

Cherokee Garden Condominium Homes
BALANCE SHEET
JULY 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		402,063.01
CASH - SAVINGS		1,478,223.60
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	18,241.21	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(14,509.64)	
NET AMOUNT, DEEMED COLLECTIBLE		3,731.57
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		193.39
WATER SOFTENER SALT INVENTORY		7,216.20
PREPAID EXPENSES		373,975.67
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,278,154.07

TOTAL ASSETS		3,547,988.14
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LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		465,761.26
PAYROLL & PAYROLL TAXES PAYABLE		23,441.32
MAINTENANCE FEES PAID IN ADVANCE		66,792.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		403.78

TOTAL LIABILITIES		556,398.36

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	37,789.37	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,096,947.06

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,653,345.42
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
1 MONTHS ENDED JULY 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	20,167.00	18,401.37	(1,765.63)	20,167.00	18,401.37	(1,765.63)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	16,965.00	16,965.00	0.00	16,965.00	16,965.00	0.00
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	8,450.00	8,450.00	0.00	8,450.00	8,450.00	0.00
DEDUCT DEPRECIATION EXPENSE	(9,707.00)	(9,707.00)	0.00	(9,707.00)	(9,707.00)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,680.00	3,680.00	0.00	3,680.00	3,680.00	0.00
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NET INCOME OR (LOSS)	39,555.00	37,789.37	(1,765.63)	39,555.00	37,789.37	(1,765.63)
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
1 MONTHS ENDED JULY 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	181,620.00	181,529.11	(90.89)	181,620.00	181,529.11	(90.89)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	161,453.00	163,127.74	1,674.74	161,453.00	163,127.74	1,674.74
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	20,167.00	18,401.37	(1,765.63)	20,167.00	18,401.37	(1,765.63)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	184,748.00	184,748.00	0.00	184,748.00	184,748.00	0.00
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,255.00)	50.00	(11,305.00)	(11,255.00)	50.00
CONTRACTED SERVICES	7,457.00	7,219.00	(238.00)	7,457.00	7,219.00	(238.00)
INTEREST INCOME	327.00	521.50	194.50	327.00	521.50	194.50
NET MISCELLANEOUS INCOME	393.00	295.61	(97.39)	393.00	295.61	(97.39)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	181,620.00	181,529.11	(90.89)	181,620.00	181,529.11	(90.89)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
1 MONTHS ENDED JULY 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	34,103.00	33,175.40	927.60	34,103.00	33,175.40	927.60
BUILDING REPAIRS & MAINT	8,979.00	6,158.95	2,820.05	8,979.00	6,158.95	2,820.05
BLDG/CONTENTS/LIAB INS.	27,454.00	32,243.63	(4,789.63)	27,454.00	32,243.63	(4,789.63)
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SUBTOTAL	70,536.00	71,577.98	(1,041.98)	70,536.00	71,577.98	(1,041.98)
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MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	63,677.00	57,542.13	6,134.87	63,677.00	57,542.13	6,134.87
GROUNDS & POOL MAINTENANC	16,185.00	23,795.10	(7,610.10)	16,185.00	23,795.10	(7,610.10)
EQUIPMENT REPAIRS & MAINT	2,525.00	1,819.81	705.19	2,525.00	1,819.81	705.19
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SUBTOTAL	82,387.00	83,157.04	(770.04)	82,387.00	83,157.04	(770.04)
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ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,987.00	2,776.17	210.83	2,987.00	2,776.17	210.83
ADMIN & OFFICE EXPENSES	5,377.00	5,292.55	84.45	5,377.00	5,292.55	84.45
BAD DEBTS	166.00	324.00	(158.00)	166.00	324.00	(158.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
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SUBTOTAL	8,530.00	8,392.72	137.28	8,530.00	8,392.72	137.28
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	161,453.00	163,127.74	(1,674.74)	161,453.00	163,127.74	(1,674.74)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	161,453.00	163,127.74	(1,674.74)	161,453.00	163,127.74	(1,674.74)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
1 MONTHS ENDED JULY 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	25,415.00	25,415.00	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	25,415.00	25,415.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	8,450.00	8,450.00	0.00	8,450.00	8,450.00	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	8,450.00	8,450.00	0.00	8,450.00	8,450.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	16,965.00	16,965.00	0.00	16,965.00	16,965.00	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	3,618.00	3,618.00	0.00
INTEREST EARNED	62.00	62.00	0.00	62.00	62.00	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	3,680.00	3,680.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

