

Cherokee Garden Condominium Homes
BALANCE SHEET
JANUARY 31, 2023

PAGE 1

ASSETS

CASH - CHECKING		780,917.88
CASH - SAVINGS		881,699.42
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	37,701.16	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(19,913.69)	
NET AMOUNT, DEEMED COLLECTIBLE		17,787.47
SPECIAL ASSESSMENT WORK IN PROCESS		2,345.05
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		738.03
WATER SOFTENER SALT INVENTORY		3,280.00
PREPAID EXPENSES		160,965.87
PATRONAGE STOCK		4,256.09
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,492,721.07

TOTAL ASSETS		3,344,710.88
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		118,981.99
PAYROLL & PAYROLL TAXES PAYABLE		21,505.12
MAINTENANCE FEES PAID IN ADVANCE		35,940.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		418.52

TOTAL LIABILITIES		176,845.63

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	108,707.56	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,167,865.25

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,344,710.88
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
7 MONTHS ENDED JANUARY 31, 2023

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	(29,386.00)	(25,744.06)	3,641.94	13,757.00	(16,162.73)	(29,919.73)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	25,415.00	21,130.00	(4,285.00)	(11,131.55)	(14,199.71)	(3,068.16)
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	4,285.00	4,285.00	0.00	190,304.71	190,304.71	0.00
DEDUCT DEPRECIATION EXPENSE	(11,684.16)	(11,684.16)	0.00	(76,994.71)	(76,994.71)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,680.00	3,680.00	0.00	25,760.00	25,760.00	0.00
NET INCOME OR (LOSS)	(7,690.16)	(8,333.22)	(643.06)	141,695.45	108,707.56	(32,987.89)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
7 MONTHS ENDED JANUARY 31, 2023

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	181,662.00	181,757.87	95.87	1,271,427.00	1,270,858.28	(568.72)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	211,048.00	207,501.93	(3,546.07)	1,257,670.00	1,287,021.01	29,351.01
-----	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	(29,386.00)	(25,744.06)	3,641.94	13,757.00	(16,162.73)	(29,919.73)
=====	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	184,748.00	184,748.00	0.00	1,293,236.00	1,293,236.00	0.00
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,315.00)	(10.00)	(79,135.00)	(78,985.00)	150.00
CONTRACTED SERVICES	7,457.00	7,219.00	(238.00)	52,199.00	50,533.00	(1,666.00)
INTEREST INCOME	329.00	828.75	499.75	2,296.00	4,235.46	1,939.46
NET MISCELLANEOUS INCOME	433.00	277.12	(155.88)	2,831.00	1,838.82	(992.18)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	181,662.00	181,757.87	95.87	1,271,427.00	1,270,858.28	(568.72)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
7 MONTHS ENDED JANUARY 31, 2023

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	90,483.00	81,823.19	8,659.81	367,025.00	376,725.50	(9,700.50)
BUILDING REPAIRS & MAINT	13,879.00	26,837.00	(12,958.00)	121,152.00	170,727.79	(49,575.79)
BLDG/CONTENTS/LIAB INS.	27,454.00	29,976.04	(2,522.04)	192,178.00	221,563.82	(29,385.82)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	131,816.00	138,636.23	(6,820.23)	680,355.00	769,017.11	(88,662.11)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	62,677.00	56,563.47	6,113.53	428,203.00	385,114.85	43,088.15
GROUNDS & POOL MAINTENANC	1,883.00	229.32	1,653.68	48,372.00	46,498.78	1,873.22
EQUIPMENT REPAIRS & MAINT	4,450.00	1,261.93	3,188.07	29,935.00	13,923.15	16,011.85
	-----	-----	-----	-----	-----	-----
SUBTOTAL	69,010.00	58,054.72	10,955.28	506,510.00	445,536.78	60,973.22
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,950.00	3,025.41	(75.41)	21,949.00	20,275.47	1,673.53
ADMIN & OFFICE EXPENSES	5,471.00	5,712.96	(241.96)	45,360.00	44,077.70	1,282.30
BAD DEBTS	166.00	324.00	(158.00)	1,162.00	5,728.05	(4,566.05)
PROPERTY TAXES	1,635.00	1,748.61	(113.61)	2,334.00	2,385.90	(51.90)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	10,222.00	10,810.98	(588.98)	70,805.00	72,467.12	(1,662.12)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	211,048.00	207,501.93	3,546.07	1,257,670.00	1,287,021.01	(29,351.01)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	211,048.00	207,501.93	3,546.07	1,257,670.00	1,287,021.01	(29,351.01)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
7 MONTHS ENDED JANUARY 31, 2023

