

Cherokee Garden Condominium Homes
BALANCE SHEET
JANUARY 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		194,211.25
CASH - SAVINGS		1,568,920.76
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	14,994.40	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		14,994.40
SPECIAL ASSESSMENT WORK IN PROCESS		8,610.33
OTHER ACCOUNTS RECEIVABLE		36,766.97
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,956.87
WATER SOFTENER SALT INVENTORY		841.00
PREPAID EXPENSES		5,219.11
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,308,652.57
TOTAL ASSETS		3,144,603.89

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		108,403.55
PAYROLL & PAYROLL TAXES PAYABLE		26,248.32
MAINTENANCE FEES PAID IN ADVANCE		48,000.00
UNEARNED INCOME		8,572.38
INCOME & SALES TAXES PAYABLE		405.55
TOTAL LIABILITIES		191,629.80

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	135,932.27	
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,952,974.09
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,144,603.89

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
7 MONTHS ENDED JANUARY 31, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	(5,237.00)	(15,132.42)	(9,895.42)	22,506.00	3,454.13	(19,051.87)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	25,415.00	25,415.00	0.00	100,595.00	96,151.28	(4,443.72)
ELIMINATE BALANCE SHEET ITEMS						
CAPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	0.00	0.00	0.00	84,630.86	84,630.86	0.00
DEDUCT DEPRECIATION EXPENSE	(10,505.00)	(10,505.00)	0.00	(71,942.86)	(71,942.86)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,788.00	3,788.00	0.00	26,516.00	23,638.86	(2,877.14)
NET INCOME OR (LOSS)	13,461.00	3,565.58	(9,895.42)	162,305.00	135,932.27	(26,372.73)

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
7 MONTHS ENDED JANUARY 31, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	154,982.00	154,743.91	(238.09)	1,085,090.00	1,084,411.66	(678.34)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	160,219.00	169,876.33	9,657.33	1,062,584.00	1,080,957.53	18,373.53
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	(5,237.00)	(15,132.42)	(9,895.42)	22,506.00	3,454.13	(19,051.87)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	157,351.00	157,351.00	0.00	1,101,457.00	1,101,457.00	0.00
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,295.00)	10.00	(79,135.00)	(79,185.00)	(50.00)
CONTRACTED SERVICES	7,238.00	7,238.00	0.00	50,666.00	50,666.00	0.00
INTEREST INCOME	1,140.00	1,042.81	(97.19)	8,356.00	9,643.31	1,287.31
NET MISCELLANEOUS INCOME	558.00	407.10	(150.90)	3,746.00	1,830.35	(1,915.65)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	154,982.00	154,743.91	(238.09)	1,085,090.00	1,084,411.66	(678.34)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
7 MONTHS ENDED JANUARY 31, 2022

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	55,437.00	85,442.14	(30,005.14)	289,866.00	353,647.64	(63,781.64)
BUILDING REPAIRS & MAINT	16,148.00	5,836.96	10,311.04	116,528.00	98,173.83	18,354.17
BLDG/CONTENTS/LIAB INS.	17,233.00	17,231.75	1.25	120,631.00	120,622.37	8.63
	-----	-----	-----	-----	-----	-----
SUBTOTAL	88,818.00	108,510.85	(19,692.85)	527,025.00	572,443.84	(45,418.84)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	56,510.00	50,781.53	5,728.47	392,901.00	370,385.55	22,515.45
GROUNDS & POOL MAINTENANC	1,830.00	212.32	1,617.68	44,542.00	53,645.65	(9,103.65)
EQUIPMENT REPAIRS & MAINT	3,889.00	2,801.43	1,087.57	24,691.00	20,934.66	3,756.34
	-----	-----	-----	-----	-----	-----
SUBTOTAL	62,229.00	53,795.28	8,433.72	462,134.00	444,965.86	17,168.14
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,952.00	2,766.09	185.91	21,697.00	20,090.55	1,606.45
ADMIN & OFFICE EXPENSES	6,054.00	4,804.11	1,249.89	49,833.00	42,801.68	7,031.32
BAD DEBTS	166.00	0.00	166.00	1,162.00	0.00	1,162.00
PROPERTY TAXES	0.00	0.00	0.00	733.00	655.60	77.40
	-----	-----	-----	-----	-----	-----
SUBTOTAL	9,172.00	7,570.20	1,601.80	73,425.00	63,547.83	9,877.17
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	160,219.00	169,876.33	(9,657.33)	1,062,584.00	1,080,957.53	(18,373.53)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	160,219.00	169,876.33	(9,657.33)	1,062,584.00	1,080,957.53	(18,373.53)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
7 MONTHS ENDED JANUARY 31, 2022

PAGE 5

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
=====						
CAPITAL IMPROVEMENT FUND						
=====						
SOURCE OF FUNDS						