HERITAGE C.U. SHARE ACCOUNT	0.00
WAUNAKEE COMMUNITY BANK	350,072.93
OLD NATIONAL BANK	51,990.08

TOTAL CHECKING ACCOUNT(S)	402,063.01

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,470.31
WAUNAKEE COMMUNITY BANK	182,658.80
BANK OF SUN PRAIRIE	160,181.61
DUPACO CREDIT UNION	257,233.85
WAUNAKEE/OREGON COMMUNITY BANK	746,586.77
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, 2.50%, DUE 9/25/21	69,461.98
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/21	52,630.28

TOTAL CASH INVESTMENTS	1,478,223.60

 TOTAL OF ALL CASH ACCOUNTS	1,880,286.61
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
July 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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$16,965	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,077,755
<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	\$3,618	
Accrued Interest from 7/1/2021 to Date	\$62	
Elevator Reserve Fund Balance		\$236,429
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$266,103
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,880,287</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
AUGUST 31, 2022

PAGE 1

ASSETS

CASH - CHECKING	43,036.14
CASH - SAVINGS	1,479,070.29
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	24,450.76
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(15,363.64)
NET AMOUNT, DEEMED COLLECTIBLE	9,087.12
SPECIAL ASSESSMENT WORK IN PROCESS	17,664.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	29.46
WATER SOFTENER SALT INVENTORY	6,560.00
PREPAID EXPENSES	454,186.36
PATRONAGE STOCK	4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	1,303,536.07
TOTAL ASSETS	3,317,600.07

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	88,280.50
PAYROLL & PAYROLL TAXES PAYABLE	26,569.89
MAINTENANCE FEES PAID IN ADVANCE	82,044.00
UNEARNED INCOME	0.00
INCOME & SALES TAXES PAYABLE	834.47
TOTAL LIABILITIES	197,728.86

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	60,713.52
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	3,119,871.21
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	3,317,600.07

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
2 MONTHS ENDED AUGUST 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	22,011.00	23,348.52	1,337.52	22,011.00	23,348.52	1,337.52
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	5,880.00	5,880.00	0.00	5,880.00	5,880.00	0.00
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	44,950.00	44,950.00	0.00	44,950.00	44,950.00	0.00
DEDUCT DEPRECIATION EXPENSE	(20,825.00)	(20,825.00)	0.00	(20,825.00)	(20,825.00)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,360.00	7,360.00	0.00	7,360.00	7,360.00	0.00
NET INCOME OR (LOSS)	59,376.00	60,713.52	1,337.52	59,376.00	60,713.52	1,337.52
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
2 MONTHS ENDED AUGUST 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	363,240.00	363,153.23	(86.77)	363,240.00	363,153.23	(86.77)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	341,229.00	339,804.71	(1,424.29)	341,229.00	339,804.71	(1,424.29)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	22,011.00	23,348.52	1,337.52	22,011.00	23,348.52	1,337.52
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	369,496.00	369,496.00	0.00	369,496.00	369,496.00	0.00
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,550.00)	60.00	(22,610.00)	(22,550.00)	60.00
CONTRACTED SERVICES	14,914.00	14,438.00	(476.00)	14,914.00	14,438.00	(476.00)
INTEREST INCOME	654.00	1,152.15	498.15	654.00	1,152.15	498.15
NET MISCELLANEOUS INCOME	786.00	617.08	(168.92)	786.00	617.08	(168.92)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
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GROSS INCOME	363,240.00	363,153.23	(86.77)	363,240.00	363,153.23	(86.77)
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
2 MONTHS ENDED AUGUST 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	70,839.00	69,047.24	1,791.76	70,839.00	69,047.24	1,791.76
BUILDING REPAIRS & MAINT	28,808.00	33,723.73	(4,915.73)	28,808.00	33,723.73	(4,915.73)
BLDG/CONTENTS/LIAB INS.	54,908.00	64,824.28	(9,916.28)	54,908.00	64,824.28	(9,916.28)
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SUBTOTAL	154,555.00	167,595.25	(13,040.25)	154,555.00	167,595.25	(13,040.25)
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MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	133,828.00	117,337.39	16,490.61	133,828.00	117,337.39	16,490.61
GROUND & POOL MAINTENANC	27,944.00	33,099.37	(5,155.37)	27,944.00	33,099.37	(5,155.37)
EQUIPMENT REPAIRS & MAINT	7,545.00	3,591.60	3,953.40	7,545.00	3,591.60	3,953.40
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SUBTOTAL	169,317.00	154,028.36	15,288.64	169,317.00	154,028.36	15,288.64
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ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,071.00	5,600.93	470.07	6,071.00	5,600.93	470.07
ADMIN & OFFICE EXPENSES	10,954.00	11,402.17	(448.17)	10,954.00	11,402.17	(448.17)
BAD DEBTS	332.00	1,178.00	(846.00)	332.00	1,178.00	(846.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
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SUBTOTAL	17,357.00	18,181.10	(824.10)	17,357.00	18,181.10	(824.10)
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TOTAL EXPENSES						
BEFORE INCOME TAXES	341,229.00	339,804.71	1,424.29	341,229.00	339,804.71	1,424.29
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	341,229.00	339,804.71	1,424.29	341,229.00	339,804.71	1,424.29
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
2 MONTHS ENDED AUGUST 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	50,830.00	50,830.00	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
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TOTAL ADDITIONS	50,830.00	50,830.00	0.00	50,830.00	50,830.00	0.00
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USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	8,450.00	8,450.00	0.00	8,450.00	8,450.00	0.00
MAJOR GROUNDS & POOLS	36,500.00	36,500.00	0.00	36,500.00	36,500.00	0.00
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TOTAL EXPENDITURES	44,950.00	44,950.00	0.00	44,950.00	44,950.00	0.00
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	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	5,880.00	5,880.00	0.00	5,880.00	5,880.00	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	7,236.00	7,236.00	0.00
INTEREST EARNED	124.00	124.00	0.00	124.00	124.00	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	7,360.00	7,360.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