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	4,285.00	4,285.00	139,701.55	139,701.55	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	49,335.00	52,403.16	3,068.16
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	0.00	4,285.00	4,285.00	189,036.55	192,104.71	3,068.16
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	25,415.00	21,130.00	(4,285.00)	(11,131.55)	(14,199.71)	(3,068.16)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	25,326.00	25,326.00	0.00
INTEREST EARNED	62.00	62.00	0.00	434.00	434.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	3,680.00	3,680.00	0.00	25,760.00	25,760.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JANUARY 31, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	365,544.47
OLD NATIONAL BANK	415,373.41

TOTAL CHECKING ACCOUNT(S)	780,917.88

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,472.95
WAUNAKEE COMMUNITY BANK	236,046.42
BANK OF SUN PRAIRIE	10,367.24
DUPACO CREDIT UNION	258,985.51
WAUNAKEE/OREGON COMMUNITY BANK	147,277.83
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CERTIFICATES OF DEPOSIT	
BANK OF SUN PRAIRIE	
54340900, 2.75%, DUE 6/28/23	150,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,549.47

TOTAL CASH INVESTMENTS	881,699.42

TOTAL OF ALL CASH ACCOUNTS	1,662,617.30
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
January 31, 2023

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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	(\$35,330)	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,025,460
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$232,749	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$25,326	
Accrued Interest from 7/1/2021 to Date	\$434	
Elevator Reserve Fund Balance		\$258,509
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$78,648
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,662,617</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
FEBRUARY 28, 2023

PAGE 1

ASSETS

CASH - CHECKING		821,003.00
CASH - SAVINGS		882,164.56
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	27,980.69	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(20,302.19)	
NET AMOUNT, DEEMED COLLECTIBLE		7,678.50
SPECIAL ASSESSMENT WORK IN PROCESS		9,673.05
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,067.79
WATER SOFTENER SALT INVENTORY		2,624.00
PREPAID EXPENSES		128,167.24
PATRONAGE STOCK		4,256.09
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,483,856.07

TOTAL ASSETS		3,340,490.30
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		113,371.70
PAYROLL & PAYROLL TAXES PAYABLE		21,051.15
MAINTENANCE FEES PAID IN ADVANCE		34,585.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		832.98

TOTAL LIABILITIES		169,840.83

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	111,491.78	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,170,649.47

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,340,490.30
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
8 MONTHS ENDED FEBRUARY 28, 2023

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	(48,631.00)	(40,339.84)	8,291.16	(5,488.00)	(30,758.51)	(25,270.51)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	43,700.00	43,700.00	0.00	11,438.45	8,370.29	(3,068.16)
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	7,130.00	7,130.00	0.00	193,149.71	193,149.71	0.00
DEDUCT DEPRECIATION EXPENSE	(23,394.16)	(23,394.16)	0.00	(88,704.71)	(88,704.71)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,355.00	7,355.00	0.00	29,435.00	29,435.00	0.00
NET INCOME OR (LOSS)	(13,840.16)	(5,549.00)	8,291.16	139,830.45	111,491.78	(28,338.67)

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
8 MONTHS ENDED FEBRUARY 28, 2023

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	363,317.00	363,387.97	70.97	1,453,082.00	1,452,488.38	(593.62)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	407,198.00	403,727.81	(3,470.19)	1,453,820.00	1,483,246.89	29,426.89
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	(43,881.00)	(40,339.84)	3,541.16	(738.00)	(30,758.51)	(30,020.51)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	369,496.00	369,496.00	0.00	1,477,984.00	1,477,984.00	0.00
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,650.00)	(40.00)	(90,440.00)	(90,320.00)	120.00
CONTRACTED SERVICES	14,914.00	14,438.00	(476.00)	59,656.00	57,752.00	(1,904.00)
INTEREST INCOME	651.00	1,578.01	927.01	2,618.00	4,984.72	2,366.72
NET MISCELLANEOUS INCOME	866.00	525.96	(340.04)	3,264.00	2,087.66	(1,176.34)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	363,317.00	363,387.97	70.97	1,453,082.00	1,452,488.38	(593.62)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
8 MONTHS ENDED FEBRUARY 28, 2023