MAINTENANCE FEES DESIGNATED						
FOR CAPITAL IMPROVEMENTS	25,415.00	25,415.00	0.00	177,905.00	177,905.00	0.00
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROV FUNDS						
FROM PRIOR YEAR	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	25,415.00	25,415.00	0.00	177,905.00	177,905.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	0.00	0.00	0.00	26,630.00	26,935.54	305.54
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	50,680.00	54,818.18	4,138.18
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	0.00	0.00	0.00	77,310.00	81,753.72	4,443.72
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	25,415.00	25,415.00	0.00	100,595.00	96,151.28	(4,443.72)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	25,326.00	25,326.00	0.00
INTEREST EARNED	170.00	170.00	0.00	1,190.00	1,190.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	(2,877.14)	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	3,788.00	3,788.00	0.00	26,516.00	23,638.86	(2,877.14)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JANUARY 31, 2022

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	120,869.36
OLD NATIONAL BANK	73,341.89

TOTAL CHECKING ACCOUNT(S)	194,211.25

 BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT (CD NUMBER, INTEREST RATE, MATURITY DATE)	

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	99,427.38
WAUNAKEE COMMUNITY BANK	182,206.53
BANK OF SUN PRAIRIE	52,741.09
WAUNAKEE/OREGON COMMUNITY BANK	744,738.13
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CDARS CD	
1025295109, .25%, DUE 9/28/23	69,376.03
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/22	52,630.28
54337085, .35%, DUE 3/08/22	106,900.83
HOME SAVINGS BANK	
339301699, 2.87%, DUE 2/28/22	165,341.90
447904236, 2.67%, DUE 4/16/22	95,558.59
SUMMIT CREDIT UNION	
0101, 2.97%, DUE 3/7/21	0.00

TOTAL CASH INVESTMENTS	1,568,920.76

 TOTAL OF ALL CASH ACCOUNTS	1,763,132.01
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
January 31, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>		\$300,000
<u>Cash Designated for the Separately Created Capital Improvement Fund:</u>		
Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in		
Excess of Expenses	\$96,151	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,057,772
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$184,548	
Year-To-Date Elevator Capital Reserve Fees Collected in		
Excess of Expenses	\$22,450	
Accrued Interest from 7/1/2021 to Date	\$1,190	
Elevator Reserve Fund Balance		\$208,188
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$197,172
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,763,132</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
FEBRUARY 28, 2022

PAGE 1

ASSETS

CASH - CHECKING		186,077.83
CASH - SAVINGS		1,570,864.65
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	35,134.71	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		35,134.71
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		36,766.97
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,012.62
WATER SOFTENER SALT INVENTORY		0.00
PREPAID EXPENSES		112,458.08
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,306,147.57

TOTAL ASSETS

3,252,893.06
=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		214,186.18
PAYROLL & PAYROLL TAXES PAYABLE		23,765.54
MAINTENANCE FEES PAID IN ADVANCE		46,413.00
UNEARNED INCOME		7,634.38
INCOME & SALES TAXES PAYABLE		808.93
TOTAL LIABILITIES		292,808.03

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	143,043.21	
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,960,085.03
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,252,893.06
=====		

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
8 MONTHS ENDED FEBRUARY 28, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	(11,604.00)	(26,705.48)	(15,101.48)	16,139.00	(8,118.93)	(24,257.93)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	42,830.00	42,830.00	0.00	118,010.00	113,566.28	(4,443.72)
ELIMINATE BALANCE SHEET ITEMS						
CAPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	8,000.00	8,000.00	0.00	92,630.86	92,630.86	0.00
DEDUCT DEPRECIATION EXPENSE	(21,010.00)	(21,010.00)	0.00	(82,447.86)	(82,447.86)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,562.00	7,562.00	0.00	30,290.00	27,412.86	(2,877.14)
NET INCOME OR (LOSS)	25,778.00	10,676.52	(15,101.48)	174,622.00	143,043.21	(31,578.79)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
8 MONTHS ENDED FEBRUARY 28, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	309,969.00	309,333.45	(635.55)	1,240,077.00	1,239,001.20	(1,075.80)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	321,573.00	336,038.93	14,465.93	1,223,938.00	1,247,120.13	23,182.13
-----	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(11,604.00)	(26,705.48)	(15,101.48)	16,139.00	(8,118.93)	(24,257.93)
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	314,702.00	314,702.00	0.00	1,258,808.00	1,258,808.00	0.00
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,590.00)	20.00	(90,440.00)	(90,480.00)	(40.00)
CONTRACTED SERVICES	14,476.00	14,476.00	0.00	57,904.00	57,904.00	0.00
INTEREST INCOME	2,285.00	2,024.08	(260.92)	9,501.00	10,624.58	1,123.58
NET MISCELLANEOUS INCOME	1,116.00	721.37	(394.63)	4,304.00	2,144.62	(2,159.38)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
GROSS INCOME	309,969.00	309,333.45	(635.55)	1,240,077.00	1,239,001.20	(1,075.80)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
8 MONTHS ENDED FEBRUARY 28, 2022

