

## Balance Sheet

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

As of: 03/31/2024

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
<b>ASSETS</b>	
<b>Cash</b>	
Checking-Operating	46,952.90
Money Market Reserves	94,254.11
MM- First National - Construction	125,134.82
FNB-ICS - Sweep Account	423,460.09
FNB-CDARS	600,000.00
<b>Total Cash</b>	<b>1,289,801.92</b>
Accounts Receivable	75,226.69
<b>TOTAL ASSETS</b>	<b>1,365,028.61</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	10,155.94
<b>OTHER CURRENT LIABILITIES</b>	
Income Taxes Payable	-1,600.00
<b>Total OTHER CURRENT LIABILITIES</b>	<b>-1,600.00</b>
Prepaid Construction Funds	632,430.93
Prepayments	301.94
<b>Total Liabilities</b>	<b>641,288.81</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	553,066.64
Calculated Prior Years Retained Earnings	50,515.87
<b>Total Capital</b>	<b>723,739.80</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,365,028.61</b>

## Annual Budget - Comparative

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

As of: Mar 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
<b>Income</b>					
Association Assessment	0.00	142,566.00	142,566.00	0.00	190,088.00
Interest Income	1,303.81	20,029.45	0.00	20,029.45	0.00
<b>Total Operating Income</b>	<b>1,303.81</b>	<b>162,595.45</b>	<b>142,566.00</b>	<b>20,029.45</b>	<b>190,088.00</b>
<b>Expense</b>					
G & A - Management Fee	750.00	6,750.00	6,750.00	0.00	9,000.00
G & A - Liability Insurance	0.00	21,673.52	19,500.02	-2,173.50	26,000.00
G & A - Legal & Professional	0.00	2,181.25	5,625.00	3,443.75	7,500.00
G & A - Postage/Office Supply	0.00	1,051.69	1,575.00	523.31	2,100.00
G & A - Taxes	-691.58	2,488.58	3,000.00	511.42	3,000.00
G & A - Bank Charge	24.09	2,509.75	187.51	-2,322.24	250.00
G & A - Website	0.00	410.88	337.50	-73.38	450.00
Buildings-Electric	156.63	1,031.14	862.51	-168.63	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	553.85	1,125.00	571.15	1,500.00
Buildings-R&M- Condos	0.00	5,384.35	3,750.02	-1,634.33	5,000.00
Buildings-R&M- Inspections	90.00	3,881.55	6,000.00	2,118.45	6,000.00
Buildings-R&M- Siding	0.00	0.00	375.02	375.02	500.00
Buildings-R&M- Paint	0.00	0.00	750.01	750.01	1,000.00
Buildings-R&M- Roofing	0.00	126.04	937.52	811.48	1,250.00
Buildings-R&M- Miscellaneous	0.00	0.00	375.02	375.02	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	500.00	137.97	1,000.00
Grounds-Trash Removal	204.45	4,024.49	4,875.02	850.53	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	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	0.00	495.00	1,125.00	630.00	1,500.00
Grounds - Periodic - M&R	0.00	0.00	1,125.00	1,125.00	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	0.00	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	3,000.01	1,216.90	4,000.00
Landscape - Periodic - M&R	0.00	0.00	3,000.01	3,000.01	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	69.71	800.63	937.52	136.89	1,250.00
Pool - Gas	0.00	557.54	1,125.00	567.46	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	223.37	2,059.30	1,875.01	-184.29	2,500.00
Security - Lights	0.00	930.37	375.02	-555.35	500.00
Security - Gate	0.00	1,213.29	750.01	-463.28	1,000.00
Water Plant - Electric	154.06	884.04	1,050.02	165.98	1,400.00
Water Plant - Water/Sewer	0.00	1,316.98	3,000.01	1,683.03	4,000.00
Water Plant - Repairs & Maint.	0.00	1,691.13	1,875.01	183.88	2,500.00
Utilities-Natural Gas	47.65	307.91	0.00	-307.91	0.00
Utilities-Water	145.75	616.47	0.00	-616.47	0.00
<b>Total Operating Expense</b>	<b>1,174.13</b>	<b>119,666.01</b>	<b>125,544.02</b>	<b>5,878.01</b>	<b>179,850.00</b>
Total Operating Income	1,303.81	162,595.45	142,566.00	20,029.45	190,088.00
Total Operating Expense	1,174.13	119,666.01	125,544.02	5,878.01	179,850.00
<b>NOI - Net Operating Income</b>	<b>129.68</b>	<b>42,929.44</b>	<b>17,021.98</b>	<b>25,907.46</b>	<b>10,238.00</b>
<b>Other Income</b>					
Association Construction Assessment	631,461.24	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	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>	631,461.24	1,033,733.04	560,241.00	473,492.04	950,000.00
<b>Other Expense</b>					
Buildings - Capital Improvement	0.00	144,449.91	150,000.02	5,550.11	200,000.00
Capital Improvement - Siding Project	0.00	354,465.43	562,500.00	208,034.57	750,000.00
Capital Improvement - Drainage Project	0.00	24,680.50	0.00	-24,680.50	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>523,595.84</b>	<b>712,500.02</b>	<b>188,904.18</b>	<b>950,000.00</b>
<b>Net Other Income</b>	<b>631,461.24</b>	<b>510,137.20</b>	<b>-152,259.02</b>	<b>662,396.22</b>	<b>0.00</b>
Total Income	632,765.05	1,196,328.49	702,807.00	493,521.49	1,140,088.00
Total Expense	1,174.13	643,261.85	838,044.04	194,782.19	1,129,850.00
<b>Net Income</b>	<b>631,590.92</b>	<b>553,066.64</b>	<b>-135,237.04</b>	<b>688,303.68</b>	<b>10,238.00</b>