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	170,883.00	155,117.30	15,765.70	447,425.00	450,019.61	(2,594.61)
BUILDING REPAIRS & MAINT	32,858.00	51,026.16	(18,168.16)	140,131.00	194,916.95	(54,785.95)
BLDG/CONTENTS/LIAB INS.	54,908.00	59,952.08	(5,044.08)	219,632.00	251,539.86	(31,907.86)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	258,649.00	266,095.54	(7,446.54)	807,188.00	896,476.42	(89,288.42)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	118,955.00	107,220.73	11,734.27	484,481.00	435,772.11	48,708.89
GROUNDS & POOL MAINTENANC	3,084.00	2,137.88	946.12	49,573.00	48,407.34	1,165.66
EQUIPMENT REPAIRS & MAINT	7,800.00	3,025.17	4,774.83	33,285.00	15,686.39	17,598.61
	-----	-----	-----	-----	-----	-----
SUBTOTAL	129,839.00	112,383.78	17,455.22	567,339.00	499,865.84	67,473.16
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,000.00	7,082.68	(1,082.68)	24,999.00	24,332.74	666.26
ADMIN & OFFICE EXPENSES	15,493.00	15,704.70	(211.70)	55,382.00	54,069.44	1,312.56
BAD DEBTS	332.00	712.50	(380.50)	1,328.00	6,116.55	(4,788.55)
PROPERTY TAXES	1,635.00	1,748.61	(113.61)	2,334.00	2,385.90	(51.90)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	23,460.00	25,248.49	(1,788.49)	84,043.00	86,904.63	(2,861.63)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	411,948.00	403,727.81	8,220.19	1,458,570.00	1,483,246.89	(24,676.89)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	411,948.00	403,727.81	8,220.19	1,458,570.00	1,483,246.89	(24,676.89)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
8 MONTHS ENDED FEBRUARY 28, 2023

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	7,130.00	7,130.00	0.00	142,546.55	142,546.55	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	49,335.00	52,403.16	3,068.16
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	7,130.00	7,130.00	0.00	191,881.55	194,949.71	3,068.16
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	43,700.00	43,700.00	0.00	11,438.45	8,370.29	(3,068.16)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	28,944.00	28,944.00	0.00
INTEREST EARNED	119.00	119.00	0.00	491.00	491.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	7,355.00	7,355.00	0.00	29,435.00	29,435.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
FEBRUARY 28, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	392,699.40
OLD NATIONAL BANK	428,303.60

TOTAL CHECKING ACCOUNT(S)	821,003.00

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,473.97
WAUNAKEE COMMUNITY BANK	236,136.96
BANK OF SUN PRAIRIE	10,368.43
DUPACO CREDIT UNION	259,301.41
WAUNAKEE/OREGON COMMUNITY BANK	147,334.32
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CERTIFICATES OF DEPOSIT	
BANK OF SUN PRAIRIE	
54340900, 2.75%, DUE 6/28/23	150,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,549.47

TOTAL CASH INVESTMENTS	882,164.56

TOTAL OF ALL CASH ACCOUNTS	1,703,167.56
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
February 28, 2023

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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$8,370	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,069,160
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$232,749	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$28,944	
Accrued Interest from 7/1/2021 to Date	\$491	
Elevator Reserve Fund Balance		\$262,184
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$31,273
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,662,617</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MARCH 31, 2023

PAGE 1

ASSETS

CASH - CHECKING		285,024.78
CASH - SAVINGS		1,507,947.23
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	10,584.98	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		10,584.98
SPECIAL ASSESSMENT WORK IN PROCESS		2,345.05
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,432.89
WATER SOFTENER SALT INVENTORY		1,968.00
PREPAID EXPENSES		95,370.61
PATRONAGE STOCK		4,300.74
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,472,145.07

TOTAL ASSETS		3,381,119.35
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		78,216.00
PAYROLL & PAYROLL TAXES PAYABLE		30,023.86
MAINTENANCE FEES PAID IN ADVANCE		39,237.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		1,242.11

TOTAL LIABILITIES		148,718.97

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	173,242.69	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,232,400.38

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,381,119.35
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
9 MONTHS ENDED MARCH 31, 2023

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	(54,671.00)	4,027.07	58,698.07	(11,528.00)	13,608.40	25,136.40
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	69,115.00	69,115.00	0.00	36,853.45	33,785.29	(3,068.16)
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	7,130.00	7,130.00	0.00	193,149.71	193,149.71	0.00
DEDUCT DEPRECIATION EXPENSE	(35,105.16)	(35,105.16)	0.00	(100,415.71)	(100,415.71)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,035.00	11,035.00	0.00	33,115.00	33,115.00	0.00
NET INCOME OR (LOSS)	(2,496.16)	56,201.91	58,698.07	151,174.45	173,242.69	22,068.24

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
9 MONTHS ENDED MARCH 31, 2023