HERITAGE C.U. SHARE ACCOUNT	0.00
WAUNAKEE COMMUNITY BANK	16,236.51
OLD NATIONAL BANK	26,799.63

TOTAL CHECKING ACCOUNT(S)	43,036.14

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,470.64
WAUNAKEE COMMUNITY BANK	235,552.29
BANK OF SUN PRAIRIE	160,229.23
DUPACO CREDIT UNION	257,452.30
WAUNAKEE/OREGON COMMUNITY BANK	746,903.85
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, 2.50%, DUE 9/25/21	69,461.98
BANK OF SUN PRARIE	
54335538, .75%, DUE 8/11/21	0.00

TOTAL CASH INVESTMENTS	1,479,070.29

 TOTAL OF ALL CASH ACCOUNTS	1,522,106.43
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
August 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
---	-----------

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	\$5,880	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,066,670

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	\$7,236	
Accrued Interest from 7/1/2021 to Date	\$124	
Elevator Reserve Fund Balance		\$240,109

Discretionary Cash

Cash Available for Discretionary Use	(\$84,673)
--------------------------------------	------------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,522,106</u>
--	--------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
SEPTEMBER 30, 2022

PAGE 1

ASSETS

CASH - CHECKING		383,141.62
CASH - SAVINGS		879,555.52
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	313,919.21	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(15,687.64)	
NET AMOUNT, DEEMED COLLECTIBLE		298,231.57
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		4,926.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		0.00
WATER SOFTENER SALT INVENTORY		5,904.00
PREPAID EXPENSES		418,958.54
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,292,417.07

TOTAL ASSETS		3,287,564.95
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		83,203.78
PAYROLL & PAYROLL TAXES PAYABLE		25,439.54
MAINTENANCE FEES PAID IN ADVANCE		51,100.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		1,238.82

TOTAL LIABILITIES		160,982.14

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	67,425.12	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,126,582.81