## Check Register

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

**Date Range:** 03/01/2024 to 03/31/2024

**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
<b>CSN - Operating</b>						
CSN - Operating	240308	Yes	03/08/2024	COLUMBIA GAS	47.65	
CSN - Operating	8840	Yes	03/11/2024	LEY PROPERTY MANAGEMENT	1,841.35	
CSN - Operating	8841	Yes	03/11/2024	Ley Property Management	750.00	
CSN - Operating	8842	Yes	03/13/2024	CATAWBA MINI STORAGE	357.36	
CSN - Operating	240316	Yes	03/16/2024	REPUBLIC SERVICES #263	90.85	
CSN - Operating	240319	Yes	03/19/2024	OHIO EDISON	601.07	
CSN - Operating	240320	Yes	03/20/2024	OTTAWA COUNTY SANITARY ENGINEER	145.75	
CSN - Operating	20240230	Yes	03/29/2024	GRAND RIVER INSURANCE AGENCY, LLC	2,098.80	
					<b>5,932.83</b>	
<b>CSN- MM-Construction</b>						
CSN- MM-Construction	2520	Yes	03/14/2024	KLUDING CONSTRUCTION, LLC	7,000.00	
<b>Total</b>					<b>12,932.83</b>	

## Aged Payables Summary

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

As of: 03/31/2024

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	47.65	47.65	0.00	0.00	0.00	0.00
KLUDING CONSTRUCTION, LLC	7,514.32	0.00	7,514.32	0.00	0.00	0.00
Ley Property Management	840.00	0.00	840.00	0.00	0.00	0.00
OHIO EDISON	603.77	603.77	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	204.45	204.45	0.00	0.00	0.00	0.00
UNITED STATES TREASURY	800.00	0.00	800.00	0.00	0.00	0.00
	<b>10,155.94</b>	<b>1,001.62</b>	<b>9,154.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>10,155.94</b>	<b>1,001.62</b>	<b>9,154.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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:** 03/31/2024