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	544,936.00	563,769.05	18,833.05	1,634,701.00	1,652,869.46	18,168.46
TOTAL OPERATING EXPENSES						
FROM PAGE 4	599,607.00	559,741.98	(39,865.02)	1,646,229.00	1,639,261.06	(6,967.94)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	(54,671.00)	4,027.07	58,698.07	(11,528.00)	13,608.40	25,136.40
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	554,244.00	554,234.00	(10.00)	1,662,732.00	1,662,722.00	(10.00)
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,985.00)	(70.00)	(101,745.00)	(101,655.00)	90.00
CONTRACTED SERVICES	22,371.00	21,657.00	(714.00)	67,113.00	64,971.00	(2,142.00)
INTEREST INCOME	977.00	4,714.91	3,737.91	2,944.00	8,121.62	5,177.62
NET MISCELLANEOUS INCOME	1,259.00	17,148.14	15,889.14	3,657.00	18,709.84	15,052.84
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	544,936.00	563,769.05	18,833.05	1,634,701.00	1,652,869.46	18,168.46
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
9 MONTHS ENDED MARCH 31, 2023

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	231,078.00	215,546.72	15,531.28	507,620.00	510,449.03	(2,829.03)
BUILDING REPAIRS & MAINT	60,937.00	54,892.27	6,044.73	168,210.00	198,783.06	(30,573.06)
BLDG/CONTENTS/LIAB INS.	82,362.00	89,928.12	(7,566.12)	247,086.00	281,515.90	(34,429.90)
SUBTOTAL	374,377.00	360,367.11	14,009.89	922,916.00	990,747.99	(67,831.99)
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	175,233.00	162,221.76	13,011.24	540,759.00	490,773.14	49,985.86
GROUNDS & POOL MAINTENANC	4,002.00	2,719.91	1,282.09	50,491.00	48,989.37	1,501.63
EQUIPMENT REPAIRS & MAINT	12,300.00	6,804.01	5,495.99	37,785.00	19,465.23	18,319.77
SUBTOTAL	191,535.00	171,745.68	19,789.32	629,035.00	559,227.74	69,807.26
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	9,744.00	9,934.41	(190.41)	28,743.00	27,184.47	1,558.53
ADMIN & OFFICE EXPENSES	21,818.00	21,350.22	467.78	61,707.00	59,714.96	1,992.04
BAD DEBTS	498.00	(5,404.05)	5,902.05	1,494.00	0.00	1,494.00
PROPERTY TAXES	1,635.00	1,748.61	(113.61)	2,334.00	2,385.90	(51.90)
SUBTOTAL	33,695.00	27,629.19	6,065.81	94,278.00	89,285.33	4,992.67
TOTAL EXPENSES						
BEFORE INCOME TAXES	599,607.00	559,741.98	39,865.02	1,646,229.00	1,639,261.06	6,967.94
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	599,607.00	559,741.98	39,865.02	1,646,229.00	1,639,261.06	6,967.94

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
9 MONTHS ENDED MARCH 31, 2023

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	228,735.00	228,735.00	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	228,735.00	228,735.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	7,130.00	7,130.00	0.00	142,546.55	142,546.55	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	49,335.00	52,403.16	3,068.16
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	7,130.00	7,130.00	0.00	191,881.55	194,949.71	3,068.16
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	69,115.00	69,115.00	0.00	36,853.45	33,785.29	(3,068.16)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	10,854.00	10,854.00	0.00	32,562.00	32,562.00	0.00
INTEREST EARNED	181.00	181.00	0.00	553.00	553.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	11,035.00	11,035.00	0.00	33,115.00	33,115.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
MARCH 31, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	106,422.48
OLD NATIONAL BANK	178,602.30

TOTAL CHECKING ACCOUNT(S)	285,024.78

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,475.10
WAUNAKEE COMMUNITY BANK	236,237.23
BANK OF SUN PRAIRIE	10,369.75
DUPACO CREDIT UNION	259,816.06
WAUNAKEE/OREGON COMMUNITY BANK	772,499.62
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
BANK OF SUN PRAIRIE	
54340900, 2.75%, DUE 6/28/23	150,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,549.47

TOTAL CASH INVESTMENTS	1,507,947.23

 TOTAL OF ALL CASH ACCOUNTS	1,792,972.01
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
March 31, 2023

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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$33,785	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,094,575
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2021	\$232,749	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$32,562	
Accrued Interest from 7/1/2021 to Date	\$553	
Elevator Reserve Fund Balance		\$265,864
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$132,533
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,792,972</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
APRIL 30, 2023

PAGE 1

ASSETS

CASH - CHECKING		359,730.65
CASH - SAVINGS		1,508,776.21
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	7,706.10	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		7,706.10
SPECIAL ASSESSMENT WORK IN PROCESS		2,345.05
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,786.22
WATER SOFTENER SALT INVENTORY		1,312.00
PREPAID EXPENSES		63,243.64
PATRONAGE STOCK		4,300.74
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,460,434.07

TOTAL ASSETS		3,409,634.68
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		62,768.91
PAYROLL & PAYROLL TAXES PAYABLE		29,359.62
MAINTENANCE FEES PAID IN ADVANCE		37,975.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		403.46