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,287,564.95
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
3 MONTHS ENDED SEPTEMBER 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	23,342.00	12,084.12	(11,257.88)	23,342.00	12,084.12	(11,257.88)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	31,295.00	31,295.00	0.00	31,295.00	31,295.00	0.00
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	44,950.00	44,950.00	0.00	44,950.00	44,950.00	0.00
DEDUCT DEPRECIATION EXPENSE	(31,944.00)	(31,944.00)	0.00	(31,944.00)	(31,944.00)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,040.00	11,040.00	0.00	11,040.00	11,040.00	0.00
NET INCOME OR (LOSS)	78,683.00	67,425.12	(11,257.88)	78,683.00	67,425.12	(11,257.88)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
3 MONTHS ENDED SEPTEMBER 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	544,860.00	544,365.56	(494.44)	544,860.00	544,365.56	(494.44)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	521,518.00	532,281.44	10,763.44	521,518.00	532,281.44	10,763.44
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	23,342.00	12,084.12	(11,257.88)	23,342.00	12,084.12	(11,257.88)
	=====	=====	=====	=====	=====	=====
GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	554,244.00	554,244.00	0.00	554,244.00	554,244.00	0.00
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,845.00)	70.00	(33,915.00)	(33,845.00)	70.00
CONTRACTED SERVICES	22,371.00	21,657.00	(714.00)	22,371.00	21,657.00	(714.00)
INTEREST INCOME	981.00	1,553.59	572.59	981.00	1,553.59	572.59
NET MISCELLANEOUS INCOME	1,179.00	755.97	(423.03)	1,179.00	755.97	(423.03)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	544,860.00	544,365.56	(494.44)	544,860.00	544,365.56	(494.44)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
3 MONTHS ENDED SEPTEMBER 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	106,651.00	106,801.49	(150.49)	106,651.00	106,801.49	(150.49)
BUILDING REPAIRS & MAINT	67,221.00	92,660.98	(25,439.98)	67,221.00	92,660.98	(25,439.98)
BLDG/CONTENTS/LIAB INS.	82,362.00	97,236.51	(14,874.51)	82,362.00	97,236.51	(14,874.51)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	256,234.00	296,698.98	(40,464.98)	256,234.00	296,698.98	(40,464.98)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	190,259.00	165,396.69	24,862.31	190,259.00	165,396.69	24,862.31
GROUND & POOL MAINTENANC	36,865.00	37,488.98	(623.98)	36,865.00	37,488.98	(623.98)
EQUIPMENT REPAIRS & MAINT	11,270.00	6,293.44	4,976.56	11,270.00	6,293.44	4,976.56
	-----	-----	-----	-----	-----	-----
SUBTOTAL	238,394.00	209,179.11	29,214.89	238,394.00	209,179.11	29,214.89
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	9,604.00	8,257.67	1,346.33	9,604.00	8,257.67	1,346.33
ADMIN & OFFICE EXPENSES	16,788.00	16,643.68	144.32	16,788.00	16,643.68	144.32
BAD DEBTS	498.00	1,502.00	(1,004.00)	498.00	1,502.00	(1,004.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	26,890.00	26,403.35	486.65	26,890.00	26,403.35	486.65
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	521,518.00	532,281.44	(10,763.44)	521,518.00	532,281.44	(10,763.44)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	521,518.00	532,281.44	(10,763.44)	521,518.00	532,281.44	(10,763.44)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
3 MONTHS ENDED SEPTEMBER 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	76,245.00	76,245.00	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	76,245.00	76,245.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	8,450.00	8,450.00	0.00	8,450.00	8,450.00	0.00
MAJOR GROUNDS & POOLS	36,500.00	36,500.00	0.00	36,500.00	36,500.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	44,950.00	44,950.00	0.00	44,950.00	44,950.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	31,295.00	31,295.00	0.00	31,295.00	31,295.00	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	10,854.00	10,854.00	0.00	10,854.00	10,854.00	0.00
INTEREST EARNED	186.00	186.00	0.00	186.00	186.00	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	11,040.00	11,040.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	40,302.16
OLD NATIONAL BANK	342,839.46

TOTAL CHECKING ACCOUNT(S)	383,141.62

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,470.96
WAUNAKEE COMMUNITY BANK	235,649.11
BANK OF SUN PRAIRIE	160,275.32
DUPACO CREDIT UNION	257,624.46
WAUNAKEE/OREGON COMMUNITY BANK	147,029.98
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,505.69

TOTAL CASH INVESTMENTS	879,555.52

 TOTAL OF ALL CASH ACCOUNTS	-----
	1,262,697.14
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
September 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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$31,295	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,092,085
<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	\$10,854	
Accrued Interest from 7/1/2021 to Date	\$186	
Elevator Reserve Fund Balance		\$243,789
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use - TEMPORARY NEGATIVE, USED \$605K TO PAY FOR ROOFS BEFORE ASSESSING OWNERS		(\$373,177)
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,262,697</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
OCTOBER 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		547,347.49
CASH - SAVINGS		879,941.06
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	217,476.21	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(17,846.19)	
NET AMOUNT, DEEMED COLLECTIBLE		199,630.02
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		58.47
WATER SOFTENER SALT INVENTORY		5,248.00
PREPAID EXPENSES		383,725.76
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,289,118.07

TOTAL ASSETS		3,309,499.50
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		75,215.15
PAYROLL & PAYROLL TAXES PAYABLE		30,259.90
MAINTENANCE FEES PAID IN ADVANCE		41,125.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		403.65

TOTAL LIABILITIES		147,003.70

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	103,338.11	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,162,495.80

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,309,499.50
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
4 MONTHS ENDED OCTOBER 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	18,669.00	17,936.99	(732.01)	42,011.00	30,021.11	(11,989.89)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	17,595.00	17,595.00	0.00	48,890.00	48,890.00	0.00
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	7,820.00	7,820.00	52,770.00	52,770.00	0.00
DEDUCT DEPRECIATION EXPENSE	(11,119.00)	(11,119.00)	0.00	(43,063.00)	(43,063.00)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	3,680.00	3,680.00	0.00	14,720.00	14,720.00	0.00
NET INCOME OR (LOSS)	28,825.00	35,912.99	7,087.99	115,328.00	103,338.11	(11,989.89)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
4 MONTHS ENDED OCTOBER 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	181,620.00	181,281.21	(338.79)	726,480.00	725,646.77	(833.23)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	162,951.00	163,344.22	393.22	684,469.00	695,625.66	11,156.66
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	18,669.00	17,936.99	(732.01)	42,011.00	30,021.11	(11,989.89)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	184,748.00	184,748.00	0.00	738,992.00	738,992.00	0.00
ACH PAYMENT DISCOUNTS	(11,305.00)	(11,295.00)	10.00	(45,220.00)	(45,140.00)	80.00
CONTRACTED SERVICES	7,457.00	7,219.00	(238.00)	29,828.00	28,876.00	(952.00)
INTEREST INCOME	327.00	391.90	64.90	1,308.00	1,945.49	637.49
NET MISCELLANEOUS INCOME	393.00	217.31	(175.69)	1,572.00	973.28	(598.72)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	181,620.00	181,281.21	(338.79)	726,480.00	725,646.77	(833.23)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
4 MONTHS ENDED OCTOBER 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	41,772.00	43,890.71	(2,118.71)	148,423.00	150,692.20	(2,269.20)
BUILDING REPAIRS & MAINT	14,129.00	19,475.65	(5,346.65)	81,350.00	112,136.63	(30,786.63)
BLDG/CONTENTS/LIAB INS.	27,454.00	32,412.19	(4,958.19)	109,816.00	129,648.70	(19,832.70)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	83,355.00	95,778.55	(12,423.55)	339,589.00	392,477.53	(52,888.53)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	62,341.00	54,216.09	8,124.91	252,600.00	219,612.78	32,987.22
GROUND & POOL MAINTENANC	5,713.00	895.23	4,817.77	42,578.00	38,384.21	4,193.79
EQUIPMENT REPAIRS & MAINT	2,920.00	1,784.81	1,135.19	14,190.00	8,078.25	6,111.75
	-----	-----	-----	-----	-----	-----
SUBTOTAL	70,974.00	56,896.13	14,077.87	309,368.00	266,075.24	43,292.76
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,939.00	3,484.72	(545.72)	12,543.00	11,742.39	800.61
ADMIN & OFFICE EXPENSES	5,517.00	5,026.27	490.73	22,305.00	21,669.95	635.05
BAD DEBTS	166.00	2,158.55	(1,992.55)	664.00	3,660.55	(2,996.55)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	8,622.00	10,669.54	(2,047.54)	35,512.00	37,072.89	(1,560.89)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	162,951.00	163,344.22	(393.22)	684,469.00	695,625.66	(11,156.66)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	162,951.00	163,344.22	(393.22)	684,469.00	695,625.66	(11,156.66)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
4 MONTHS ENDED OCTOBER 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	101,660.00	101,660.00	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	101,660.00	101,660.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	7,820.00	7,820.00	0.00	16,270.00	16,270.00	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	36,500.00	36,500.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	7,820.00	7,820.00	0.00	52,770.00	52,770.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	17,595.00	17,595.00	0.00	48,890.00	48,890.00	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	3,618.00	3,618.00	0.00	14,472.00	14,472.00	0.00
INTEREST EARNED	62.00	62.00	0.00	248.00	248.00	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	14,720.00	14,720.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	87,424.16
OLD NATIONAL BANK	459,923.33

TOTAL CHECKING ACCOUNT(S)	547,347.49

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,471.29
WAUNAKEE COMMUNITY BANK	235,749.19
BANK OF SUN PRAIRIE	160,322.96
DUPACO CREDIT UNION	257,843.24
WAUNAKEE/OREGON COMMUNITY BANK	147,092.40
MONEY MARKET & ICS ACCOUNT	
CAPITAL & ELEVATOR	
FUND EQUITY RESERVES	
 CERTIFICATES OF DEPOSIT	
WAUNAKEE/OREGON COMMUNITY BANK	
CAPITAL & ELEVATOR	
CDARS CD	
3154363, .24968% DUE 9/28/23	69,461.98