**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+
<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	01/01/2024	01/01/2024	40000	Association Assessment	1,782.00	1,782.00	0.00	0.00	1,782.00	0.00
PETERSON, LISA	03/01/2024	03/01/2024	40100	Association Construction Assessment	4,080.23	4,080.23	4,080.23	0.00	0.00	0.00
PETERSON, LISA	03/01/2024	03/01/2024	40100	Association Construction Assessment	20,959.40	20,959.40	20,959.40	0.00	0.00	0.00
					<b>47,757.70</b>	<b>31,488.63</b>	<b>25,039.63</b>	<b>0.00</b>	<b>1,782.00</b>	<b>4,667.00</b>
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 24 - KRAMER, DAVID</b>										
KRAMER, DAVID	03/01/2024	03/01/2024	40100	Association Construction Assessment	3,046.93	3,046.93	3,046.93	0.00	0.00	0.00
KRAMER, DAVID	03/01/2024	03/01/2024	40100	Association Construction Assessment	15,651.50	15,651.50	15,651.50	0.00	0.00	0.00
					<b>18,698.43</b>	<b>18,698.43</b>	<b>18,698.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433 - Unit UNIT # 6 - CHRISTIAN, JOEL</b>										
CHRISTIAN, JOEL	03/01/2024	03/01/2024	40100	Association Construction Assessment	4,080.23	4,080.23	4,080.23	0.00	0.00	0.00
CHRISTIAN, JOEL	03/01/2024	03/01/2024	40100	Association Construction Assessment	20,959.40	20,959.40	20,959.40	0.00	0.00	0.00
					<b>25,039.63</b>	<b>25,039.63</b>	<b>25,039.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>					<b>91,495.76</b>	<b>75,226.69</b>	<b>68,777.69</b>	<b>0.00</b>	<b>1,782.00</b>	<b>4,667.00</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 03/01/2024 - 03/31/2024

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
<b>CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433</b>													
Normal	Internal	5166-2	Please provide pictures of the crawlspace area showing it does not need the insulation. Proof of the area being insulated is needed.		Completed	Ley Property Management	UNIT # 21	TARR, TERRY	03/11/2024			03/14/2024	03/29/2024
Normal	Internal	5347-1	PERFORM HOUSE INSPECTIONS MONDAY / FRIDAY		Completed	Ley Property Management			03/01/2024				04/03/2024
Normal	Internal	5349-1	Maintain all security lights and landscape lights Winter months check water room for heat Check Garbage Dumpster for levels - report high levels - clean spill		Completed	Ley Property Management			03/01/2024				04/03/2024

## 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
			overs Check Grounds for wind damage Monitor sump pump discharge										
Normal	Internal	5352-1	PLOW STREETS AND WALKWAYS AS NEEDED		Completed No Need To Bill	Ley Property Management			03/01/ 2024				04/03/ 2024
Normal	Internal	5377-1	Terry has a bed being delivered Thursday 3/7/ 24 and would like someone to take it inside Friday 3/8/24		Completed	Ley Property Management	UNIT # 21	TARR, TERRY	03/04/ 2024			03/08/ 2024	03/11/ 2024
Normal	Resident	5388-1	Would like to see if mouse trips can be set up in basement.		Completed	Ley Property Management	UNIT # 11	PETERSON, LISA	03/11/ 2024			03/13/ 2024	04/02/ 2024
Normal	Internal	5390-1	Please walk around and check fencing. A post from a fence was found on the ground today by a resident. Let's make sure any loose posts are taken care of and if the wood is in bad shape we replace it.  Thank You		Completed	Ley Property Management			03/15/ 2024			03/18/ 2024	03/21/ 2024
Normal	Internal	5403-1	Placement of 4" PVC for irrigation system		Completed	Ley Property Management			03/22/ 2024			03/27/ 2024	04/03/ 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
			<p>around the building being worked on now.</p> <p>Sidewalks will be poured formed and poured soon. We will need to be ahead on of this and set the pipe.</p> <p>Earl knows the locations for them.</p> <p>They are 4" schedule 40 pipe and need to be 48" wide. I have ordered 5 - 10ft sticks through Carter Lumber. You can pick them up today.</p> <p>You will need to tape the ends so they are sealed and nothing gets inside them. They will be used so the water line has protection from running under the sidewalk.</p> <p>Thabks</p>										
Normal	Resident	5404-1	No issue just want our		Assigned	Ley Property Management	UNIT # 19	QUINN, KEVIN	03/23/2024				

**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
			temperature raised to 62 degrees the next time the guys check our unit. Thank you! Kevin Quinn										
Normal	Internal	5408-1	Pull Snow Markers and store till next season.		Canceled	Ley Property Management			03/26/2024				

**Total**