TOTAL LIABILITIES		130,506.99

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	219,970.00	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,279,127.69

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,409,634.68
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
10 MONTHS ENDED APRIL 30, 2023

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	4,776.00	29,343.31	24,567.31	(6,752.00)	42,951.71	49,703.71
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	25,415.00	25,415.00	0.00	62,268.45	59,200.29	(3,068.16)
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	193,149.71	193,149.71	0.00
DEDUCT DEPRECIATION EXPENSE	(11,711.00)	(11,711.00)	0.00	(112,126.71)	(112,126.71)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,680.00	3,680.00	0.00	36,795.00	36,795.00	0.00
NET INCOME OR (LOSS)	22,160.00	46,727.31	24,567.31	173,334.45	219,970.00	46,635.55

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
10 MONTHS ENDED APRIL 30, 2023

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	181,618.00	180,835.69	(782.31)	1,816,319.00	1,833,705.15	17,386.15
TOTAL OPERATING EXPENSES						
FROM PAGE 4	176,842.00	151,492.38	(25,349.62)	1,823,071.00	1,790,753.44	(32,317.56)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	4,776.00	29,343.31	24,567.31	(6,752.00)	42,951.71	49,703.71
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	184,748.00	184,738.00	(10.00)	1,847,480.00	1,847,460.00	(20.00)
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,335.00)	(30.00)	(113,050.00)	(112,990.00)	60.00
CONTRACTED SERVICES	7,457.00	7,219.00	(238.00)	74,570.00	72,190.00	(2,380.00)
INTEREST INCOME	325.00	9.58	(315.42)	3,269.00	8,131.20	4,862.20
NET MISCELLANEOUS INCOME	393.00	204.11	(188.89)	4,050.00	18,913.95	14,863.95
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	181,618.00	180,835.69	(782.31)	1,816,319.00	1,833,705.15	17,386.15
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
10 MONTHS ENDED APRIL 30, 2023

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	51,173.00	40,304.78	10,868.22	558,793.00	550,753.81	8,039.19
BUILDING REPAIRS & MAINT	22,812.00	9,492.68	13,319.32	191,022.00	208,275.74	(17,253.74)
BLDG/CONTENTS/LIAB INS.	27,454.00	29,976.04	(2,522.04)	274,540.00	311,491.94	(36,951.94)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	101,439.00	79,773.50	21,665.50	1,024,355.00	1,070,521.49	(46,166.49)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	56,278.00	52,457.09	3,820.91	597,037.00	543,230.23	53,806.77
GROUND & POOL MAINTENANC	7,093.00	7,435.82	(342.82)	57,584.00	56,425.19	1,158.81
EQUIPMENT REPAIRS & MAINT	3,050.00	2,619.65	430.35	40,835.00	22,084.88	18,750.12
	-----	-----	-----	-----	-----	-----
SUBTOTAL	66,421.00	62,512.56	3,908.44	695,456.00	621,740.30	73,715.70
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	3,482.00	3,103.12	378.88	32,225.00	30,287.59	1,937.41
ADMIN & OFFICE EXPENSES	5,334.00	6,103.20	(769.20)	67,041.00	65,818.16	1,222.84
BAD DEBTS	166.00	0.00	166.00	1,660.00	0.00	1,660.00
PROPERTY TAXES	0.00	0.00	0.00	2,334.00	2,385.90	(51.90)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	8,982.00	9,206.32	(224.32)	103,260.00	98,491.65	4,768.35
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	176,842.00	151,492.38	25,349.62	1,823,071.00	1,790,753.44	32,317.56
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	176,842.00	151,492.38	25,349.62	1,823,071.00	1,790,753.44	32,317.56
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
10 MONTHS ENDED APRIL 30, 2023

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	0.00	0.00	0.00	142,546.55	142,546.55	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	49,335.00	52,403.16	3,068.16
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	0.00	0.00	0.00	191,881.55	194,949.71	3,068.16
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	25,415.00	25,415.00	0.00	62,268.45	59,200.29	(3,068.16)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	36,180.00	36,180.00	0.00
INTEREST EARNED	62.00	62.00	0.00	615.00	615.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	3,680.00	3,680.00	0.00	36,795.00	36,795.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
APRIL 30, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	175,923.77
OLD NATIONAL BANK	183,806.88

TOTAL CHECKING ACCOUNT(S)	359,730.65

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,476.19
WAUNAKEE COMMUNITY BANK	236,334.32
BANK OF SUN PRAIRIE	10,370.94
DUPACO CREDIT UNION	260,228.17
WAUNAKEE/OREGON COMMUNITY BANK	772,817.12
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CERTIFICATES OF DEPOSIT	
BANK OF SUN PRAIRIE	
54340900, 2.75%, DUE 6/28/23	150,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,549.47

