

Balance Sheet

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

As of: 06/30/2022

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	3,434.44
Money Market	75,630.63
CD- Lakewood Federal	70,943.19
Total Cash	150,008.26
TOTAL ASSETS	150,008.26
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	12,013.67
Prepayments	4,158.00
Total Liabilities	16,171.67
Capital	
EQUITY-DOES NOT CLOSE	
Capital Funds Appropriation	80,010.12
Total EQUITY-DOES NOT CLOSE	80,010.12
Retained Earnings	14,492.81
Calculated Retained Earnings	-4,175.95
Calculated Prior Years Retained Earnings	43,509.61
Total Capital	133,836.59
TOTAL LIABILITIES & CAPITAL	150,008.26

Annual Budget - Comparative

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

As of: Jun 2022

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
Capital Funds Collected	0.00	15,841.00	15,769.12	71.88	15,769.12
Interest Income	0.00	1,313.92	700.00	613.92	700.00
Appropriation to Reserve Funds	-15,769.12	-15,769.12	-15,769.12	0.00	-15,769.12
NSF Fee	0.00	10.00	0.00	10.00	0.00
Total Operating Income	-15,769.12	191,483.80	190,788.00	695.80	190,788.00
Expense					
G & A - Management Fee	650.00	7,800.00	8,112.00	312.00	8,112.00
G & A - Liability Insurance	1,951.16	25,897.92	25,783.00	-114.92	25,783.00
G & A - Legal & Professional	0.00	9,869.00	3,542.00	-6,327.00	3,542.00
G & A - Postage/Office Supply	51.45	770.39	419.00	-351.39	419.00
G & A - Taxes	0.00	468.00	606.00	138.00	606.00
G & A - Bank Charge	0.00	10.00	21.00	11.00	21.00
G & A - Website	0.00	359.52	390.00	30.48	390.00
Buildings-Electric	74.86	1,141.12	1,043.00	-98.12	1,043.00
Buildings-Insect Control	0.00	2,728.50	3,105.00	376.50	3,105.00
Buildings-R&M- Gutter Cleaning	10.20	3,242.40	1,572.00	-1,670.40	1,572.00
Buildings-R&M- Condos	455.55	8,030.72	3,330.00	-4,700.72	3,330.00
Buildings-R&M- Inspections	0.00	6,055.00	2,351.00	-3,704.00	2,351.00
Buildings-R&M- Siding	0.00	8,582.05	1,165.00	-7,417.05	1,165.00
Buildings-R&M- Paint	0.00	18,444.25	21,780.00	3,335.75	21,780.00
Buildings-R&M- Roofing	0.00	935.72	3,500.00	2,564.28	3,500.00
Buildings-R&M- Sidewalks	403.57	403.57	0.00	-403.57	0.00
Buildings-R&M- Miscellaneous	0.00	0.00	3,000.00	3,000.00	3,000.00
Grounds-Beach Cleaning	294.25	1,936.70	451.00	-1,485.70	451.00
Grounds-Trash Removal	534.19	4,120.37	3,896.00	-224.37	3,896.00
Grounds - Snow Removal	0.00	1,178.34	2,113.00	934.66	2,113.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Grounds-R&M- Irrigation System	774.16	5,092.60	4,212.12	-880.48	4,212.12
Grounds-R&M- Miscellaneous	500.21	2,043.56	1,650.00	-393.56	1,650.00
Grounds - Non Budgeted	0.00	0.00	500.00	500.00	500.00
Grounds - Periodic - M&R	0.00	0.00	746.00	746.00	746.00
Grounds - Capital Improvement	0.00	0.00	5,000.00	5,000.00	5,000.00
Landscape-Edging/Weeding	0.00	117.70	3,556.00	3,438.30	3,556.00
Landscape-Fertilize	259.43	2,174.19	1,822.00	-352.19	1,822.00
Landscape-Mowing/Trimming	2,720.00	19,896.48	16,985.00	-2,911.48	16,985.00
Landscape-Shrub/Tree/Annuals	2,995.34	12,285.82	1,985.00	-10,300.82	1,985.00
Landscape-Spring/Fall Cleanup	1,613.73	13,670.85	14,202.00	531.15	14,202.00
Landscape-R&M- Shrub/Tree-Prune	717.92	5,439.34	5,322.00	-117.34	5,322.00
Landscape-R&M- Miscellaneous	360.80	1,222.51	530.00	-692.51	530.00
Landscape - Capital Improvement	0.00	0.00	4,000.00	4,000.00	4,000.00
Pool - Chemicals	51.13	1,883.08	1,379.00	-504.08	1,379.00
Pool - Cleaning	1,765.50	6,684.82	5,909.00	-775.82	5,909.00
Pool - Electric	108.24	1,219.56	1,132.00	-87.56	1,132.00
Pool - Gas	0.00	766.75	985.00	218.25	985.00
Pool - Open / Close	0.00	3,360.55	2,609.00	-751.55	2,609.00
Pool - R&M	88.28	3,750.46	2,062.00	-1,688.46	2,062.00
Security - Electric	224.74	2,929.23	3,009.00	79.77	3,009.00
Security - Lights	180.59	4,331.59	1,283.00	-3,048.59	1,283.00
Security - Gate	29.43	228.69	376.00	147.31	376.00
Water Plant - Electric	74.81	1,077.77	1,414.00	336.23	1,414.00
Water Plant - Water/Sewer	252.52	2,680.25	5,348.00	2,667.75	5,348.00
Water Plant - Repairs & Maint.	0.00	2,256.79	3,268.50	1,011.71	3,268.50
Water Plant - Non Budgeted	0.00	0.00	1,000.00	1,000.00	1,000.00
Utilities-Natural Gas	485.54	573.59	0.00	-573.59	0.00
Total Operating Expense	17,627.60	195,659.75	176,463.62	-19,196.13	176,463.62
Total Operating Income	-15,769.12	191,483.80	190,788.00	695.80	190,788.00
Total Operating Expense	17,627.60	195,659.75	176,463.62	-19,196.13	176,463.62
NOI - Net Operating Income	-33,396.72	-4,175.95	14,324.38	-18,500.33	14,324.38
Total Income	-15,769.12	191,483.80	190,788.00	695.80	190,788.00

Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Expense	17,627.60	195,659.75	176,463.62	-19,196.13	176,463.62
Net Income	-33,396.72	-4,175.95	14,324.38	-18,500.33	14,324.38

Check Register

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

Date Range: 06/01/2022 to 06/30/2022

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	220608	No	06/08/2022	COLUMBIA GAS	88.05	
CSN - Operating	8705	No	06/13/2022	CHEMICAL SERVICE	1,052.13	
CSN - Operating	8706	No	06/13/2022	ERIE SPIDER & PEST CONTROL	1,364.25	
CSN - Operating	8707	No	06/13/2022	Jamison Well Drilling Inc	956.43	
CSN - Operating	8708	No	06/13/2022	LEY PROPERTY MANAGEMENT	6,455.74	
CSN - Operating	8709	No	06/13/2022	Ley Property Management	650.00	
CSN - Operating	8711	No	06/13/2022	SCHILL GROUNDS MANAGEMENT	11,120.92	
CSN - Operating	220614	No	06/14/2022	REPUBLIC SERVICES #263	531.54	
CSN - Operating	220612	No	06/15/2022	OHIO EDISON	468.00	
CSN - Operating	220620	No	06/20/2022	OTTAWA COUNTY SANITARY ENGINEER	206.87	
					22,893.93	
Total					22,893.93	

Aged Payables Summary

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

As of: 06/30/2022

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	485.54	0.00	485.54	0.00	0.00	0.00
KLUDING CONSTRUCTION, LLC	275.00	0.00	275.00	0.00	0.00	0.00
Ley Property Management	650.00	0.00	650.00	0.00	0.00	0.00
LEY PROPERTY MANAGEMENT	4,838.19	0.00	4,838.19	0.00	0.00	0.00
OHIO EDISON	482.65	0.00	482.65	0.00	0.00	0.00
OTTAWA COUNTY SANITARY ENGINEER	252.52	0.00	252.52	0.00	0.00	0.00
REPUBLIC SERVICES #263	534.19	0.00	534.19	0.00	0.00	0.00
SCHILL GROUNDS MANAGEMENT	2,493.29	0.00	2,493.29	0.00	0.00	0.00
CHEMICAL SERVICE	51.13	0.00	51.13	0.00	0.00	0.00
WESTFIELD INSURANCE	1,951.16	0.00	1,951.16	0.00	0.00	0.00
	12,013.67	0.00	12,013.67	0.00	0.00	0.00
Total	12,013.67	0.00	12,013.67	0.00	0.00	0.00

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: 06/30/2022

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+
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No data to display

Total					0.00	0.00	0.00	0.00	0.00	0.00
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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

Priority: All

Current Work Order Status: New, Estimate Requested, Estimated, Assigned, Scheduled, Waiting, Work Completed, Completed, Canceled, and Completed No Need To Bill

Work Order Type: Unit Turn, Resident, and Internal

Status Date: Created On 06/01/2022 - 06/30/2022

Priority	Work Order Type	Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Homeowner	Created At	Scheduled Start	Scheduled End	Work Completed On	Completed On
CATAWBA SHORES NORTH CONDO ASSOCIATION - P.O. BOX 164 GYPSUM, OH 43433													
Normal	Internal	3387-1	CLEAN POOL DAILY		Completed	Ley Property Management			06/01/2022				07/01/2022
Normal	Internal	3393-1	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	Ley Property Management			06/01/2022				07/01/2022
Normal	Resident	3416-1	Sunday afternoon 6/5: I noticed some mildew or mold on the baseboard inside the closet of basement bedroom. We cleaned that		Completed	Ley Property Management	UNIT # 5	VERES, BETH	06/05/2022			06/06/2022	06/16/2022

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 Completed On	Completed On
			but then can feel that the carpet is wet along that baseboard. We checked on the other side of the wall and we are wondering if it's coming from the water heater...but doesn't appear to be wet around the water heater. Could someone check and let me know what they think? We have a maintenance agreement with Gundlach. I didn't pull the carpet up, but might be a good idea.										
Normal	Resident	3417-1	Just a reminder about the lights around Veres' and the one by lake at Miller's. The bulbs that were replaced are very blue. Would like them to be warm like all others on property.		Completed	Ley Property Management	UNIT # 5	VERES, BETH	06/05/2022			06/16/2022	06/16/2022
Normal	Internal	3419-1	* SPRAY WEEDS BY POOL		Assigned	Ley Property Management			06/06/2022				

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 Completed On	Completed On
			* PAINT UNIT #4 STEPS * PAINT SIDEWALK LIGHT POST- they supplied paint RE-SEED AREAS * BY #29 - TREE RING, WATER HYDRANT * MAIN COMMON AREA - FROM GRUBS & ARMY WORMS * POOL BY #11 & 12 * PATH LUTE & MILLER * TREE RING @ CASWELL										
Normal	Internal	3420-1	investigate leak above fireplace - see video - chimney appears to be leaking - inspect roof		Assigned	Ley Property Management	UNIT # 10	NEWTON, GEORGE	06/07/ 2022				
Normal	Internal	3421-1	remove down tree branch		Completed	Ley Property Management			06/07/ 2022			06/07/ 2022	06/16/ 2022
Normal	Internal	3422-1	entrance gate does not work		Completed	Ley Property Management			06/07/ 2022			06/07/ 2022	06/16/ 2022
Normal	Internal	3427-1	has a couple of blinds they can't get up. Would like you something after 8am Thursday, June 9th		Completed	Ley Property Management	UNIT # 27	CIRIELLO, NICK	06/08/ 2022			06/15/ 2022	06/15/ 2022

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 Completed On	Completed On
			diagnose stat										
Normal	Resident	3438-1	<p>Hi, this is Dana, a member of the Landscape committee with Beth. There are a couple of the fairly new planted maple trees with some black fungus or something on the leaves. The one with the worst, is on the east side of the Primrose building. There is also one across the drive, from Brad Remo's place. Kind of in what you would consider Heidi's backyard.</p> <p>Can we consult a professional arborist to see if these trees can be treated along with some of the older maples that appear to be dying. Perhaps injection fertilization might help</p>		New		UNIT # 20	Cogan, J.KEVIN	06/12/2022				

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 Completed On	Completed On
			some of these older trees survive. Please let me know this was received and what the plan is and as much as I'm a part of the lancet committee. Thank you.										
Normal	Internal	3442-1	replace slings on 2 charis		Completed	Ley Property Management			06/13/2022			06/15/2022	06/15/2022
Normal	Internal	3444-1	There is a leak in the sprinkler system between the big tree and our condo in our front yard. It is causing dirt and mulch to be pushed onto our sidewalk.		Completed	Ley Property Management	UNIT # 2	RENAUX, MARCIA	06/13/2022			06/16/2022	06/16/2022
Normal	Internal	3453-1	DISTRIBUTE TO INTERIOR OF EACH UNIT THE COMMON COURTESY AND LEASE POLICY		New				06/14/2022				
Normal	Resident	3455-1	PLEASE send someone to Lisa Peterson's unit to clear a path to her hose. She has asked, I have asked. She is very unhappy-		Completed		UNIT # 5	VERES, BETH	06/14/2022			06/17/2022	06/29/2022

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 Completed On	Completed On
			cannot get to her hose and the weeds and ground cover have taken over.										
Normal	Internal	3457-1	WED - 11 - NOON LET CABLE CO IN		Completed	Ley Property Management	UNIT # 27	CIRIELLO, NICK	06/14/2022	06/15/2022 at 11:00 AM	06/15/2022 at 12:00 PM	06/15/2022	06/15/2022
Normal	Internal	3463-1	FIXED CONCRETE THAT HAS SETTLED AND IS TOO LOW		Completed	Ley Property Management	UNIT # 5	VERES, BETH	06/15/2022			06/21/2022	06/29/2022
Normal	Internal	3468-1	fix/repair/replace wood of rears steps		Completed	Ley Property Management	UNIT # 16	CASWELL, BILL	06/16/2022			06/16/2022	06/17/2022
Normal	Internal	3475-1	Fix irrigation leak by unit #2		Completed	Ley Property Management			06/17/2022			06/17/2022	06/27/2022
Normal	Internal	3477-1	Remove down tree branch		Completed	Ley Property Management			06/18/2022			06/18/2022	06/21/2022
Normal	Resident	3479-1	Hello spoke to Jay, last week he noticed siding missing behind Sesko's chimney. So jay is familiar with the issue. Some new siding will need installed over the flashing at that spot. Thanks Tim		New		UNIT # 13	Keys, Tim	06/21/2022				
Normal	Internal	3485-1	Fix parking lot side step anchor		Completed	Ley Property Management	UNIT # 5	VERES, BETH	06/21/2022			06/22/2022	06/23/2022
Normal	Internal	3506-1	install parking ropes after mowing		Completed	Ley Property Management			06/28/2022				07/06/2022

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 Completed On	Completed On
Normal	Internal	3507-1	beach clean up		Completed	Ley Property Management			06/28/2022			06/30/2022	07/06/2022
Normal	Internal	3513-1	trim tree apron for secondary drice		Completed	Ley Property Management			06/30/2022			06/30/2022	07/06/2022

Total