

Balance Sheet

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

As of: 01/31/2025

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	92,904.59
Money Market Reserves	64,843.85
MM- First National - Construction	125,149.03
FNB-ICS - Sweep Account	240,935.97
Total Cash	523,833.44
Accounts Receivable	6,718.20
TOTAL ASSETS	530,551.64
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	3,499.70
OTHER CURRENT LIABILITIES	
Income Taxes Payable	-1,600.00
Total OTHER CURRENT LIABILITIES	-1,600.00
Prepaid Construction Funds	567,303.27
Prepayments	1,326.00
Total Liabilities	570,528.97
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	-178,715.95
Calculated Prior Years Retained Earnings	99,542.43
Total Capital	-39,977.33
TOTAL LIABILITIES & CAPITAL	530,551.64

Annual Budget - Comparative

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

As of: Jan 2025

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	142,566.00	142,566.00	0.00	190,088.00
Late Fees	178.20	178.20	0.00	178.20	0.00
Interest Income	3,779.52	12,293.54	0.00	12,293.54	0.00
Total Operating Income	51,479.72	155,037.74	142,566.00	12,471.74	190,088.00
Expense					
G & A - Management Fee	750.00	5,250.00	5,250.00	0.00	9,000.00
G & A - Liability Insurance	2,241.54	14,449.75	17,500.00	3,050.25	30,000.00
G & A - Legal & Professional	275.00	2,737.50	1,458.35	-1,279.15	2,500.00
G & A - Postage/Office Supply	93.05	941.47	875.00	-66.47	1,500.00
G & A - Taxes	8,866.11	8,866.11	6,600.00	-2,266.11	6,600.00
G & A - Bank Charge	20.84	505.17	210.00	-295.17	360.00
G & A - Website	0.00	530.61	262.50	-268.11	450.00
Buildings-Electric	137.67	598.28	1,020.85	422.57	1,750.00
Buildings-Insect Control	0.00	1,621.05	1,750.00	128.95	3,500.00
Buildings-R&M- Gutters	0.00	876.71	291.69	-585.02	500.00
Buildings-R&M- Condos	262.40	3,437.46	2,916.69	-520.77	5,000.00
Buildings-R&M- Inspections	0.00	1,071.34	2,625.00	1,553.66	3,500.00
Buildings-R&M- Paint	0.00	780.00	291.69	-488.31	500.00
Buildings-R&M- Miscellaneous	0.00	0.00	291.69	291.69	500.00
Community - Storage Unit	275.06	630.14	291.69	-338.45	500.00
Grounds-Beach Cleaning	0.00	0.00	250.00	250.00	500.00
Grounds-Trash Removal	150.23	1,435.47	3,208.35	1,772.88	5,500.00
Grounds-R&M- Roadways	0.00	0.00	291.69	291.69	500.00
Grounds - Snow Removal	818.55	818.55	1,000.00	181.45	2,000.00
Grounds-R&M- Irrigation System	0.00	2,064.54	1,000.00	-1,064.54	2,500.00
Grounds-R&M- Miscellaneous	60.00	777.17	437.50	-339.67	750.00
Landscape-Fertilize	0.00	1,596.00	1,718.75	122.75	2,750.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape-Mowing/Trimming	0.00	11,837.30	11,875.00	37.70	19,000.00
Landscape-Shrub/Tree/Annals	0.00	2,708.95	7,500.00	4,791.05	12,000.00
Landscape-Spring/Fall Cleanup	0.00	8,873.70	10,000.00	1,126.30	16,000.00
Landscape-R&M- Shrub/Tree-Prune	0.00	3,263.20	3,125.00	-138.20	5,000.00
Landscape-R&M- Miscellaneous	0.00	344.70	1,458.35	1,113.65	2,500.00
Landscape - Periodic - M&R	0.00	13,449.29	2,333.35	-11,115.94	4,000.00
Pool - Chemicals	0.00	1,171.31	1,400.00	228.69	3,500.00
Pool - Cleaning	0.00	4,560.00	4,500.00	-60.00	7,200.00
Pool - Electric	67.32	708.09	729.19	21.10	1,250.00
Pool - Gas	0.00	868.92	816.69	-52.23	1,400.00
Pool - Open / Close	0.00	1,660.00	2,000.00	340.00	4,000.00
Pool - R&M	0.00	120.00	1,500.00	1,380.00	2,500.00
Security - Electric	218.72	1,522.81	1,750.00	227.19	3,000.00
Security - Lights	0.00	202.50	583.35	380.85	1,000.00
Security - Gate	0.00	138.97	758.35	619.38	1,300.00
Water Plant - Electric	104.03	464.73	816.69	351.96	1,400.00
Water Plant - Water/Sewer	0.00	1,740.05	1,750.00	9.95	3,000.00
Water Plant - Repairs & Maint.	0.00	310.00	875.00	565.00	1,500.00
Utilities-Natural Gas	51.92	51.92	0.00	-51.92	0.00
Utilities-Water	145.75	145.75	0.00	-145.75	0.00
Total Operating Expense	14,538.19	103,129.51	103,312.41	182.90	170,210.00
Total Operating Income	51,479.72	155,037.74	142,566.00	12,471.74	190,088.00
Total Operating Expense	14,538.19	103,129.51	103,312.41	182.90	170,210.00
NOI - Net Operating Income	36,941.53	51,908.23	39,253.59	12,654.64	19,878.00
Other Income					
Association Construction Assessment	0.00	37,396.86	0.00	37,396.86	0.00
Capital Funds Collected	15,841.00	31,682.00	15,841.00	15,841.00	15,841.00
Appropriation to Reserve Funds	0.00	-15,841.00	0.00	-15,841.00	-15,841.00
Construction Fund - Draw Down	0.00	215,967.60	0.00	215,967.60	0.00
Total Other Income	15,841.00	269,205.46	15,841.00	253,364.46	0.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense					
Buildings - Capital Improvement	0.00	45,291.90	0.00	-45,291.90	0.00
Capital Improvement - Siding Project	184,578.24	454,537.74	0.00	-454,537.74	0.00
Total Other Expense	184,578.24	499,829.64	0.00	-499,829.64	0.00
Net Other Income	-168,737.24	-230,624.18	15,841.00	-246,465.18	0.00
Total Income	67,320.72	424,243.20	158,407.00	265,836.20	190,088.00
Total Expense	199,116.43	602,959.15	103,312.41	-499,646.74	170,210.00
Net Income	-131,795.71	-178,715.95	55,094.59	-233,810.54	19,878.00

Check Register

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

Date Range: 01/01/2025 to 01/31/2025

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	250102	Yes	01/02/2025	GRAND RIVER INSURANCE AGENCY, LLC	2,241.54	
CSN - Operating	250109	Yes	01/09/2025	COLUMBIA GAS	51.92	
CSN - Operating	250113	Yes	01/13/2025	UNITED STATES TREASURY	8,866.11	
CSN - Operating	8901	Yes	01/14/2025	CATAWBA MINI STORAGE	85.02	
CSN - Operating	8902	Yes	01/14/2025	KAMAN & CUSIMANO, LLC	862.50	
CSN - Operating	8903	Yes	01/14/2025	LEY PROPERTY MANAGEMENT	2,370.13	
CSN - Operating	8904	Yes	01/14/2025	Ley Property Management	750.00	
CSN - Operating	250114	Yes	01/14/2025	REPUBLIC SERVICES #263	149.73	
CSN - Operating	250120	Yes	01/20/2025	OTTAWA COUNTY SANITARY ENGINEER	145.75	
CSN - Operating	250121	Yes	01/21/2025	OHIO EDISON	435.73	
					15,958.43	
CSN- MM-Construction						
CSN- MM-Construction	2534	Yes	01/14/2025	KLUDING CONSTRUCTION, LLC	63,232.74	
CSN- MM-Construction	2535	Yes	01/23/2025	KLUDING CONSTRUCTION, LLC	121,345.50	
					184,578.24	
Total					200,536.67	

Aged Payables Summary

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

As of: 01/31/2025

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	51.92	51.92	0.00	0.00	0.00	0.00
KAMAN & CUSIMANO, LLC	275.00	0.00	275.00	0.00	0.00	0.00
Ley Property Management	750.00	0.00	750.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	1,324.00	0.00	1,234.00	0.00	0.00	90.00
OHIO EDISON	527.74	527.74	0.00	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	145.75	145.75	0.00	0.00	0.00	0.00
REPUBLIC SERVICES #263	150.23	150.23	0.00	0.00	0.00	0.00
CATAWBA MINI STORAGE	275.06	275.06	0.00	0.00	0.00	0.00
	3,499.70	1,150.70	2,259.00	0.00	0.00	90.00
Total	3,499.70	1,150.70	2,259.00	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: 01/31/2025

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	01/01/2025	01/01/2025	40000	Association Assessment	1,782.00	1,782.00	1,782.00	0.00	0.00	0.00
PETERSON, LISA	01/01/2025	01/01/2025	40200	Capital Funds Collected	594.00	594.00	594.00	0.00	0.00	0.00
					2,376.00	2,376.00	2,376.00	0.00	0.00	0.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 18 - COLATRUGLIO, MICHAEL										
COLATRUGLIO, MICHAEL	01/01/2025	01/01/2025	40200	Capital Funds Collected	594.00	6.00	6.00	0.00	0.00	0.00
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 6 - CHRISTIAN, JOEL										
CHRISTIAN, JOEL	10/01/2024	10/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	0.00	1,782.00
CHRISTIAN, JOEL	01/01/2025	01/01/2025	40000	Association Assessment	1,782.00	1,782.00	1,782.00	0.00	0.00	0.00
CHRISTIAN, JOEL	01/01/2025	01/01/2025	40200	Capital Funds Collected	594.00	594.00	594.00	0.00	0.00	0.00
CHRISTIAN, JOEL	01/16/2025	01/16/2025	40600	Late Fees	178.20	178.20	178.20	0.00	0.00	0.00
					4,336.20	4,336.20	2,554.20	0.00	0.00	1,782.00
Total					7,306.20	6,718.20	4,936.20	0.00	0.00	1,782.00

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 01/01/2025 - 01/31/2025

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

Normal	Internal	6260-1	PREFORM HOUSE INSPECTIONS ONE DAY PER WEEK		Completed No Need To Bill	Ley Property Management			01/01/2025				01/30/2025
Normal	Internal	6262-1	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			01/01/2025				01/29/2025
Normal	Internal	6265-1	PLOW STREETS AND WALKWAYS		Completed No Need To Bill	Ley Property Management			01/01/2025				01/30/2025

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
AS NEEDED													
Normal	Resident	6284-1	Our daughter was in the condo over the rain New Year's Eve. We have not had a water issue since Ben sealed the doors and windows, but we did get a very active flow that night. She left a container there to catch any more water. Could Ley please check the status of the leak, if any more was collected and see if there is a reason? Am going to contact Ben Kluding regarding this issue as well. I'm hoping that the ceiling did not have an issue this time.		Assigned	Ley Property Management	UNIT # 5	VERES, BETH	01/04/2025				
Normal	Internal	6285-1	Take down Christmas decorations		Completed No Need To Bill	Ley Property Management			01/06/2025			01/06/2025	01/23/2025

Total