TOTAL CASH INVESTMENTS	1,508,776.21

TOTAL OF ALL CASH ACCOUNTS	1,868,506.86
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
April 30, 2023

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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$59,200	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,119,990

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2021	\$232,749	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$36,180	
Accrued Interest from 7/1/2021 to Date	\$615	
Elevator Reserve Fund Balance		\$269,544

Discretionary Cash

Cash Available for Discretionary Use	\$178,973
--------------------------------------	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u><u>\$1,868,507</u></u>
--	---------------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MAY 31, 2023

PAGE 1

ASSETS

CASH - CHECKING		420,458.26
CASH - SAVINGS		1,510,311.55
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	5,311.99	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		5,311.99
SPECIAL ASSESSMENT WORK IN PROCESS		12,577.05
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		2,151.33
WATER SOFTENER SALT INVENTORY		656.00
PREPAID EXPENSES		31,116.67
PATRONAGE STOCK		4,300.74
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,452,944.11

TOTAL ASSETS		3,439,827.70
		=====
LIABILITIES & CONDOMINIUM OWNERS' EQUITY		

LIABILITIES		

TRADE ACCOUNTS PAYABLE		97,534.27
PAYROLL & PAYROLL TAXES PAYABLE		35,459.74
MAINTENANCE FEES PAID IN ADVANCE		42,670.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		818.76

TOTAL LIABILITIES		176,482.77
CONDOMINIUM OWNER'S EQUITY		

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	204,187.24	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,263,344.93

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,439,827.70
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
11 MONTHS ENDED MAY 31, 2023

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	11,406.00	(3,823.45)	(15,229.45)	(122.00)	9,784.95	9,906.95
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	50,830.00	46,608.96	(4,221.04)	87,683.45	80,394.25	(7,289.20)
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	4,221.04	4,221.04	0.00	197,370.75	197,370.75	0.00
DEDUCT DEPRECIATION EXPENSE	(23,422.00)	(23,422.00)	0.00	(123,837.71)	(123,837.71)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,360.00	7,360.00	0.00	40,475.00	40,475.00	0.00
NET INCOME OR (LOSS)	50,395.04	30,944.55	(19,450.49)	201,569.49	204,187.24	2,617.75

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
11 MONTHS ENDED MAY 31, 2023

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	363,236.00	363,952.25	716.25	1,997,937.00	2,016,821.71	18,884.71
TOTAL OPERATING EXPENSES						
FROM PAGE 4	351,830.00	367,775.70	15,945.70	1,998,059.00	2,007,036.76	8,977.76
-----	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	11,406.00	(3,823.45)	(15,229.45)	(122.00)	9,784.95	9,906.95
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	369,496.00	369,476.00	(20.00)	2,032,228.00	2,032,198.00	(30.00)
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,650.00)	(40.00)	(124,355.00)	(124,305.00)	50.00
CONTRACTED SERVICES	14,914.00	14,438.00	(476.00)	82,027.00	79,409.00	(2,618.00)
INTEREST INCOME	650.00	1,869.44	1,219.44	3,594.00	9,991.06	6,397.06
NET MISCELLANEOUS INCOME	786.00	818.81	32.81	4,443.00	19,528.65	15,085.65
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
GROSS INCOME	363,236.00	363,952.25	716.25	1,997,937.00	2,016,821.71	18,884.71
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
11 MONTHS ENDED MAY 31, 2023

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	93,236.00	77,746.62	15,489.38	600,856.00	588,195.65	12,660.35
BUILDING REPAIRS & MAINT	37,666.00	42,552.39	(4,886.39)	205,876.00	241,335.45	(35,459.45)
BLDG/CONTENTS/LIAB INS.	54,908.00	59,952.08	(5,044.08)	301,994.00	341,467.98	(39,473.98)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	185,810.00	180,251.09	5,558.91	1,108,726.00	1,170,999.08	(62,273.08)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	120,130.00	107,211.31	12,918.69	660,889.00	597,984.45	62,904.55
GROUND & POOL MAINTENANC	20,155.00	52,780.96	(32,625.96)	70,646.00	101,770.33	(31,124.33)
EQUIPMENT REPAIRS & MAINT	7,895.00	7,981.95	(86.95)	45,680.00	27,447.18	18,232.82
	-----	-----	-----	-----	-----	-----
SUBTOTAL	148,180.00	167,974.22	(19,794.22)	777,215.00	727,201.96	50,013.04
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,894.00	6,169.79	724.21	35,637.00	33,354.26	2,282.74
ADMIN & OFFICE EXPENSES	10,614.00	13,380.60	(2,766.60)	72,321.00	73,095.56	(774.56)
BAD DEBTS	332.00	0.00	332.00	1,826.00	0.00	1,826.00
PROPERTY TAXES	0.00	0.00	0.00	2,334.00	2,385.90	(51.90)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	17,840.00	19,550.39	(1,710.39)	112,118.00	108,835.72	3,282.28
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	351,830.00	367,775.70	(15,945.70)	1,998,059.00	2,007,036.76	(8,977.76)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	351,830.00	367,775.70	(15,945.70)	1,998,059.00	2,007,036.76	(8,977.76)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
11 MONTHS ENDED MAY 31, 2023