TOTAL CASH INVESTMENTS	879,941.06

 TOTAL OF ALL CASH ACCOUNTS	-----
	1,427,288.55
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
October 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
---	-----------

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	\$48,890	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,109,680

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	\$14,472	
Accrued Interest from 7/1/2021 to Date	\$248	
Elevator Reserve Fund Balance		\$247,469

Discretionary Cash

Cash Available for Discretionary Use - TEMPORARY NEGATIVE, USED \$899K TO PAY FOR ROOFS BEFORE ASSESSING OWNERS	(\$229,860)
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,427,289</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
NOVEMBER 30, 2022

PAGE 1

ASSETS

CASH - CHECKING		670,090.52
CASH - SAVINGS		880,353.72
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	64,194.42	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(18,525.19)	
NET AMOUNT, DEEMED COLLECTIBLE		45,669.23
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		24,469.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		95.34
WATER SOFTENER SALT INVENTORY		4,592.00
PREPAID EXPENSES		226,563.13
PATRONAGE STOCK		4,430.63
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,508,704.62

TOTAL ASSETS		3,364,968.19
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		104,871.79
PAYROLL & PAYROLL TAXES PAYABLE		33,806.47
MAINTENANCE FEES PAID IN ADVANCE		39,048.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		828.28

TOTAL LIABILITIES		178,554.54

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	127,255.96	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,186,413.65

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,364,968.19
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
5 MONTHS ENDED NOVEMBER 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	25,028.00	25,154.84	126.84	48,370.00	37,238.96	(11,131.04)
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(88,971.55)	(88,971.55)	0.00	(57,676.55)	(57,676.55)	0.00
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	130,181.55	138,001.55	7,820.00	182,951.55	182,951.55	0.00
DEDUCT DEPRECIATION EXPENSE	(21,714.00)	(21,714.00)	0.00	(53,658.00)	(53,658.00)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	7,360.00	7,360.00	0.00	18,400.00	18,400.00	0.00
NET INCOME OR (LOSS)	51,884.00	59,830.84	7,946.84	138,387.00	127,255.96	(11,131.04)

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
5 MONTHS ENDED NOVEMBER 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	363,240.00	362,768.16	(471.84)	908,100.00	907,133.72	(966.28)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	338,212.00	337,613.32	(598.68)	859,730.00	869,894.76	10,164.76
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	25,028.00	25,154.84	126.84	48,370.00	37,238.96	(11,131.04)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	369,496.00	369,496.00	0.00	923,740.00	923,740.00	0.00
ACH PAYMENT DISCOUNTS	(22,610.00)	(22,470.00)	140.00	(56,525.00)	(56,315.00)	210.00
CONTRACTED SERVICES	14,914.00	14,438.00	(476.00)	37,285.00	36,095.00	(1,190.00)
INTEREST INCOME	654.00	789.34	135.34	1,635.00	2,342.93	707.93
NET MISCELLANEOUS INCOME	786.00	514.82	(271.18)	1,965.00	1,270.79	(694.21)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	363,240.00	362,768.16	(471.84)	908,100.00	907,133.72	(966.28)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
5 MONTHS ENDED NOVEMBER 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	100,191.00	101,298.62	(1,107.62)	206,842.00	208,100.11	(1,258.11)
BUILDING REPAIRS & MAINT	26,033.00	37,864.67	(11,831.67)	93,254.00	130,525.65	(37,271.65)
BLDG/CONTENTS/LIAB INS.	54,908.00	64,375.23	(9,467.23)	137,270.00	161,611.74	(24,341.74)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	181,132.00	203,538.52	(22,406.52)	437,366.00	500,237.50	(62,871.50)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	118,619.00	106,601.29	12,017.71	308,878.00	271,997.98	36,880.02
GROUNDS & POOL MAINTENANC	7,745.00	1,696.06	6,048.94	44,610.00	39,185.04	5,424.96
EQUIPMENT REPAIRS & MAINT	10,465.00	3,842.30	6,622.70	21,735.00	10,135.74	11,599.26
	-----	-----	-----	-----	-----	-----
SUBTOTAL	136,829.00	112,139.65	24,689.35	375,223.00	321,318.76	53,904.24
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,420.00	6,281.22	138.78	16,024.00	14,538.89	1,485.11
ADMIN & OFFICE EXPENSES	13,499.00	12,816.38	682.62	30,287.00	29,460.06	826.94
BAD DEBTS	332.00	2,837.55	(2,505.55)	830.00	4,339.55	(3,509.55)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	20,251.00	21,935.15	(1,684.15)	47,141.00	48,338.50	(1,197.50)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	338,212.00	337,613.32	598.68	859,730.00	869,894.76	(10,164.76)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	338,212.00	337,613.32	598.68	859,730.00	869,894.76	(10,164.76)
	=====	=====	=====	=====	=====	=====

① John Deere Utility Veh
② Newer Truck

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
5 MONTHS ENDED NOVEMBER 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	50,830.00	50,830.00	0.00	127,075.00	127,075.00	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	127,075.00	127,075.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	126,966.55	126,966.55	0.00	135,416.55	135,416.55	0.00
MAJOR GROUNDS & POOLS	12,835.00	12,835.00	0.00	49,335.00	49,335.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	139,801.55	139,801.55	0.00	184,751.55	184,751.55	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(88,971.55)	(88,971.55)	0.00	(57,676.55)	(57,676.55)	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	7,236.00	7,236.00	0.00	18,090.00	18,090.00	0.00
INTEREST EARNED	124.00	124.00	0.00	310.00	310.00	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	18,400.00	18,400.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	331,464.91
OLD NATIONAL BANK	338,625.61

TOTAL CHECKING ACCOUNT(S)	670,090.52

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,471.61
WAUNAKEE COMMUNITY BANK	235,846.07
BANK OF SUN PRAIRIE	10,366.11
DUPACO CREDIT UNION	258,055.11
WAUNAKEE/OREGON COMMUNITY BANK	147,152.84
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	69,461.98

TOTAL CASH INVESTMENTS	880,353.72

TOTAL OF ALL CASH ACCOUNTS	1,550,444.24
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
November 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	\$1,060,790	
Year-To-Date Capital Improvement Fund Fees Collected in		
Excess of Expenses	(\$57,677)	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,003,113
<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	\$18,090	
Accrued Interest from 7/1/2021 to Date	\$310	
Elevator Reserve Fund Balance		\$251,149
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use - TEMPORARY NEGATIVE, USED \$899K TO PAY FOR ROOFS BEFORE ASSESSING OWNERS & OVER \$400K FOR INSURANCE.		(\$3,818)
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,550,444</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
DECEMBER 31, 2022

PAGE 1

ASSETS

CASH - CHECKING		724,554.08
CASH - SAVINGS		881,185.12
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	38,455.40	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(19,589.69)	
NET AMOUNT, DEEMED COLLECTIBLE		18,865.71
SPECIAL ASSESSMENT WORK IN PROCESS		1,755.05
OTHER ACCOUNTS RECEIVABLE		24,469.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		372.94
WATER SOFTENER SALT INVENTORY		3,936.00
PREPAID EXPENSES		193,764.50
PATRONAGE STOCK		4,256.09
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		1,500,120.23

TOTAL ASSETS		3,353,278.72
		=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		117,738.79
PAYROLL & PAYROLL TAXES PAYABLE		20,844.53
MAINTENANCE FEES PAID IN ADVANCE		37,255.00
UNEARNED INCOME		0.00
INCOME & SALES TAXES PAYABLE		1,241.93

TOTAL LIABILITIES		177,080.25

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	3,059,157.69	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	117,040.78	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		3,176,198.47

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		3,353,278.72
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
6 MONTHS ENDED DECEMBER 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	19,801.00	(2,502.79)	(22,303.79)	43,143.00	9,581.33	(33,561.67)
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(63,556.55)	(66,624.71)	(3,068.16)	(32,261.55)	(35,329.71)	(3,068.16)
ELIMINATE BALANCE SHEET ITEMS						
CAIPITALIZED FIXED ASSETS						
PAID WITH PRIOR YRS. FUN	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	133,249.71	141,069.71	7,820.00	186,019.71	186,019.71	0.00
DEDUCT DEPRECIATION EXPENSE	(33,366.55)	(33,366.55)	0.00	(65,310.55)	(65,310.55)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	11,040.00	11,040.00	0.00	22,080.00	22,080.00	0.00
 NET INCOME OR (LOSS)	67,167.61	49,615.66	(17,551.95)	153,670.61	117,040.78	(36,629.83)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
6 MONTHS ENDED DECEMBER 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	544,905.00	544,734.85	(170.15)	1,089,765.00	1,089,100.41	(664.59)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	525,104.00	547,237.64	22,133.64	1,046,622.00	1,079,519.08	32,897.08
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	19,801.00	(2,502.79)	(22,303.79)	43,143.00	9,581.33	(33,561.67)
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	554,244.00	554,244.00	0.00	1,108,488.00	1,108,488.00	0.00
ACH PAYMENT DISCOUNTS	(33,915.00)	(33,825.00)	90.00	(67,830.00)	(67,670.00)	160.00
CONTRACTED SERVICES	22,371.00	21,657.00	(714.00)	44,742.00	43,314.00	(1,428.00)
INTEREST INCOME	986.00	1,853.12	867.12	1,967.00	3,406.71	1,439.71
NET MISCELLANEOUS INCOME	1,219.00	805.73	(413.27)	2,398.00	1,561.70	(836.30)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	544,905.00	544,734.85	(170.15)	1,089,765.00	1,089,100.41	(664.59)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
6 MONTHS ENDED DECEMBER 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	169,891.00	188,100.82	(18,209.82)	276,542.00	294,902.31	(18,360.31)
BUILDING REPAIRS & MAINT	40,052.00	51,229.81	(11,177.81)	107,273.00	143,890.79	(36,617.79)
BLDG/CONTENTS/LIAB INS.	82,362.00	94,351.27	(11,989.27)	164,724.00	191,587.78	(26,863.78)
	-----	-----	-----	-----	-----	-----
SUBTOTAL	292,305.00	333,681.90	(41,376.90)	548,539.00	630,380.88	(81,841.88)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	175,267.00	163,154.69	12,112.31	365,526.00	328,551.38	36,974.62
GROUNDS & POOL MAINTENANC	9,624.00	8,780.48	843.52	46,489.00	46,269.46	219.54
EQUIPMENT REPAIRS & MAINT	14,215.00	6,367.78	7,847.22	25,485.00	12,661.22	12,823.78
	-----	-----	-----	-----	-----	-----
SUBTOTAL	199,106.00	178,302.95	20,803.05	437,500.00	387,482.06	50,017.94
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	9,395.00	8,992.39	402.61	18,999.00	17,250.06	1,748.94
ADMIN & OFFICE EXPENSES	23,101.00	21,721.06	1,379.94	39,889.00	38,364.74	1,524.26
BAD DEBTS	498.00	3,902.05	(3,404.05)	996.00	5,404.05	(4,408.05)
PROPERTY TAXES	699.00	637.29	61.71	699.00	637.29	61.71
	-----	-----	-----	-----	-----	-----
SUBTOTAL	33,693.00	35,252.79	(1,559.79)	60,583.00	61,656.14	(1,073.14)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	525,104.00	547,237.64	(22,133.64)	1,046,622.00	1,079,519.08	(32,897.08)
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	525,104.00	547,237.64	(22,133.64)	1,046,622.00	1,079,519.08	(32,897.08)
	=====	=====	=====	=====	=====	=====

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

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	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	152,490.00	152,490.00	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	152,490.00	152,490.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	126,966.55	126,966.55	0.00	135,416.55	135,416.55	0.00
MAJOR GROUNDS & POOLS	12,835.00	15,903.16	3,068.16	49,335.00	52,403.16	3,068.16
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	139,801.55	142,869.71	3,068.16	184,751.55	187,819.71	3,068.16
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(63,556.55)	(66,624.71)	(3,068.16)	(32,261.55)	(35,329.71)	(3,068.16)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	10,854.00	10,854.00	0.00	21,708.00	21,708.00	0.00
INTEREST EARNED	186.00	186.00	0.00	372.00	372.00	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	22,080.00	22,080.00	0.00
	=====	=====	=====	=====	=====	=====

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

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	BALANCE

CHECKING ACCOUNTS	

WAUNAKEE COMMUNITY BANK	346,946.67
OLD NATIONAL BANK	377,607.41

TOTAL CHECKING ACCOUNT(S)	724,554.08

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	9,471.94
WAUNAKEE COMMUNITY BANK	235,946.23
BANK OF SUN PRAIRIE	10,365.88
DUPACO CREDIT UNION	258,636.28
WAUNAKEE/OREGON COMMUNITY BANK	147,215.32
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	881,185.12

TOTAL OF ALL CASH ACCOUNTS	1,605,739.20
	=====

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

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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
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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	(\$35,330)	
Accrued Interest from 7/1/2021 to Date	\$0	
Capital Improvement Fund Balance		\$1,025,460

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	\$21,708	
Accrued Interest from 7/1/2021 to Date	\$372	
Elevator Reserve Fund Balance		\$254,829

Discretionary Cash

Cash Available for Discretionary Use	\$25,450
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TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,605,739</u>
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