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	118,256.00	161,909.64	(43,653.64)	352,685.00	430,115.14	(77,430.14)
BUILDING REPAIRS & MAINT	33,809.00	14,829.79	18,979.21	134,189.00	107,166.66	27,022.34
BLDG/CONTENTS/LIAB INS.	34,466.00	34,463.50	2.50	137,864.00	137,854.12	9.88
	-----	-----	-----	-----	-----	-----
SUBTOTAL	186,531.00	211,202.93	(24,671.93)	624,738.00	675,135.92	(50,397.92)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	107,243.00	101,209.19	6,033.81	443,634.00	420,813.21	22,820.79
GROUND & POOL MAINTENANC	3,006.00	2,836.57	169.43	45,718.00	56,269.90	(10,551.90)
EQUIPMENT REPAIRS & MAINT	6,553.00	5,334.21	1,218.79	27,355.00	23,467.44	3,887.56
	-----	-----	-----	-----	-----	-----
SUBTOTAL	116,802.00	109,379.97	7,422.03	516,707.00	500,550.55	16,156.45
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,000.00	6,037.86	(37.86)	24,745.00	23,362.32	1,382.68
ADMIN & OFFICE EXPENSES	11,908.00	9,418.17	2,489.83	55,687.00	47,415.74	8,271.26
BAD DEBTS	332.00	0.00	332.00	1,328.00	0.00	1,328.00
PROPERTY TAXES	0.00	0.00	0.00	733.00	655.60	77.40
	-----	-----	-----	-----	-----	-----
SUBTOTAL	18,240.00	15,456.03	2,783.97	82,493.00	71,433.66	11,059.34
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	321,573.00	336,038.93	(14,465.93)	1,223,938.00	1,247,120.13	(23,182.13)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	321,573.00	336,038.93	(14,465.93)	1,223,938.00	1,247,120.13	(23,182.13)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
8 MONTHS ENDED FEBRUARY 28, 2022

PAGE 5

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
=====						
CAPITAL IMPROVEMENT FUND						
=====						
SOURCE OF FUNDS						

MAINTENANCE FEES DESIGNATED						
FOR CAPITAL IMPROVEMENTS	50,830.00	50,830.00	0.00	203,320.00	203,320.00	0.00
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROV FUNDS						
FROM PRIOR YEAR	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	50,830.00	50,830.00	0.00	203,320.00	203,320.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	8,000.00	8,000.00	0.00	34,630.00	34,935.54	305.54
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	50,680.00	54,818.18	4,138.18
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	8,000.00	8,000.00	0.00	85,310.00	89,753.72	4,443.72
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	42,830.00	42,830.00	0.00	118,010.00	113,566.28	(4,443.72)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	28,944.00	28,944.00	0.00
INTEREST EARNED	326.00	326.00	0.00	1,346.00	1,346.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	(2,877.14)	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	7,562.00	7,562.00	0.00	30,290.00	27,412.86	(2,877.14)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
FEBRUARY 28, 2022

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	104,315.96
OLD NATIONAL BANK	81,761.87

TOTAL CHECKING ACCOUNT(S)	186,077.83

 BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT (CD NUMBER, INTEREST RATE, MATURITY DATE)	

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	99,435.01
WAUNAKEE COMMUNITY BANK	182,276.42
HOME SAVINGS BANK	166,917.73
BANK OF SUN PRAIRIE	52,745.95
WAUNAKEE/OREGON COMMUNITY BANK	745,023.81
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CDARS CD	
1025295109, .25%, DUE 9/28/23	69,376.03
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/22	52,630.28
54337085, .35%, DUE 3/08/22	106,900.83
HOME SAVINGS BANK	
447904236, 2.67%, DUE 4/16/22	95,558.59
SUMMIT CREDIT UNION	
0101, 2.97%, DUE 3/7/21	0.00

TOTAL CASH INVESTMENTS	1,570,864.65

 TOTAL OF ALL CASH ACCOUNTS	

	1,756,942.48
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
February 28, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>	\$300,000
---	-----------

Cash Designated for the Separately Created Capital Improvement Fund:

Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$113,566	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,075,187

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2021	\$184,548	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$26,068	
Accrued Interest from 7/1/2021 to Date	\$1,346	
Elevator Reserve Fund Balance		\$211,962

Discretionary Cash

Cash Available for Discretionary Use	\$169,793
--------------------------------------	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,756,942</u>
--	--------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MARCH 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		134,191.32
CASH - SAVINGS		1,571,703.60
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	23,679.08	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		23,679.08
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		6,081.38
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		906.32
WATER SOFTENER SALT INVENTORY		0.00
PREPAID EXPENSES		112,056.94
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,296,582.07

TOTAL ASSETS		3,149,631.34
=====		

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		77,384.97
PAYROLL & PAYROLL TAXES PAYABLE		28,024.30
MAINTENANCE FEES PAID IN ADVANCE		51,626.00
UNEARNED INCOME		6,696.38
INCOME & SALES TAXES PAYABLE		1,233.46

TOTAL LIABILITIES		164,965.11

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	167,624.41	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,984,666.23

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,149,631.34
=====		

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
9 MONTHS ENDED MARCH 31, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	(16,222.00)	(20,794.28)	(4,572.28)	11,521.00	(2,207.73)	(13,728.73)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	67,277.50	67,277.50	0.00	142,457.50	138,013.78	(4,443.72)
ELIMINATE BALANCE SHEET ITEMS						
CAIPTALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	8,967.50	8,967.50	0.00	93,598.36	93,598.36	0.00
DEDUCT DEPRECIATION EXPENSE	(31,543.00)	(31,543.00)	0.00	(92,980.86)	(92,980.86)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,350.00	11,350.00	0.00	34,078.00	31,200.86	(2,877.14)
NET INCOME OR (LOSS)	39,830.00	35,257.72	(4,572.28)	188,674.00	167,624.41	(21,049.59)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
9 MONTHS ENDED MARCH 31, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	464,580.00	463,848.05	(731.95)	1,394,688.00	1,393,515.80	(1,172.20)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	480,802.00	484,642.33	3,840.33	1,383,167.00	1,395,723.53	12,556.53
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(16,222.00)	(20,794.28)	(4,572.28)	11,521.00	(2,207.73)	(13,728.73)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	472,053.00	472,053.00	0.00	1,416,159.00	1,416,159.00	0.00
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,865.00)	50.00	(101,745.00)	(101,755.00)	(10.00)
CONTRACTED SERVICES	21,714.00	21,714.00	0.00	65,142.00	65,142.00	0.00
INTEREST INCOME	3,094.00	2,852.50	(241.50)	10,310.00	11,453.00	1,143.00
NET MISCELLANEOUS INCOME	1,634.00	1,093.55	(540.45)	4,822.00	2,516.80	(2,305.20)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	464,580.00	463,848.05	(731.95)	1,394,688.00	1,393,515.80	(1,172.20)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
March 31, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>		\$300,000
<u>Cash Designated for the Separately Created Capital Improvement Fund:</u>		
Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$138,014	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,099,635
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$184,548	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$29,686	
Accrued Interest from 7/1/2021 to Date	\$1,516	
Elevator Reserve Fund Balance		\$215,750
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$90,510
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,705,895</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
APRIL 30, 2022

PAGE 1

ASSETS

CASH - CHECKING	269,744.39
CASH - SAVINGS	1,476,588.82
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	15,402.11
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00
NET AMOUNT, DEEMED COLLECTIBLE	15,402.11
SPECIAL ASSESSMENT WORK IN PROCESS	0.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	198.34
WATER SOFTENER SALT INVENTORY	0.00
PREPAID EXPENSES	111,244.76
PATRONAGE STOCK	4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	1,297,395.07
TOTAL ASSETS	3,175,004.12
LIABILITIES & CONDOMINIUM OWNERS' EQUITY	
LIABILITIES	
TRADE ACCOUNTS PAYABLE	78,240.46
PAYROLL & PAYROLL TAXES PAYABLE	31,416.98
MAINTENANCE FEES PAID IN ADVANCE	58,039.00
UNEARNED INCOME	5,758.38
INCOME & SALES TAXES PAYABLE	417.40
TOTAL LIABILITIES	173,872.22
CONDOMINIUM OWNER'S EQUITY	
OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	184,090.08
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	3,001,131.90
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	3,175,004.12

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
10 MONTHS ENDED APRIL 30, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	14,004.00	(2,005.33)	(16,009.33)	25,525.00	(4,213.06)	(29,738.06)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(74,485.00)	(86,130.00)	(11,645.00)	67,972.50	51,883.78	(16,088.72)
ELIMINATE BALANCE SHEET ITEMS						
CAPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	111,545.00	111,545.00	0.00	205,143.36	205,143.36	0.00
DEDUCT DEPRECIATION EXPENSE	(10,732.00)	(10,732.00)	0.00	(103,712.86)	(103,712.86)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,788.00	3,788.00	0.00	37,866.00	34,988.86	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET INCOME OR (LOSS)	44,120.00	16,465.67	(27,654.33)	232,794.00	184,090.08	(48,703.92)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
10 MONTHS ENDED APRIL 30, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	154,431.00	154,417.47	(13.53)	1,549,119.00	1,547,933.27	(1,185.73)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	140,427.00	156,422.80	15,995.80	1,523,594.00	1,552,146.33	28,552.33
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	14,004.00	(2,005.33)	(16,009.33)	25,525.00	(4,213.06)	(29,738.06)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	157,351.00	157,351.00	0.00	1,573,510.00	1,573,510.00	0.00
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,295.00)	10.00	(113,050.00)	(113,050.00)	0.00
CONTRACTED SERVICES	7,238.00	7,238.00	0.00	72,380.00	72,380.00	0.00
INTEREST INCOME	629.00	676.61	47.61	10,939.00	12,129.61	1,190.61
NET MISCELLANEOUS INCOME	518.00	446.86	(71.14)	5,340.00	2,963.66	(2,376.34)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	154,431.00	154,417.47	(13.53)	1,549,119.00	1,547,933.27	(1,185.73)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
10 MONTHS ENDED APRIL 30, 2022