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	0.00	0.00	0.00	142,546.55	142,546.55	0.00
MAJOR GROUNDS & POOLS	0.00	4,221.04	4,221.04	49,335.00	56,624.20	7,289.20
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	0.00	4,221.04	4,221.04	191,881.55	199,170.75	7,289.20
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	50,830.00	46,608.96	(4,221.04)	87,683.45	80,394.25	(7,289.20)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	39,798.00	39,798.00	0.00
INTEREST EARNED	124.00	124.00	0.00	677.00	677.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	7,360.00	7,360.00	0.00	40,475.00	40,475.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
MAY 31, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	260,084.15
OLD NATIONAL BANK	160,374.11

TOTAL CHECKING ACCOUNT(S)	420,458.26

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,477.32
WAUNAKEE COMMUNITY BANK	236,593.44
BANK OF SUN PRAIRIE	10,372.17
DUPACO CREDIT UNION	260,654.69
WAUNAKEE/OREGON COMMUNITY BANK	773,664.46
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CERTIFICATES OF DEPOSIT	
BANK OF SUN PRAIRIE	
54340900, 2.75%, DUE 6/28/23	150,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,549.47

TOTAL CASH INVESTMENTS	1,510,311.55

TOTAL OF ALL CASH ACCOUNTS	1,930,769.81
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
May 31, 2023

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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in		
Excess of Expenses	\$80,394	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,141,184

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2021	\$232,749	
Year-To-Date Elevator Capital Reserve Fees Collected in		
Excess of Expenses	\$39,798	
Accrued Interest from 7/1/2021 to Date	\$677	
Elevator Reserve Fund Balance		\$273,224

Discretionary Cash

Cash Available for Discretionary Use	\$216,362
--------------------------------------	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u><u>\$1,930,770</u></u>
--	---------------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
JUNE 30, 2023

PAGE 1

ASSETS

CASH - CHECKING		214,953.00
CASH - SAVINGS		1,364,127.20
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	4,206.55	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	0.00	
NET AMOUNT, DEEMED COLLECTIBLE		4,206.55
SPECIAL ASSESSMENT WORK IN PROCESS		2,345.05
OTHER ACCOUNTS RECEIVABLE		345.29
CONTRACT SERVICES RECEIVABLE		2,589.10
ACCRUED INTEREST RECEIVABLE ON SAVINGS		172.60
WATER SOFTENER SALT INVENTORY		0.00
PREPAID EXPENSES		401,265.33
PATRONAGE STOCK		4,075.27
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,518,075.07

TOTAL ASSETS		3,512,154.46
		=====
LIABILITIES & CONDOMINIUM OWNERS' EQUITY		

LIABILITIES		

TRADE ACCOUNTS PAYABLE		140,108.35
PAYROLL & PAYROLL TAXES PAYABLE		29,859.89
MAINTENANCE FEES PAID IN ADVANCE		48,425.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		1,353.67

TOTAL LIABILITIES		219,746.91
CONDOMINIUM OWNER'S EQUITY		

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	233,249.86	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,292,407.55

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,512,154.46
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
12 MONTHS ENDED JUNE 30, 2023

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	11,528.00	5,510.14	(6,017.86)	0.00	19,118.54	19,118.54
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(36,853.45)	(2,472.97)	34,380.48	0.00	31,312.32	31,312.32
ELIMINATE BALANCE SHEET ITEMS						
CAIPTALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	(156,788.00)	(100,000.00)	56,788.00	(156,788.00)	(100,000.00)	56,788.00
CAPITAILZED FIXED ASSETS	78,717.97	178,717.97	100,000.00	271,867.68	371,867.68	100,000.00
 DEDUCT DEPRECIATION EXPENSE	(32,787.97)	(32,787.97)	0.00	(133,203.68)	(133,203.68)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,040.00	11,040.00	0.00	44,155.00	44,155.00	0.00
 NET INCOME OR (LOSS)	(125,143.45)	60,007.17	185,150.62	26,031.00	233,249.86	207,218.86
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
12 MONTHS ENDED JUNE 30, 2023

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	544,868.00	551,652.80	6,784.80	2,179,569.00	2,204,522.26	24,953.26
TOTAL OPERATING EXPENSES FROM PAGE 4	533,340.00	546,142.66	12,802.66	2,179,569.00	2,185,403.72	5,834.72
-----	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	11,528.00	5,510.14	(6,017.86)	0.00	19,118.54	19,118.54
=====	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	554,244.00	554,214.00	(30.00)	2,216,976.00	2,216,936.00	(40.00)
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,985.00)	(70.00)	(135,660.00)	(135,640.00)	20.00
CONTRACTED SERVICES	22,371.00	24,110.95	1,739.95	89,484.00	89,081.95	(402.05)
INTEREST INCOME	989.00	6,054.20	5,065.20	3,933.00	14,175.82	10,242.82
NET MISCELLANEOUS INCOME	1,179.00	1,258.65	79.65	4,836.00	19,968.49	15,132.49
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
GROSS INCOME	544,868.00	551,652.80	6,784.80	2,179,569.00	2,204,522.26	24,953.26
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
12 MONTHS ENDED JUNE 30, 2023

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	130,077.00	114,654.23	15,422.77	637,697.00	625,103.26	12,593.74
BUILDING REPAIRS & MAINT	56,462.00	71,132.40	(14,670.40)	224,672.00	269,915.46	(45,243.46)
BLDG/CONTENTS/LIAB INS.	82,362.00	85,053.32	(2,691.32)	329,448.00	366,569.22	(37,121.22)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	268,901.00	270,839.95	(1,938.95)	1,191,817.00	1,261,587.94	(69,770.94)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	192,332.00	172,753.43	19,578.57	733,091.00	663,526.57	69,564.43
GROUNDS & POOL MAINTENANC	33,264.00	62,901.18	(29,637.18)	83,755.00	111,890.55	(28,135.55)
EQUIPMENT REPAIRS & MAINT	11,720.00	9,954.15	1,765.85	49,505.00	29,419.38	20,085.62
	-----	-----	-----	-----	-----	-----
SUBTOTAL	237,316.00	245,608.76	(8,292.76)	866,351.00	804,836.50	61,514.50
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	9,906.00	8,944.33	961.67	38,649.00	36,128.80	2,520.20
ADMIN & OFFICE EXPENSES	16,719.00	20,749.62	(4,030.62)	78,426.00	80,464.58	(2,038.58)
BAD DEBTS	498.00	0.00	498.00	1,992.00	0.00	1,992.00
PROPERTY TAXES	0.00	0.00	0.00	2,334.00	2,385.90	(51.90)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	27,123.00	29,693.95	(2,570.95)	121,401.00	118,979.28	2,421.72
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	533,340.00	546,142.66	(12,802.66)	2,179,569.00	2,185,403.72	(5,834.72)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	533,340.00	546,142.66	(12,802.66)	2,179,569.00	2,185,403.72	(5,834.72)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
12 MONTHS ENDED JUNE 30, 2023

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
FROM PRIOR YEAR	156,788.00	100,000.00	(56,788.00)	156,788.00	100,000.00	(56,788.00)
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	233,033.00	176,245.00	(56,788.00)	461,768.00	404,980.00	(56,788.00)
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	66,550.00	0.00	(66,550.00)	66,550.00	0.00	(66,550.00)
MAJOR BUILDING PROJECTS	160,071.45	174,496.93	14,425.48	302,618.00	317,043.48	14,425.48
MAJOR GROUNDS & POOLS	43,265.00	4,221.04	(39,043.96)	92,600.00	56,624.20	(35,975.80)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	269,886.45	178,717.97	(91,168.48)	461,768.00	373,667.68	(88,100.32)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(36,853.45)	(2,472.97)	34,380.48	0.00	31,312.32	31,312.32
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	10,854.00	10,854.00	0.00	43,416.00	43,416.00	0.00
INTEREST EARNED	186.00	186.00	0.00	739.00	739.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	11,040.00	11,040.00	0.00	44,155.00	44,155.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JUNE 30, 2023

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	177,934.98
OLD NATIONAL BANK	37,018.02

TOTAL CHECKING ACCOUNT(S)	214,953.00

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,478.41
WAUNAKEE COMMUNITY BANK	237,372.51
BANK OF SUN PRAIRIE	10,373.63
DUPACO CREDIT UNION	21,054.99
WAUNAKEE/OREGON COMMUNITY BANK	776,212.02
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
CERTIFICATES OF DEPOSIT	
DUPACO CREDIT UNION	
33318551, 5.25%, DUE 3/26/24	240,000.00
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,635.64

TOTAL CASH INVESTMENTS	1,364,127.20

TOTAL OF ALL CASH ACCOUNTS	1,579,080.20
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY