00
ERIE SPIDER & PEST CONTROL	1,364.25	0.00	1,364.25	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	3,639.47	3,549.47	0.00	0.00	90.00	0.00
OHIO EDISON	541.86	541.86	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	180.91	180.91	0.00	0.00	0.00	0.00
REPUBLIC SERVICES #263	355.73	355.73	0.00	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	5,655.83	0.00	5,655.83	0.00	0.00	0.00
Colatruglio, Mike	142.78	142.78	0.00	0.00	0.00	0.00
UNITED STATES TREASURY	800.00	0.00	0.00	0.00	0.00	800.00
BROWN SUPPLY CO	553.61	553.61	0.00	0.00	0.00	0.00
	43,915.71	5,399.01	37,626.70	0.00	90.00	800.00
Total	43,915.71	5,399.01	37,626.70	0.00	90.00	800.00

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: 05/31/2024

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 # 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	01/01/2024	01/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	0.00	1,782.00
PETERSON, LISA	04/01/2024	04/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	1,782.00	0.00	0.00
					24,500.07	8,231.00	0.00	1,782.00	0.00	6,449.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 26 - ESKRIDGE, RYAN										
ESKRIDGE, RYAN	04/01/2024	04/01/2024	40000	Association Assessment	1,326.00	1,326.00	0.00	1,326.00	0.00	0.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 6 - CHRISTIAN, JOEL										
CHRISTIAN, JOEL	03/01/2024	03/01/2024	40100	Association Construction Assessment	20,959.40	20,959.40	0.00	0.00	0.00	20,959.40
CHRISTIAN, JOEL	03/01/2024	03/01/2024	40100	Association Construction Assessment	4,080.23	4,080.23	0.00	0.00	0.00	4,080.23
CHRISTIAN, JOEL	04/01/2024	04/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	1,782.00	0.00	0.00
					26,821.63	26,821.63	0.00	1,782.00	0.00	25,039.63
Total					52,647.70	36,378.63	0.00	4,890.00	0.00	31,488.63

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 05/01/2024 - 05/31/2024

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	5523-1	CLEAN POOL DAILY		Completed	Ley Property Management			05/01/2024				06/12/2024
Normal	Internal	5527-1	WINTERIZE/ STARTUP IRRIGATION SYSTEM		Completed No Need To Bill	Ley Property Management			05/01/2024				06/12/2024
Normal	Internal	5532-1	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			05/01/2024				05/01/2024
Normal	Resident	5536-1	Please have the guys test Harry's lutes and Millers air		Completed	Ley Property Management	UNIT # 13	Keys, Tim	05/01/2024			05/01/2024	05/01/2024

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
			conditioning since we had it disconnected and reconnected for the project.										
Normal	Resident	5538-1	Hello, yup, me again! Please move Joel's and casaros deck furniture back onto their respective decks. Thanks!		Canceled	Ley Property Management	UNIT # 13	Keys, Tim	05/02/2024			05/02/2024	
Normal	Resident	5539-1	Please paint the primrose fake door white and spray paint the fixtures black (doorknob and hinges). Thanks.		Assigned	Ley Property Management	UNIT # 13	Keys, Tim	05/02/2024				
Normal	Internal	5540-1	Place outdoor furniture back on decks for residents of building 2. This does not include Newton.		Completed	Ley Property Management			05/02/2024			05/02/2024	05/06/2024
Normal	Internal	5554-1	Open Pool for the season. Power Wash Concrete deck. Set out Pool furniture.		Completed	Ley Property Management			05/06/2024			05/28/2024	05/28/2024
Normal	Internal	5555-1	Power wash upper and lower decks. Lower course of siding needs		Completed	Ley Property Management	UNIT # 14	BARONE, JOSEPH	05/06/2024			05/22/2024	05/22/2024

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
			cleaned to remove green. Pressure wash rock out front "cedar Villa" Transport Patio Furniture from Storage unit to patio.										
Normal	Resident	5559-1	Hello. There is a wasp nest in the front porch deck rail Also wanted to see if we can hire the maintenance company to power wash the decks and front porch. Thank you Also see there is additional money that I owe. I will send in that check by end of week.	Guys, Let me know when she can be fitted in for the power washing and I will give her a heads up. Thanks	Completed	Ley Property Management	UNIT # 11	PETERSON, LISA	05/07/2024			05/22/2024	06/12/2024
Normal	Internal	5579-1	Put patio furniture back outside.		Completed	Ley Property Management	UNIT # 5	VERES, BETH	05/17/2024			05/17/2024	05/21/2024
Normal	Resident	5584-1	We need unit#2 front door and side lite painted white. Would like to have this completed		Assigned	Ley Property Management	UNIT # 2	RENAUX, MARCIA	05/20/2024				

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
			before Memorial Day weekend.										
Normal	Resident	5585-1	Poison ivy resolution around Dana's deck. Can we round up there?		Completed	Ley Property Management	UNIT # 20	Cogan, J.KEVIN	05/20/2024			05/21/2024	05/21/2024
Normal	Internal	5590-1	Unload car and take items into house as you have done in the past		Completed	Ley Property Management	UNIT # 2	RENAUX, MARCIA	05/21/2024			05/21/2024	06/12/2024
Normal	Internal	5599-1	Building 1 - All furniture to be put back except for Lute's which will happen later.		Completed	Ley Property Management			05/24/2024			05/24/2024	05/24/2024
Normal	Resident	5601-1	Our garbage disposal does not work and I have tried to get it unstuck with no luck. Please look into it. We would like our front porch steps and ceilings power washed. Also, the gasket on the dishwasher is loose and I have not been able to get it receded. Please help with this matter.		Assigned	Ley Property Management	UNIT # 22	LONG, MICHAEL	05/25/2024				

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
			Thank you, Pam Long										
Normal	Resident	5601-2	We would like our front porch steps and ceilings power washed.		Work Done	Ley Property Management	UNIT # 22	LONG, MICHAEL	05/28/2024			06/03/2024	
Normal	Resident	5603-1	Please cut a doormat for our deck door from a carpet remnant in our condo. I would like it to be 24 inches by 36 inches.		Assigned	Ley Property Management	UNIT # 22	LONG, MICHAEL	05/26/2024				
Normal	Resident	5610-1	The plastic housing for the hose by our deck is cracked and needs to be replaced. I assume it happened when they put on the new siding. I also brought out a new splitter last weekend, but cannot get the current hose off of the old one which is corroded. Could someone please repair? The hose that is attached at present is Donna Miller's and usually runs under our deck to the lake. I		Assigned	Ley Property Management	UNIT # 5	VERES, BETH	05/28/2024				

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
			think we need it to water the new grass and flowers, but it will need to be put under the deck when I get another hose is attached. Please let me know what might work best. I would like to make sure that there is no dripping into the foundation.										
Normal	Resident	5612-1	Is it possible to straighten as well as close up some of the green plastic (electrical?) things that are around campus? I don't really know what they are but the look sloppy and need some attention. Thanks!		Completed No Need To Bill	Ley Property Management	UNIT # 5	VERES, BETH	05/28/2024				05/29/2024
Normal	Resident	5612-2	Is it possible to straighten as well as close up some of the green plastic (electrical?) things that are around campus? I		Assigned	Ley Property Management	UNIT # 5	VERES, BETH	05/29/2024				

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
			don't really know what they are but the look sloppy and need some attention. Thanks!										
Normal	Internal	5614-1	Find valve boxes in the ground for irrigation.		Completed	Ley Property Management			05/29/2024			05/30/2024	05/29/2024
Normal	Resident	5618-1	Kramer contacted me last weekend. Said there were two nails left on their deck by roofers. Please check and remove if Dave hasn't already done so.		Completed No Need To Bill	Ley Property Management	UNIT # 13	Keys, Tim	05/30/2024			06/03/2024	06/12/2024

Total