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	40,989.00	47,010.54	(6,021.54)	455,822.00	532,971.12	(77,149.12)
BUILDING REPAIRS & MAINT	11,098.00	18,807.34	(7,709.34)	154,548.00	135,250.70	19,297.30
BLDG/CONTENTS/LIAB INS.	17,233.00	17,231.75	1.25	172,330.00	172,323.62	6.38
	-----	-----	-----	-----	-----	-----
SUBTOTAL	69,320.00	83,049.63	(13,729.63)	782,700.00	840,545.44	(57,845.44)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	50,733.00	51,965.28	(1,232.28)	545,100.00	524,908.84	20,191.16
GROUND & POOL MAINTENANC	7,044.00	6,745.11	298.89	53,638.00	63,316.56	(9,678.56)
EQUIPMENT REPAIRS & MAINT	2,427.00	5,440.21	(3,013.21)	33,421.00	30,113.31	3,307.69
	-----	-----	-----	-----	-----	-----
SUBTOTAL	60,204.00	64,150.60	(3,946.60)	632,159.00	618,338.71	13,820.29
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	3,226.00	2,621.24	604.76	31,699.00	29,571.58	2,127.42
ADMIN & OFFICE EXPENSES	5,913.00	5,024.28	888.72	73,045.00	61,457.95	11,587.05
BAD DEBTS	166.00	0.00	166.00	1,660.00	0.00	1,660.00
PROPERTY TAXES	1,598.00	1,577.05	20.95	2,331.00	2,232.65	98.35
	-----	-----	-----	-----	-----	-----
SUBTOTAL	10,903.00	9,222.57	1,680.43	108,735.00	93,262.18	15,472.82
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	140,427.00	156,422.80	(15,995.80)	1,523,594.00	1,552,146.33	(28,552.33)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	140,427.00	156,422.80	(15,995.80)	1,523,594.00	1,552,146.33	(28,552.33)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
10 MONTHS ENDED APRIL 30, 2022

PAGE 5

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
=====						
CAPITAL IMPROVEMENT FUND						
=====						
SOURCE OF FUNDS						

MAINTENANCE FEES DESIGNATED						
FOR CAPITAL IMPROVEMENTS	25,415.00	25,415.00	0.00	254,150.00	254,150.00	0.00
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROV FUNDS						
FROM PRIOR YEAR	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	25,415.00	25,415.00	0.00	254,150.00	254,150.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	99,900.00	107,800.00	7,900.00	135,497.50	143,703.04	8,205.54
MAJOR GROUNDS & POOLS	0.00	3,745.00	3,745.00	50,680.00	58,563.18	7,883.18
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	99,900.00	111,545.00	11,645.00	186,177.50	202,266.22	16,088.72
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(74,485.00)	(86,130.00)	(11,645.00)	67,972.50	51,883.78	(16,088.72)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	36,180.00	36,180.00	0.00
INTEREST EARNED	170.00	170.00	0.00	1,686.00	1,686.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	(2,877.14)	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	3,788.00	3,788.00	0.00	37,866.00	34,988.86	(2,877.14)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
APRIL 30, 2022

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	127,696.10
OLD NATIONAL BANK	142,048.29

TOTAL CHECKING ACCOUNT(S)	269,744.39

 BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT (CD NUMBER, INTEREST RATE, MATURITY DATE)	

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	99,451.64
WAUNAKEE COMMUNITY BANK	182,428.78
HOME SAVINGS BANK	166,991.55
BANK OF SUN PRAIRIE	160,063.97
WAUNAKEE/OREGON COMMUNITY BANK	745,646.57
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CDARS CD	
1025295109, .25%, DUE 9/28/23	69,376.03
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/22	52,630.28
HOME SAVINGS BANK	
447904236, 2.67%, DUE 4/16/22	0.00

TOTAL CASH INVESTMENTS	1,476,588.82

 TOTAL OF ALL CASH ACCOUNTS	

	1,746,333.21
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
April 30, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>		\$300,000
<u>Cash Designated for the Separately Created Capital Improvement Fund:</u>		
Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$51,884	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,013,505
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$184,548	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$33,304	
Accrued Interest from 7/1/2021 to Date	\$1,686	
Elevator Reserve Fund Balance		\$219,538
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$212,290
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,745,333</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MAY 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		295,806.56
CASH - SAVINGS		1,477,043.02
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	15,751.66	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		15,751.66
SPECIAL ASSESSMENT WORK IN PROCESS		886.50
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		229.64
WATER SOFTENER SALT INVENTORY		0.00
PREPAID EXPENSES		110,432.60
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,286,633.07
TOTAL ASSETS		3,191,213.68

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		76,099.74
PAYROLL & PAYROLL TAXES PAYABLE		35,923.26
MAINTENANCE FEES PAID IN ADVANCE		56,452.00
UNEARNED INCOME		4,820.38
INCOME & SALES TAXES PAYABLE		828.19
TOTAL LIABILITIES		174,123.57

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	200,048.29	
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,017,090.11
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,191,213.68

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
11 MONTHS ENDED MAY 31, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	17,727.00	(4,488.12)	(22,215.12)	29,248.00	(6,695.85)	(35,943.85)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(49,070.00)	(60,715.00)	(11,645.00)	93,387.50	77,298.78	(16,088.72)
ELIMINATE BALANCE SHEET ITEMS						
CAPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	111,545.00	111,545.00	0.00	205,143.36	205,143.36	0.00
DEDUCT DEPRECIATION EXPENSE	(21,494.00)	(21,494.00)	0.00	(114,474.86)	(114,474.86)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,576.00	7,576.00	0.00	41,654.00	38,776.86	(2,877.14)
NET INCOME OR (LOSS)	66,284.00	32,423.88	(33,860.12)	254,958.00	200,048.29	(54,909.71)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
11 MONTHS ENDED MAY 31, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	308,862.00	308,702.55	(159.45)	1,703,550.00	1,702,218.35	(1,331.65)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	291,135.00	313,190.67	22,055.67	1,674,302.00	1,708,914.20	34,612.20
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	17,727.00	(4,488.12)	(22,215.12)	29,248.00	(6,695.85)	(35,943.85)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	314,702.00	314,702.00	0.00	1,730,861.00	1,730,861.00	0.00
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,570.00)	40.00	(124,355.00)	(124,325.00)	30.00
CONTRACTED SERVICES	14,476.00	14,476.00	0.00	79,618.00	79,618.00	0.00
INTEREST INCOME	1,258.00	1,137.71	(120.29)	11,568.00	12,590.71	1,022.71
NET MISCELLANEOUS INCOME	1,036.00	956.84	(79.16)	5,858.00	3,473.64	(2,384.36)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	308,862.00	308,702.55	(159.45)	1,703,550.00	1,702,218.35	(1,331.65)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
11 MONTHS ENDED MAY 31, 2022

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	77,367.00	89,983.79	(12,616.79)	492,200.00	575,944.37	(83,744.37)
BUILDING REPAIRS & MAINT	25,484.00	37,195.79	(11,711.79)	168,934.00	153,639.15	15,294.85
BLDG/CONTENTS/LIAB INS.	34,466.00	34,463.50	2.50	189,563.00	189,555.37	7.63
	-----	-----	-----	-----	-----	-----
SUBTOTAL	137,317.00	161,643.08	(24,326.08)	850,697.00	919,138.89	(68,441.89)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	108,331.00	105,355.48	2,975.52	602,698.00	578,299.04	24,398.96
GROUNDS & POOL MAINTENANC	19,497.00	19,454.92	42.08	66,091.00	76,026.37	(9,935.37)
EQUIPMENT REPAIRS & MAINT	5,549.00	8,046.16	(2,497.16)	36,543.00	32,719.26	3,823.74
	-----	-----	-----	-----	-----	-----
SUBTOTAL	133,377.00	132,856.56	520.44	705,332.00	687,044.67	18,287.33
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,636.00	5,810.20	825.80	35,109.00	32,760.54	2,348.46
ADMIN & OFFICE EXPENSES	11,875.00	11,303.78	571.22	79,007.00	67,737.45	11,269.55
BAD DEBTS	332.00	0.00	332.00	1,826.00	0.00	1,826.00
PROPERTY TAXES	1,598.00	1,577.05	20.95	2,331.00	2,232.65	98.35
	-----	-----	-----	-----	-----	-----
SUBTOTAL	20,441.00	18,691.03	1,749.97	118,273.00	102,730.64	15,542.36
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	291,135.00	313,190.67	(22,055.67)	1,674,302.00	1,708,914.20	(34,612.20)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	291,135.00	313,190.67	(22,055.67)	1,674,302.00	1,708,914.20	(34,612.20)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
11 MONTHS ENDED MAY 31, 2022

PAGE 5

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
=====						
CAPITAL IMPROVEMENT FUND						
=====						
SOURCE OF FUNDS						

MAINTENANCE FEES DESIGNATED						
FOR CAPITAL IMPROVEMENTS	50,830.00	50,830.00	0.00	279,565.00	279,565.00	0.00
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROV FUNDS						
FROM PRIOR YEAR	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	50,830.00	50,830.00	0.00	279,565.00	279,565.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	99,900.00	107,800.00	7,900.00	135,497.50	143,703.04	8,205.54
MAJOR GROUNDS & POOLS	0.00	3,745.00	3,745.00	50,680.00	58,563.18	7,883.18
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	99,900.00	111,545.00	11,645.00	186,177.50	202,266.22	16,088.72
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(49,070.00)	(60,715.00)	(11,645.00)	93,387.50	77,298.78	(16,088.72)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	39,798.00	39,798.00	0.00
INTEREST EARNED	340.00	340.00	0.00	1,856.00	1,856.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	(2,877.14)	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	7,576.00	7,576.00	0.00	41,654.00	38,776.86	(2,877.14)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
MAY 31, 2022

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	149,837.18
OLD NATIONAL BANK	145,969.38

TOTAL CHECKING ACCOUNT(S)	295,806.56

 BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT (CD NUMBER, INTEREST RATE, MATURITY DATE) -----	
MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	99,460.09
WAUNAKEE COMMUNITY BANK	182,506.26
HOME SAVINGS BANK	167,019.00
BANK OF SUN PRAIRIE	160,088.11
WAUNAKEE/OREGON COMMUNITY BANK	745,963.25
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CDARS CD	
1025295109, .25%, DUE 9/28/23	69,376.03
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/22	52,630.28
HOME SAVINGS BANK	
447904236, 2.67%, DUE 4/16/22	0.00

TOTAL CASH INVESTMENTS	1,477,043.02

 TOTAL OF ALL CASH ACCOUNTS	1,772,849.58
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
May 31, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>		\$300,000
<u>Cash Designated for the Separately Created Capital Improvement Fund:</u>		
Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$77,199	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,038,820
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$184,548	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$36,921	
Accrued Interest from 7/1/2021 to Date	\$1,856	
Elevator Reserve Fund Balance		\$223,325
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$210,705
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,772,850</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
JUNE 30, 2022

PAGE 1

ASSETS

CASH - CHECKING	312,913.26
CASH - SAVINGS	1,477,683.40
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	15,979.25
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(13,825.11)
NET AMOUNT, DEEMED COLLECTIBLE	2,154.14
SPECIAL ASSESSMENT WORK IN PROCESS	0.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	13,760.39
ACCRUED INTEREST RECEIVABLE ON SAVINGS	163.01
WATER SOFTENER SALT INVENTORY	0.00
PREPAID EXPENSES	109,933.30
PATRONAGE STOCK	4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	1,279,411.07
TOTAL ASSETS	3,200,449.20

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	60,166.40
PAYROLL & PAYROLL TAXES PAYABLE	7,650.75
MAINTENANCE FEES PAID IN ADVANCE	61,467.00
UNEARNED INCOME	0.00
INCOME & SALES TAXES PAYABLE	1,927.11
TOTAL LIABILITIES	131,211.26

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	2,817,041.82
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	252,196.12
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	3,069,237.94
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	3,200,449.20

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
12 MONTHS ENDED JUNE 30, 2022

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	(11,521.00)	29,223.71	40,744.71	0.00	27,015.98	27,015.98
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(153,384.50)	(38,845.00)	114,539.50	(10,927.00)	99,168.78	110,095.78
ELIMINATE BALANCE SHEET ITEMS						
CAPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	115,090.00	115,090.00	0.00	208,688.36	208,688.36	0.00
DEDUCT DEPRECIATION EXPENSE	(32,261.00)	(32,261.00)	0.00	(125,241.86)	(125,241.86)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,364.00	11,364.00	0.00	45,442.00	42,564.86	(2,877.14)
 NET INCOME OR (LOSS)	(70,712.50)	84,571.71	155,284.21	117,961.50	252,196.12	134,234.62
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
12 MONTHS ENDED JUNE 30, 2022

PAGE 3

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING INCOME STATEMENT SUMMARY -----						
GROSS INCOME FROM BELOW	463,297.00	475,145.02	11,848.02	1,857,985.00	1,868,660.82	10,675.82
TOTAL OPERATING EXPENSES FROM PAGE 4	474,818.00	445,921.31	(28,896.69)	1,857,985.00	1,841,644.84	(16,340.16)
-----	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(11,521.00)	29,223.71	40,744.71	0.00	27,015.98	27,015.98
=====	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	472,053.00	472,053.00	0.00	1,888,212.00	1,888,212.00	0.00
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,845.00)	70.00	(135,660.00)	(135,600.00)	60.00
CONTRACTED SERVICES	21,714.00	33,936.58	12,222.58	86,856.00	99,078.58	12,222.58
INTEREST INCOME	1,891.00	1,716.73	(174.27)	12,201.00	13,169.73	968.73
NET MISCELLANEOUS INCOME	1,554.00	1,283.71	(270.29)	6,376.00	3,800.51	(2,575.49)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
GROSS INCOME	463,297.00	475,145.02	11,848.02	1,857,985.00	1,868,660.82	10,675.82
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
12 MONTHS ENDED JUNE 30, 2022

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	109,758.00	123,251.32	(13,493.32)	524,591.00	609,211.90	(84,620.90)
BUILDING REPAIRS & MAINT	69,453.00	39,211.08	30,241.92	212,903.00	155,654.44	57,248.56
BLDG/CONTENTS/LIAB INS.	51,699.00	51,695.33	3.67	206,796.00	206,787.20	8.80
	-----	-----	-----	-----	-----	-----
SUBTOTAL	230,910.00	214,157.73	16,752.27	944,290.00	971,653.54	(27,363.54)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	175,139.00	148,756.16	26,382.84	669,506.00	621,699.72	47,806.28
GROUNDS & POOL MAINTENANC	29,502.00	30,719.66	(1,217.66)	76,096.00	87,291.11	(11,195.11)
EQUIPMENT REPAIRS & MAINT	8,863.00	11,489.26	(2,626.26)	39,857.00	36,162.36	3,694.64
	-----	-----	-----	-----	-----	-----
SUBTOTAL	213,504.00	190,965.08	22,538.92	785,459.00	745,153.19	40,305.81
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	9,646.00	8,858.08	787.92	38,119.00	35,808.42	2,310.58
ADMIN & OFFICE EXPENSES	18,662.00	16,538.26	2,123.74	85,794.00	72,971.93	12,822.07
BAD DEBTS	498.00	13,825.11	(13,327.11)	1,992.00	13,825.11	(11,833.11)
PROPERTY TAXES	1,598.00	1,577.05	20.95	2,331.00	2,232.65	98.35
	-----	-----	-----	-----	-----	-----
SUBTOTAL	30,404.00	40,798.50	(10,394.50)	128,236.00	124,838.11	3,397.89
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	474,818.00	445,921.31	28,896.69	1,857,985.00	1,841,644.84	16,340.16
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	474,818.00	445,921.31	28,896.69	1,857,985.00	1,841,644.84	16,340.16
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
12 MONTHS ENDED JUNE 30, 2022

PAGE 5

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
=====						
CAPITAL IMPROVEMENT FUND						
=====						
SOURCE OF FUNDS						

MAINTENANCE FEES DESIGNATED						
FOR CAPITAL IMPROVEMENTS	76,245.00	76,245.00	0.00	304,980.00	304,980.00	0.00
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROV FUNDS						
FROM PRIOR YEAR	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	76,245.00	76,245.00	0.00	304,980.00	304,980.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	14,950.00	0.00	(14,950.00)	14,950.00	0.00	(14,950.00)
MAJOR BUILDING PROJECTS	191,359.50	111,345.00	(80,014.50)	226,957.00	147,248.04	(79,708.96)
MAJOR GROUNDS & POOLS	23,320.00	3,745.00	(19,575.00)	74,000.00	58,563.18	(15,436.82)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	229,629.50	115,090.00	(114,539.50)	315,907.00	205,811.22	(110,095.78)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(153,384.50)	(38,845.00)	114,539.50	(10,927.00)	99,168.78	110,095.78
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	10,854.00	10,854.00	0.00	43,416.00	43,416.00	0.00
INTEREST EARNED	510.00	510.00	0.00	2,026.00	2,026.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	(2,877.14)	(2,877.14)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	11,364.00	11,364.00	0.00	45,442.00	42,564.86	(2,877.14)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JUNE 30, 2022

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	154,286.17
OLD NATIONAL BANK	158,627.09

TOTAL CHECKING ACCOUNT(S)	312,913.26

 BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT (CD NUMBER, INTEREST RATE, MATURITY DATE) -----	
MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	99,468.27
WAUNAKEE COMMUNITY BANK	182,581.27
DUPACO CREDIT UNION	167,130.94
BANK OF SUN PRAIRIE	160,140.81
WAUNAKEE/OREGON COMMUNITY BANK	746,269.85
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CDARS CD	
1025295109, .25%, DUE 9/28/23	69,461.98
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/22	52,630.28
HOME SAVINGS BANK	
447904236, 2.67%, DUE 4/16/22	0.00

TOTAL CASH INVESTMENTS	1,477,683.40

 TOTAL OF ALL CASH ACCOUNTS	1,790,596.66
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
June 30, 2022

Page 7

CASH BALANCES ARE DESIGNATED AS FOLLOWS:

<u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u>	\$300,000
---	-----------

Cash Designated for the Separately Created Capital Improvement Fund:

Capital Improvement Fund Surplus Through 6/30/2021	\$961,621	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$99,169	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,060,790

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2021	\$190,184	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$40,539	
Accrued Interest from 7/1/2021 to Date	\$2,026	
Elevator Reserve Fund Balance		\$232,749

Discretionary Cash

Cash Available for Discretionary Use	\$197,058
--------------------------------------	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,790,597</u>
--	--------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY