

Cherokee Garden Condominium Homes
BALANCE SHEET
JULY 31, 2017

PAGE 1

ASSETS

CASH - CHECKING		400,820.95
CASH - SAVINGS		704,391.41
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	8,132.47	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(6,926.86)	
NET AMOUNT, DEEMED COLLECTIBLE		1,205.61
SPECIAL ASSESSMENT WORK IN PROCESS		5,519.72
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		618.65
WATER SOFTENER SALT INVENTORY		1,665.00
PREPAID EXPENSES		2,923.03
PATRONAGE STOCK		5,030.93
DEFERRED INCOME TAX ASSET		0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		942,609.39

TOTAL ASSETS		2,064,784.69
		=====
LIABILITIES & CONDOMINIUM OWNERS' EQUITY		

LIABILITIES		

TRADE ACCOUNTS PAYABLE		63,952.47
PAYROLL & PAYROLL TAXES PAYABLE		38,355.28
MAINTENANCE FEES PAID IN ADVANCE		42,365.00
INCOME & SALES TAXES PAYABLE		357.45

TOTAL LIABILITIES		145,030.20
CONDOMINIUM OWNER'S EQUITY		

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	20,310.11	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		1,919,754.49

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		2,064,784.69
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
1 MONTHS ENDED JULY 31, 2017

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	2,686.00	3,884.60	1,198.60	2,686.00	3,884.60	1,198.60
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	2,091.00	(568.72)	(2,659.72)	2,091.00	(568.72)	(2,659.72)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	20,464.00	20,463.96	(0.04)	20,464.00	20,463.96	(0.04)
DEDUCT DEPRECIATION EXPENSE	(7,519.73)	(7,519.73)	0.00	(7,519.73)	(7,519.73)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	4,050.00	4,050.00	0.00	4,050.00	4,050.00	0.00
 NET INCOME OR (LOSS)	21,771.27	20,310.11	(1,461.16)	21,771.27	20,310.11	(1,461.16)
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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, 2017

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	140,001.00	139,801.32	(199.68)	140,001.00	139,801.32	(199.68)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	137,315.00	135,916.72	(1,398.28)	137,315.00	135,916.72	(1,398.28)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	2,686.00	3,884.60	1,198.60	2,686.00	3,884.60	1,198.60
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	144,482.00	144,482.00	0.00	144,482.00	144,482.00	0.00
ACH PAYMENT DISCOUNTS	(11,255.00)	(11,335.00)	(80.00)	(11,255.00)	(11,335.00)	(80.00)
CONTRACTED SERVICES	6,184.00	6,184.00	0.00	6,184.00	6,184.00	0.00
INTEREST INCOME	192.00	150.13	(41.87)	192.00	150.13	(41.87)
NET MISCELLANEOUS INCOME	398.00	320.19	(77.81)	398.00	320.19	(77.81)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
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GROSS INCOME	140,001.00	139,801.32	(199.68)	140,001.00	139,801.32	(199.68)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
1 MONTHS ENDED JULY 31, 2017

PAGE 4

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING EXPENSE DETAIL						

EXPENSES						
BUILDING COSTS						
UTILITIES	32,395.00	31,583.73	811.27	32,395.00	31,583.73	811.27
BUILDING REPAIRS & MAINT	14,477.00	14,795.79	(318.79)	14,477.00	14,795.79	(318.79)
BLDG/CONTENTS/LIAB INS.	9,659.00	9,575.99	83.01	9,659.00	9,575.99	83.01
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SUBTOTAL	56,531.00	55,955.51	575.49	56,531.00	55,955.51	575.49
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	60,051.00	59,616.84	434.16	60,051.00	59,616.84	434.16
GROUND & POOL MAINTENANC	8,798.00	8,723.38	74.62	8,798.00	8,723.38	74.62
EQUIPMENT REPAIRS & MAINT	3,579.00	3,585.99	(6.99)	3,579.00	3,585.99	(6.99)
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SUBTOTAL	72,428.00	71,926.21	501.79	72,428.00	71,926.21	501.79
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ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,742.00	2,872.10	(130.10)	2,742.00	2,872.10	(130.10)
ADMIN & OFFICE EXPENSES	5,264.00	4,855.90	408.10	5,264.00	4,855.90	408.10
BAD DEBTS	350.00	307.00	43.00	350.00	307.00	43.00
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
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SUBTOTAL	8,356.00	8,035.00	321.00	8,356.00	8,035.00	321.00
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TOTAL EXPENSES						
BEFORE INCOME TAXES	137,315.00	135,916.72	1,398.28	137,315.00	135,916.72	1,398.28
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	137,315.00	135,916.72	1,398.28	137,315.00	135,916.72	1,398.28
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
1 MONTHS ENDED JULY 31, 2017

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
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TOTAL ADDITIONS	25,415.00	25,415.00	0.00	25,415.00	25,415.00	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	20,924.00	23,583.72	2,659.72	20,924.00	23,583.72	2,659.72
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	2,400.00	2,400.00	0.00	2,400.00	2,400.00	0.00
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TOTAL EXPENDITURES	23,324.00	25,983.72	2,659.72	23,324.00	25,983.72	2,659.72
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NET CASH FLOW-CURRENT YEAR	2,091.00	(568.72)	(2,659.72)	2,091.00	(568.72)	(2,659.72)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	4,038.00	4,038.00	0.00	4,038.00	4,038.00	0.00
INTEREST EARNED	12.00	12.00	0.00	12.00	12.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
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NET CASH FLOW-CURRENT YEAR	4,050.00	4,050.00	0.00	4,050.00	4,050.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JULY 31, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	167,742.03
WELLS FARGO BANK:	
CAPITAL FUND EQUITY RESERVES	96,903.92
BUILDING 20 WALL EQUITY RESERVES	86,400.00
ELEVATOR FUND EQUITY RESERVES	49,775.00
WELLS FARGO BANK TOTAL	233,078.92

TOTAL CHECKING ACCOUNTS	400,820.95

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,025.74
ASSOCIATED BANK	151,019.14
BANK OF SUN PRAIRIE	152,249.37
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
██████████ .50%, DUE 9/30/17	153,097.16

TOTAL CASH INVESTMENTS	704,391.41

 TOTAL OF ALL CASH ACCOUNTS	1,105,212.36
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
July 31, 2017

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
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Cash Designated for the Separately Created Capital Improvement Fund:

Capital Improvement Fund Surplus Through 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$4,038	
Accrued Interest from 7/1/2017 to Date	\$12	
Elevator Reserve Fund Balance		\$53,932

Discretionary Cash

Gross Discretionary Cash	\$467,975	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$88,800	

Net cash available for discretionary use	\$214,725
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TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,105,212</u>
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
AUGUST 31, 2017

PAGE 1

ASSETS

CASH - CHECKING	396,063.65
CASH - SAVINGS	704,506.01
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	12,456.75
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(7,233.86)
NET AMOUNT, DEEMED COLLECTIBLE	5,222.89
SPECIAL ASSESSMENT WORK IN PROCESS	4,912.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	683.66
WATER SOFTENER SALT INVENTORY	1,110.00
PREPAID EXPENSES	2,795.03
PATRONAGE STOCK	5,030.93
DEFERRED INCOME TAX ASSET	0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	935,041.43
TOTAL ASSETS	2,055,365.60
LIABILITIES & CONDOMINIUM OWNERS' EQUITY	
LIABILITIES	
TRADE ACCOUNTS PAYABLE	50,910.22
PAYROLL & PAYROLL TAXES PAYABLE	19,362.61
MAINTENANCE FEES PAID IN ADVANCE	37,224.00
INCOME & SALES TAXES PAYABLE	702.90
TOTAL LIABILITIES	108,199.73
CONDOMINIUM OWNER'S EQUITY	
OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	47,721.49
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	1,947,165.87
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,055,365.60

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
2 MONTHS ENDED AUGUST 31, 2017

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	(8,986.00)	9,398.94	18,384.94	(8,986.00)	9,398.94	18,384.94
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	25,106.00	22,446.28	(2,659.72)	25,106.00	22,446.28	(2,659.72)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	20,464.00	22,863.96	2,399.96	20,464.00	22,863.96	2,399.96
DEDUCT DEPRECIATION EXPENSE	(15,087.69)	(15,087.69)	0.00	(15,087.69)	(15,087.69)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	8,100.00	8,100.00	0.00	8,100.00	8,100.00	0.00
	-----	-----	-----	-----	-----	-----
NET INCOME OR (LOSS)	29,596.31	47,721.49	18,125.18	29,596.31	47,721.49	18,125.18
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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, 2017

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	279,977.00	279,636.07	(340.93)	279,977.00	279,636.07	(340.93)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	288,963.00	270,237.13	(18,725.87)	288,963.00	270,237.13	(18,725.87)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(8,986.00)	9,398.94	18,384.94	(8,986.00)	9,398.94	18,384.94
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	288,964.00	288,964.00	0.00	288,964.00	288,964.00	0.00
ACH PAYMENT DISCOUNTS	(22,510.00)	(22,730.00)	(220.00)	(22,510.00)	(22,730.00)	(220.00)
CONTRACTED SERVICES	12,368.00	12,368.00	0.00	12,368.00	12,368.00	0.00
INTEREST INCOME	384.00	317.74	(66.26)	384.00	317.74	(66.26)
NET MISCELLANEOUS INCOME	771.00	716.33	(54.67)	771.00	716.33	(54.67)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	279,977.00	279,636.07	(340.93)	279,977.00	279,636.07	(340.93)
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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, 2017

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	65,714.00	63,130.74	2,583.26	65,714.00	63,130.74	2,583.26
BUILDING REPAIRS & MAINT	32,933.00	24,551.65	8,381.35	32,933.00	24,551.65	8,381.35
BLDG/CONTENTS/LIAB INS.	19,318.00	19,151.90	166.10	19,318.00	19,151.90	166.10
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SUBTOTAL	117,965.00	106,834.29	11,130.71	117,965.00	106,834.29	11,130.71
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MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	125,021.00	119,908.04	5,112.96	125,021.00	119,908.04	5,112.96
GROUND & POOL MAINTENANC	20,176.00	20,531.56	(355.56)	20,176.00	20,531.56	(355.56)
EQUIPMENT REPAIRS & MAINT	9,024.00	5,956.18	3,067.82	9,024.00	5,956.18	3,067.82
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SUBTOTAL	154,221.00	146,395.78	7,825.22	154,221.00	146,395.78	7,825.22
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ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	5,633.00	5,994.94	(361.94)	5,633.00	5,994.94	(361.94)
ADMIN & OFFICE EXPENSES	10,444.00	10,398.12	45.88	10,444.00	10,398.12	45.88
BAD DEBTS	700.00	614.00	86.00	700.00	614.00	86.00
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
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SUBTOTAL	16,777.00	17,007.06	(230.06)	16,777.00	17,007.06	(230.06)
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TOTAL EXPENSES						
BEFORE INCOME TAXES	288,963.00	270,237.13	18,725.87	288,963.00	270,237.13	18,725.87
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	288,963.00	270,237.13	18,725.87	288,963.00	270,237.13	18,725.87
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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, 2017

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
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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	20,924.00	23,583.72	2,659.72	20,924.00	23,583.72	2,659.72
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	4,800.00	4,800.00	0.00	4,800.00	4,800.00	0.00
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TOTAL EXPENDITURES	25,724.00	28,383.72	2,659.72	25,724.00	28,383.72	2,659.72
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NET CASH FLOW-CURRENT YEAR	25,106.00	22,446.28	(2,659.72)	25,106.00	22,446.28	(2,659.72)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	8,076.00	8,076.00	0.00	8,076.00	8,076.00	0.00
INTEREST EARNED	24.00	24.00	0.00	24.00	24.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
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NET CASH FLOW-CURRENT YEAR	8,100.00	8,100.00	0.00	8,100.00	8,100.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
AUGUST 31, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	162,984.73
WELLS FARGO BANK:	
CAPITAL FUND EQUITY RESERVES	96,903.92
BUILDING 20 WALL EQUITY RESERVES	86,400.00
ELEVATOR FUND EQUITY RESERVES	49,775.00
WELLS FARGO BANK TOTAL	233,078.92

TOTAL CHECKING ACCOUNTS	396,063.65

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,078.41
ASSOCIATED BANK	151,042.28
BANK OF SUN PRAIRIE	152,288.16
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
██████████ .50%, DUE 9/30/17	153,097.16

TOTAL CASH INVESTMENTS	704,506.01

 TOTAL OF ALL CASH ACCOUNTS	1,100,569.66
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
August 31, 2017

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$8,076	
Accrued Interest from 7/1/2017 to Date	\$24	
Elevator Reserve Fund Balance		\$57,982
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$456,883	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$91,200	
Net cash available for discretionary use		\$206,033
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,100,570</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
SEPTEMBER 30, 2017

PAGE 1

ASSETS

CASH - CHECKING	390,237.28
CASH - SAVINGS	754,589.52
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	8,936.68
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(7,847.86)
NET AMOUNT, DEEMED COLLECTIBLE	1,088.82
SPECIAL ASSESSMENT WORK IN PROCESS	6,312.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	746.58
WATER SOFTENER SALT INVENTORY	4,544.00
PREPAID EXPENSES	2,668.03
PATRONAGE STOCK	5,030.93
DEFERRED INCOME TAX ASSET	0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	945,497.43

TOTAL ASSETS 2,110,714.59

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	71,712.44
PAYROLL & PAYROLL TAXES PAYABLE	21,044.00
MAINTENANCE FEES PAID IN ADVANCE	33,502.00
INCOME & SALES TAXES PAYABLE	1,052.97
TOTAL LIABILITIES	127,311.41

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	83,958.80
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	1,983,403.18
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,110,714.59

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
3 MONTHS ENDED SEPTEMBER 30, 2017

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	16,894.00	23,779.21	6,885.21	16,894.00	23,779.21	6,885.21
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	31,185.00	27,397.32	(3,787.68)	31,185.00	27,397.32	(3,787.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	42,200.00	43,327.92	1,127.92	42,200.00	43,327.92	1,127.92
DEDUCT DEPRECIATION EXPENSE	(22,695.65)	(22,695.65)	0.00	(22,695.65)	(22,695.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	12,150.00	12,150.00	0.00	12,150.00	12,150.00	0.00
NET INCOME OR (LOSS)	79,733.35	83,958.80	4,225.45	79,733.35	83,958.80	4,225.45
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
3 MONTHS ENDED SEPTEMBER 30, 2017

PAGE 3

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING INCOME STATEMENT SUMMARY						

GROSS INCOME FROM BELOW	419,972.00	419,500.89	(471.11)	419,972.00	419,500.89	(471.11)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	403,078.00	395,721.68	(7,356.32)	403,078.00	395,721.68	(7,356.32)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	16,894.00	23,779.21	6,885.21	16,894.00	23,779.21	6,885.21
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL						

INCOME						
MAINTENANCE FEES	433,446.00	433,446.00	0.00	433,446.00	433,446.00	0.00
ACH PAYMENT DISCOUNTS	(33,765.00)	(34,105.00)	(340.00)	(33,765.00)	(34,105.00)	(340.00)
CONTRACTED SERVICES	18,552.00	18,552.00	0.00	18,552.00	18,552.00	0.00
INTEREST INCOME	570.00	459.03	(110.97)	570.00	459.03	(110.97)
NET MISCELLANEOUS INCOME	1,169.00	1,148.86	(20.14)	1,169.00	1,148.86	(20.14)
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	419,972.00	419,500.89	(471.11)	419,972.00	419,500.89	(471.11)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
3 MONTHS ENDED SEPTEMBER 30, 2017

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	93,538.00	95,861.10	(2,323.10)	93,538.00	95,861.10	(2,323.10)
BUILDING REPAIRS & MAINT	40,464.00	40,695.86	(231.86)	40,464.00	40,695.86	(231.86)
BLDG/CONTENTS/LIAB INS.	28,977.00	28,727.81	249.19	28,977.00	28,727.81	249.19
	-----	-----	-----	-----	-----	-----
SUBTOTAL	162,979.00	165,284.77	(2,305.77)	162,979.00	165,284.77	(2,305.77)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	173,268.00	168,482.43	4,785.57	173,268.00	168,482.43	4,785.57
GROUND & POOL MAINTENANC	26,252.00	25,517.26	734.74	26,252.00	25,517.26	734.74
EQUIPMENT REPAIRS & MAINT	10,515.00	7,009.84	3,505.16	10,515.00	7,009.84	3,505.16
	-----	-----	-----	-----	-----	-----
SUBTOTAL	210,035.00	201,009.53	9,025.47	210,035.00	201,009.53	9,025.47
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	8,840.00	8,904.78	(64.78)	8,840.00	8,904.78	(64.78)
ADMIN & OFFICE EXPENSES	20,174.00	19,294.60	879.40	20,174.00	19,294.60	879.40
BAD DEBTS	1,050.00	1,228.00	(178.00)	1,050.00	1,228.00	(178.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	30,064.00	29,427.38	636.62	30,064.00	29,427.38	636.62
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	403,078.00	395,721.68	7,356.32	403,078.00	395,721.68	7,356.32
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	403,078.00	395,721.68	7,356.32	403,078.00	395,721.68	7,356.32
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
3 MONTHS ENDED SEPTEMBER 30, 2017

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
-----	-----	-----	-----	-----	-----	-----
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	37,860.00	41,647.68	3,787.68	37,860.00	41,647.68	3,787.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	7,200.00	7,200.00	0.00	7,200.00	7,200.00	0.00
-----	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	45,060.00	48,847.68	3,787.68	45,060.00	48,847.68	3,787.68
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	31,185.00	27,397.32	(3,787.68)	31,185.00	27,397.32	(3,787.68)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	12,114.00	12,114.00	0.00	12,114.00	12,114.00	0.00
INTEREST EARNED	36.00	36.00	0.00	36.00	36.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	12,150.00	12,150.00	0.00	12,150.00	12,150.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
SEPTEMBER 30, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	157,198.36
WELLS FARGO BANK:	
CAPITAL FUND EQUITY RESERVES	96,863.92
BUILDING 20 WALL EQUITY RESERVES	86,400.00
ELEVATOR FUND EQUITY RESERVES	49,775.00
WELLS FARGO BANK TOTAL	233,038.92

TOTAL CHECKING ACCOUNTS	390,237.28

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,129.39
ASSOCIATED BANK	151,064.64
BANK OF SUN PRAIRIE	2,298.33
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
SEPT, 2017 CD RENEWAL	203,097.16
BANK OF SUN PRARIE	
NEW CD-FROM BANK OF S.P. M.M.	150,000.00

TOTAL CASH INVESTMENTS	754,589.52

 TOTAL OF ALL CASH ACCOUNTS	1,144,826.80
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
September 30, 2017

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$12,114	
Accrued Interest from 7/1/2017 to Date	\$36	
Elevator Reserve Fund Balance		\$62,032

Discretionary Cash

Gross Discretionary Cash	\$494,690	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$93,600	

Net cash available for discretionary use	\$246,240
--	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,144,827</u>
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
OCTOBER 31, 2017

PAGE 1

ASSETS

CASH - CHECKING	417,839.56
CASH - SAVINGS	755,436.67
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	10,531.02
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(8,154.86)
NET AMOUNT, DEEMED COLLECTIBLE	2,376.16
SPECIAL ASSESSMENT WORK IN PROCESS	5,628.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	669.73
WATER SOFTENER SALT INVENTORY	3,976.00
PREPAID EXPENSES	2,538.03
PATRONAGE STOCK	4,706.84
DEFERRED INCOME TAX ASSET	0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	941,644.43

TOTAL ASSETS

2,134,815.42

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	64,994.06
PAYROLL & PAYROLL TAXES PAYABLE	23,799.71
MAINTENANCE FEES PAID IN ADVANCE	29,889.00
INCOME & SALES TAXES PAYABLE	373.42
TOTAL LIABILITIES	119,056.19

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	116,314.85
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,015,759.23
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,134,815.42

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
4 MONTHS ENDED OCTOBER 31, 2017

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	8,516.00	10,544.05	2,028.05	25,410.00	34,323.26	8,913.26
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	23,015.00	19,215.00	(3,800.00)	54,200.00	46,612.32	(7,587.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILIZED FIXED ASSETS	2,400.00	6,200.00	3,800.00	44,600.00	49,527.92	4,927.92
DEDUCT DEPRECIATION EXPENSE	(7,653.00)	(7,653.00)	0.00	(30,348.65)	(30,348.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	4,050.00	4,050.00	0.00	16,200.00	16,200.00	0.00
	-----	-----	-----	-----	-----	-----
NET INCOME OR (LOSS)	30,328.00	32,356.05	2,028.05	110,061.35	116,314.85	6,253.50
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
4 MONTHS ENDED OCTOBER 31, 2017

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	139,976.00	140,336.23	360.23	559,948.00	559,837.12	(110.88)
TOTAL OPERATING EXPENSES						
FROM PAGE 4	131,460.00	129,792.18	(1,667.82)	534,538.00	525,513.86	(9,024.14)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	8,516.00	10,544.05	2,028.05	25,410.00	34,323.26	8,913.26
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL						

INCOME						
MAINTENANCE FEES	144,482.00	144,482.00	0.00	577,928.00	577,928.00	0.00
ACH PAYMENT DISCOUNTS	(11,255.00)	(11,375.00)	(120.00)	(45,020.00)	(45,480.00)	(460.00)
CONTRACTED SERVICES	6,184.00	6,184.00	0.00	24,736.00	24,736.00	0.00
INTEREST INCOME	192.00	650.53	458.53	762.00	1,109.56	347.56
NET MISCELLANEOUS INCOME	373.00	394.70	21.70	1,542.00	1,543.56	1.56
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	139,976.00	140,336.23	360.23	559,948.00	559,837.12	(110.88)
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
4 MONTHS ENDED OCTOBER 31, 2017

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	36,194.00	34,351.46	1,842.54	129,732.00	130,212.56	(480.56)
BUILDING REPAIRS & MAINT	16,771.00	16,804.48	(33.48)	57,235.00	57,500.34	(265.34)
BLDG/CONTENTS/LIAB INS.	9,659.00	9,575.91	83.09	38,636.00	38,303.72	332.28
	-----	-----	-----	-----	-----	-----
SUBTOTAL	62,624.00	60,731.85	1,892.15	225,603.00	226,016.62	(413.62)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	52,644.00	49,413.44	3,230.56	225,912.00	217,895.87	8,016.13
GROUND & POOL MAINTENANC	5,936.00	9,400.16	(3,464.16)	32,188.00	34,917.42	(2,729.42)
EQUIPMENT REPAIRS & MAINT	1,788.00	1,876.87	(88.87)	12,303.00	8,886.71	3,416.29
	-----	-----	-----	-----	-----	-----
SUBTOTAL	60,368.00	60,690.47	(322.47)	270,403.00	261,700.00	8,703.00
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,683.00	2,542.52	140.48	11,523.00	11,447.30	75.70
ADMIN & OFFICE EXPENSES	5,435.00	5,520.34	(85.34)	25,609.00	24,814.94	794.06
BAD DEBTS	350.00	307.00	43.00	1,400.00	1,535.00	(135.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	8,468.00	8,369.86	98.14	38,532.00	37,797.24	734.76
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	131,460.00	129,792.18	1,667.82	534,538.00	525,513.86	9,024.14
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	131,460.00	129,792.18	1,667.82	534,538.00	525,513.86	9,024.14
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
4 MONTHS ENDED OCTOBER 31, 2017

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
-----	-----	-----	-----	-----	-----	-----
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	0.00	3,800.00	3,800.00	37,860.00	45,447.68	7,587.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	2,400.00	2,400.00	0.00	9,600.00	9,600.00	0.00
-----	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	2,400.00	6,200.00	3,800.00	47,460.00	55,047.68	7,587.68
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	23,015.00	19,215.00	(3,800.00)	54,200.00	46,612.32	(7,587.68)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	4,038.00	4,038.00	0.00	16,152.00	16,152.00	0.00
INTEREST EARNED	12.00	12.00	0.00	48.00	48.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	4,050.00	4,050.00	0.00	16,200.00	16,200.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
OCTOBER 31, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	184,800.64
WELLS FARGO BANK:	
CAPITAL FUND EQUITY RESERVES	96,863.92
BUILDING 20 WALL EQUITY RESERVES	86,400.00
ELEVATOR FUND EQUITY RESERVES	49,775.00
WELLS FARGO BANK TOTAL	233,038.92

TOTAL CHECKING ACCOUNTS	417,839.56

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,182.08
ASSOCIATED BANK	151,087.75
BANK OF SUN PRAIRIE	2,298.53
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00

TOTAL CASH INVESTMENTS	755,436.67

 TOTAL OF ALL CASH ACCOUNTS	1,173,276.23
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
October 31, 2017

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555

Cash Designated for the Separately Created Elevator Reserve Fund:

Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$16,152	
Accrued Interest from 7/1/2017 to Date	\$48	
Elevator Reserve Fund Balance		\$66,082

Discretionary Cash

Gross Discretionary Cash	\$516,689	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$96,000	

Net cash available for discretionary use	\$270,639
--	-----------

TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	<u>\$1,173,276</u>
--	--------------------

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
NOVEMBER 30, 2017

PAGE 1

ASSETS

CASH - CHECKING		254,248.18
CASH - SAVINGS		955,493.61
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	14,127.63	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(8,461.86)	
NET AMOUNT, DEEMED COLLECTIBLE		5,665.77
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS		1,142.20
WATER SOFTENER SALT INVENTORY		3,408.00
PREPAID EXPENSES		2,408.03
PATRONAGE STOCK		4,706.84
DEFERRED INCOME TAX ASSET		0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		934,024.43

TOTAL ASSETS	2,161,097.06
	=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES		

TRADE ACCOUNTS PAYABLE		55,535.72
PAYROLL & PAYROLL TAXES PAYABLE		25,083.57
MAINTENANCE FEES PAID IN ADVANCE		26,276.00
INCOME & SALES TAXES PAYABLE		724.23

TOTAL LIABILITIES		107,619.52

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	154,033.16	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,053,477.54

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		2,161,097.06
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
5 MONTHS ENDED NOVEMBER 30, 2017

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	15,499.00	26,417.36	10,918.36	32,393.00	50,196.57	17,803.57
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	46,030.00	42,230.00	(3,800.00)	77,215.00	69,627.32	(7,587.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	4,800.00	8,600.00	3,800.00	47,000.00	51,927.92	4,927.92
DEDUCT DEPRECIATION EXPENSE	(15,273.00)	(15,273.00)	0.00	(37,968.65)	(37,968.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	8,100.00	8,100.00	0.00	20,250.00	20,250.00	0.00
	-----	-----	-----	-----	-----	-----
NET INCOME OR (LOSS)	59,156.00	70,074.36	10,918.36	138,889.35	154,033.16	15,143.81
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
5 MONTHS ENDED NOVEMBER 30, 2017

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	279,971.00	280,660.21	689.21	699,943.00	700,161.10	218.10
TOTAL OPERATING EXPENSES						
FROM PAGE 4	264,472.00	254,242.85	(10,229.15)	667,550.00	649,964.53	(17,585.47)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	15,499.00	26,417.36	10,918.36	32,393.00	50,196.57	17,803.57
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	288,964.00	288,964.00	0.00	722,410.00	722,410.00	0.00
ACH PAYMENT DISCOUNTS	(22,510.00)	(22,710.00)	(200.00)	(56,275.00)	(56,815.00)	(540.00)
CONTRACTED SERVICES	12,368.00	12,368.00	0.00	30,920.00	30,920.00	0.00
INTEREST INCOME	378.00	1,181.65	803.65	948.00	1,640.68	692.68
NET MISCELLANEOUS INCOME	771.00	856.56	85.56	1,940.00	2,005.42	65.42
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	279,971.00	280,660.21	689.21	699,943.00	700,161.10	218.10
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
5 MONTHS ENDED NOVEMBER 30, 2017

PAGE 4

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
OPERATING EXPENSE DETAIL -----						
EXPENSES						
BUILDING COSTS						
UTILITIES	77,093.00	74,748.83	2,344.17	170,631.00	170,609.93	21.07
BUILDING REPAIRS & MAINT	27,072.00	27,352.65	(280.65)	67,536.00	68,048.51	(512.51)
BLDG/CONTENTS/LIAB INS.	19,318.00	19,151.82	166.18	48,295.00	47,879.63	415.37
	-----	-----	-----	-----	-----	-----
SUBTOTAL	123,483.00	121,253.30	2,229.70	286,462.00	286,538.07	(76.07)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	100,620.00	92,754.75	7,865.25	273,888.00	261,237.18	12,650.82
GROUND & POOL MAINTENANC	9,364.00	14,639.13	(5,275.13)	35,616.00	40,156.39	(4,540.39)
EQUIPMENT REPAIRS & MAINT	8,641.00	3,616.24	5,024.76	19,156.00	10,626.08	8,529.92
	-----	-----	-----	-----	-----	-----
SUBTOTAL	118,625.00	111,010.12	7,614.88	328,660.00	312,019.65	16,640.35
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	5,652.00	5,267.75	384.25	14,492.00	14,172.53	319.47
ADMIN & OFFICE EXPENSES	16,012.00	16,097.68	(85.68)	36,186.00	35,392.28	793.72
BAD DEBTS	700.00	614.00	86.00	1,750.00	1,842.00	(92.00)
PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	22,364.00	21,979.43	384.57	52,428.00	51,406.81	1,021.19
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	264,472.00	254,242.85	10,229.15	667,550.00	649,964.53	17,585.47
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	264,472.00	254,242.85	10,229.15	667,550.00	649,964.53	17,585.47
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
5 MONTHS ENDED NOVEMBER 30, 2017

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
-----	-----	-----	-----	-----	-----	-----
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	0.00	3,800.00	3,800.00	37,860.00	45,447.68	7,587.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	4,800.00	4,800.00	0.00	12,000.00	12,000.00	0.00
-----	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	4,800.00	8,600.00	3,800.00	49,860.00	57,447.68	7,587.68
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	46,030.00	42,230.00	(3,800.00)	77,215.00	69,627.32	(7,587.68)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	8,076.00	8,076.00	0.00	20,190.00	20,190.00	0.00
INTEREST EARNED	24.00	24.00	0.00	60.00	60.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	8,100.00	8,100.00	0.00	20,250.00	20,250.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
NOVEMBER 30, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	146,189.49
WELLS FARGO BANK:	108,058.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	254,248.18

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,233.08
ASSOCIATED BANK	151,110.11
BANK OF SUN PRAIRIE	52,282.11
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,493.61

 TOTAL OF ALL CASH ACCOUNTS	1,209,741.79
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
November 30, 2017

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$20,190	
Accrued Interest from 7/1/2017 to Date	\$60	
Elevator Reserve Fund Balance		\$70,132
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$546,705	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$98,400	
Net cash available for discretionary use		\$303,055
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,209,742</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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Cherokee Garden Condominium Homes
BALANCE SHEET
DECEMBER 31, 2017

PAGE 1

ASSETS

CASH - CHECKING	293,890.62
CASH - SAVINGS	955,579.77
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	18,634.53
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(8,768.86)
NET AMOUNT, DEEMED COLLECTIBLE	9,865.67
SPECIAL ASSESSMENT WORK IN PROCESS	0.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	1,868.22
WATER SOFTENER SALT INVENTORY	2,840.00
PREPAID EXPENSES	1,918.00
PATRONAGE STOCK	4,681.78
DEFERRED INCOME TAX ASSET	0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	926,404.43

TOTAL ASSETS 2,197,048.49

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	73,730.10
PAYROLL & PAYROLL TAXES PAYABLE	29,851.78
MAINTENANCE FEES PAID IN ADVANCE	22,663.00
INCOME & SALES TAXES PAYABLE	1,088.39
TOTAL LIABILITIES	127,333.27

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	170,270.84
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,069,715.22
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,197,048.49

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
6 MONTHS ENDED DECEMBER 31, 2017

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	15,235.00	20,810.04	5,575.04	32,129.00	44,589.25	12,460.25
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	69,045.00	65,245.00	(3,800.00)	100,230.00	92,642.32	(7,587.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	7,200.00	11,000.00	3,800.00	49,400.00	54,327.92	4,927.92
DEDUCT DEPRECIATION EXPENSE	(22,893.00)	(22,893.00)	0.00	(45,588.65)	(45,588.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	12,150.00	12,150.00	0.00	24,300.00	24,300.00	0.00
	-----	-----	-----	-----	-----	-----
NET INCOME OR (LOSS)	80,737.00	86,312.04	5,575.04	160,470.35	170,270.84	9,800.49
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
6 MONTHS ENDED DECEMBER 31, 2017

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	420,012.00	421,503.26	1,491.26	839,984.00	841,004.15	1,020.15
TOTAL OPERATING EXPENSES FROM PAGE 4	404,777.00	400,693.22	(4,083.78)	807,855.00	796,414.90	(11,440.10)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/ (LOSS)	15,235.00	20,810.04	5,575.04	32,129.00	44,589.25	12,460.25
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL -----					
INCOME						
MAINTENANCE FEES	433,446.00	433,446.00	0.00	866,892.00	866,892.00	0.00
ACH PAYMENT DISCOUNTS	(33,765.00)	(34,045.00)	(280.00)	(67,530.00)	(68,150.00)	(620.00)
CONTRACTED SERVICES	18,552.00	18,552.00	0.00	37,104.00	37,104.00	0.00
INTEREST INCOME	570.00	1,987.32	1,417.32	1,140.00	2,446.35	1,306.35
NET MISCELLANEOUS INCOME	1,209.00	1,562.94	353.94	2,378.00	2,711.80	333.80
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	420,012.00	421,503.26	1,491.26	839,984.00	841,004.15	1,020.15
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
6 MONTHS ENDED DECEMBER 31, 2017

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	130,063.00	131,807.01	(1,744.01)	223,601.00	227,668.11	(4,067.11)
BUILDING REPAIRS & MAINT	39,438.00	39,800.84	(362.84)	79,902.00	80,496.70	(594.70)
BLDG/CONTENTS/LIAB INS.	28,977.00	28,727.73	249.27	57,954.00	57,455.54	498.46
	-----	-----	-----	-----	-----	-----
SUBTOTAL	198,478.00	200,335.58	(1,857.58)	361,457.00	365,620.35	(4,163.35)
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	149,749.00	145,419.00	4,330.00	323,017.00	313,901.43	9,115.57
GROUND & POOL MAINTENANC	11,207.00	16,466.66	(5,259.66)	37,459.00	41,983.92	(4,524.92)
EQUIPMENT REPAIRS & MAINT	11,615.00	5,681.54	5,933.46	22,130.00	12,691.38	9,438.62
	-----	-----	-----	-----	-----	-----
SUBTOTAL	172,571.00	167,567.20	5,003.80	382,606.00	368,576.73	14,029.27
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	8,951.00	8,564.21	386.79	17,791.00	17,468.99	322.01
ADMIN & OFFICE EXPENSES	22,974.00	22,617.78	356.22	43,148.00	41,912.38	1,235.62
BAD DEBTS	1,050.00	921.00	129.00	2,100.00	2,149.00	(49.00)
PROPERTY TAXES	753.00	687.45	65.55	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	33,728.00	32,790.44	937.56	63,792.00	62,217.82	1,574.18
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	404,777.00	400,693.22	4,083.78	807,855.00	796,414.90	11,440.10
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	404,777.00	400,693.22	4,083.78	807,855.00	796,414.90	11,440.10
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
6 MONTHS ENDED DECEMBER 31, 2017

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	152,490.00	152,490.00	0.00
INTEREST EARNED	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	0.00	3,800.00	3,800.00	37,860.00	45,447.68	7,587.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	7,200.00	7,200.00	0.00	14,400.00	14,400.00	0.00
-----	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	7,200.00	11,000.00	3,800.00	52,260.00	59,847.68	7,587.68
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	69,045.00	65,245.00	(3,800.00)	100,230.00	92,642.32	(7,587.68)
=====	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	12,114.00	12,114.00	0.00	24,228.00	24,228.00	0.00
INTEREST EARNED	36.00	36.00	0.00	72.00	72.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
-----	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	12,150.00	12,150.00	0.00	24,300.00	24,300.00	0.00
=====	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
DECEMBER 31, 2017

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	185,831.93
WELLS FARGO BANK:	108,058.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	293,890.62

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,285.79
ASSOCIATED BANK	151,133.18
BANK OF SUN PRAIRIE	52,292.49
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,579.77

 TOTAL OF ALL CASH ACCOUNTS	1,249,470.39
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PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

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Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
December 31, 2007

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	<u>\$0</u>	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$24,228	
Accrued Interest from 7/1/2017 to Date	<u>\$72</u>	
Elevator Reserve Fund Balance		\$74,182
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$579,983	
Prior Year's Cash used pay for Building 20 retaining wall	<u>(\$342,050)</u>	
Fees assessed to Date to Reimburse Discretionary Cash Fund	<u>\$100,800</u>	
Net cash available for discretionary use		\$338,733
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,249,470</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
JANUARY 31, 2018

PAGE 1

ASSETS

CASH - CHECKING		318,854.89
CASH - SAVINGS		955,667.35
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	13,565.40	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(9,075.86)	
NET AMOUNT, DEEMED COLLECTIBLE		4,489.54
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		1,897.16
ACCRUED INTEREST RECEIVABLE ON SAVINGS		2,594.24
WATER SOFTENER SALT INVENTORY		2,272.00
PREPAID EXPENSES		1,788.00
PATRONAGE STOCK		4,681.78
DEFERRED INCOME TAX ASSET		0.00
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		918,784.43

TOTAL ASSETS		2,211,029.39
		=====
LIABILITIES & CONDOMINIUM OWNERS' EQUITY		

LIABILITIES		

TRADE ACCOUNTS PAYABLE		80,935.89
PAYROLL & PAYROLL TAXES PAYABLE		33,792.96
MAINTENANCE FEES PAID IN ADVANCE		19,358.00
INCOME & SALES TAXES PAYABLE		394.28

TOTAL LIABILITIES		134,481.13
CONDOMINIUM OWNER'S EQUITY		

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	177,103.88	

CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,076,548.26

TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		2,211,029.39
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
7 MONTHS ENDED JANUARY 31, 2018

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	(29,545.00)	(15,011.96)	14,533.04	2,584.00	29,577.29	26,993.29
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	23,015.00	23,015.00	0.00	123,245.00	115,657.32	(7,587.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	2,400.00	2,400.00	0.00	51,800.00	56,727.92	4,927.92
DEDUCT DEPRECIATION EXPENSE	(7,620.00)	(7,620.00)	0.00	(53,208.65)	(53,208.65)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	4,050.00	4,050.00	0.00	28,350.00	28,350.00	0.00
 NET INCOME OR (LOSS)	(7,700.00)	6,833.04	14,533.04	152,770.35	177,103.88	24,333.53
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
7 MONTHS ENDED JANUARY 31, 2018

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	140,016.00	141,209.62	1,193.62	980,000.00	982,213.77	2,213.77
TOTAL OPERATING EXPENSES						
FROM PAGE 4	169,561.00	156,221.58	(13,339.42)	977,416.00	952,636.48	(24,779.52)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(29,545.00)	(15,011.96)	14,533.04	2,584.00	29,577.29	26,993.29
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	144,482.00	144,482.00	0.00	1,011,374.00	1,011,374.00	0.00
ACH PAYMENT DISCOUNTS	(11,255.00)	(11,335.00)	(80.00)	(78,785.00)	(79,485.00)	(700.00)
CONTRACTED SERVICES	6,184.00	6,184.00	0.00	43,288.00	43,288.00	0.00
INTEREST INCOME	192.00	804.35	612.35	1,332.00	3,250.70	1,918.70
NET MISCELLANEOUS INCOME	413.00	1,074.27	661.27	2,791.00	3,786.07	995.07
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	140,016.00	141,209.62	1,193.62	980,000.00	982,213.77	2,213.77
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
7 MONTHS ENDED JANUARY 31, 2018

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	76,812.00	65,832.31	10,979.69	300,413.00	293,500.42	6,912.58
BUILDING REPAIRS & MAINT	13,005.00	13,242.61	(237.61)	92,907.00	93,739.31	(832.31)
BLDG/CONTENTS/LIAB INS.	9,659.00	9,575.91	83.09	67,613.00	67,031.45	581.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	99,476.00	88,650.83	10,825.17	460,933.00	454,271.18	6,661.82
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	53,775.00	51,288.22	2,486.78	376,792.00	365,189.65	11,602.35
GROUND & POOL MAINTENANC	5,225.00	4,130.94	1,094.06	42,684.00	46,114.86	(3,430.86)
EQUIPMENT REPAIRS & MAINT	2,524.00	3,019.53	(495.53)	24,654.00	15,710.91	8,943.09
	-----	-----	-----	-----	-----	-----
SUBTOTAL	61,524.00	58,438.69	3,085.31	444,130.00	427,015.42	17,114.58
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	2,898.00	3,547.11	(649.11)	20,689.00	21,016.10	(327.10)
ADMIN & OFFICE EXPENSES	5,313.00	5,277.95	35.05	48,461.00	47,190.33	1,270.67
BAD DEBTS	350.00	307.00	43.00	2,450.00	2,456.00	(6.00)
PROPERTY TAXES	0.00	0.00	0.00	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	8,561.00	9,132.06	(571.06)	72,353.00	71,349.88	1,003.12
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	169,561.00	156,221.58	13,339.42	977,416.00	952,636.48	24,779.52
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	169,561.00	156,221.58	13,339.42	977,416.00	952,636.48	24,779.52
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
7 MONTHS ENDED JANUARY 31, 2018

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
	-----	-----	-----	-----	-----	-----
TOTAL ADDITIONS	25,415.00	25,415.00	0.00	177,905.00	177,905.00	0.00
	-----	-----	-----	-----	-----	-----
USE OF FUNDS						

ASSET PURCHASES AND SALES	0.00	0.00	0.00	0.00	0.00	0.00
MAJOR BUILDING PROJECTS	0.00	0.00	0.00	37,860.00	45,447.68	7,587.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	2,400.00	2,400.00	0.00	16,800.00	16,800.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	2,400.00	2,400.00	0.00	54,660.00	62,247.68	7,587.68
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	23,015.00	23,015.00	0.00	123,245.00	115,657.32	(7,587.68)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	4,038.00	4,038.00	0.00	28,266.00	28,266.00	0.00
INTEREST EARNED	12.00	12.00	0.00	84.00	84.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	4,050.00	4,050.00	0.00	28,350.00	28,350.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JANUARY 31, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	210,796.20
WELLS FARGO BANK:	108,058.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	318,854.89

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,338.51
ASSOCIATED BANK	151,156.22
BANK OF SUN PRAIRIE	52,304.31
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,667.35

 TOTAL OF ALL CASH ACCOUNTS	1,274,522.24
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
January 31, 2018

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	<u>\$0</u>	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$28,266	
Accrued Interest from 7/1/2017 to Date	<u>\$84</u>	
Elevator Reserve Fund Balance		\$78,232
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$598,585	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	<u>\$103,200</u>	
Net cash available for discretionary use		\$359,735
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,274,522</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
FEBRUARY 28, 2018

PAGE 1

ASSETS

CASH - CHECKING		341,976.74
CASH - SAVINGS		955,745.92
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	12,941.39	
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(9,382.86)	
NET AMOUNT, DEEMED COLLECTIBLE		3,558.53
SPECIAL ASSESSMENT WORK IN PROCESS		0.00
OTHER ACCOUNTS RECEIVABLE		0.00
CONTRACT SERVICES RECEIVABLE		1,897.16
ACCRUED INTEREST RECEIVABLE ON SAVINGS		3,250.00
WATER SOFTENER SALT INVENTORY		1,704.00
PREPAID EXPENSES		1,658.00
PATRONAGE STOCK		4,681.78
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE		911,164.43

TOTAL ASSETS	2,225,636.56
	=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE		69,064.91
PAYROLL & PAYROLL TAXES PAYABLE		33,401.71
MAINTENANCE FEES PAID IN ADVANCE		15,719.00
INCOME & SALES TAXES PAYABLE		768.30
TOTAL LIABILITIES		118,953.92

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38	
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	207,238.26	
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE		2,106,682.64
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY		2,225,636.56
		=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
8 MONTHS ENDED FEBRUARY 28, 2018

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	(30,987.00)	(4,786.58)	26,200.42	1,142.00	39,802.67	38,660.67
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	46,030.00	44,095.00	(1,935.00)	146,260.00	136,737.32	(9,522.68)
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	4,800.00	4,800.00	0.00	54,200.00	59,127.92	4,927.92
DEDUCT DEPRECIATION EXPENSE	(15,240.00)	(15,240.00)	0.00	(60,828.65)	(60,828.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	8,099.00	8,099.00	0.00	32,399.00	32,399.00	0.00
NET INCOME OR (LOSS)	12,702.00	36,967.42	24,265.42	173,172.35	207,238.26	34,065.91
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
8 MONTHS ENDED FEBRUARY 28, 2018

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	280,040.00	282,078.51	2,038.51	1,120,024.00	1,123,082.66	3,058.66
TOTAL OPERATING EXPENSES						
FROM PAGE 4	311,027.00	286,865.09	(24,161.91)	1,118,882.00	1,083,279.99	(35,602.01)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(30,987.00)	(4,786.58)	26,200.42	1,142.00	39,802.67	38,660.67
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL -----						
INCOME						
MAINTENANCE FEES	288,964.00	288,964.00	0.00	1,155,856.00	1,155,856.00	0.00
ACH PAYMENT DISCOUNTS	(22,510.00)	(22,690.00)	(180.00)	(90,040.00)	(90,840.00)	(800.00)
CONTRACTED SERVICES	12,368.00	12,368.00	0.00	49,472.00	49,472.00	0.00
INTEREST INCOME	367.00	1,530.30	1,163.30	1,507.00	3,976.65	2,469.65
NET MISCELLANEOUS INCOME	851.00	1,906.21	1,055.21	3,229.00	4,618.01	1,389.01
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	280,040.00	282,078.51	2,038.51	1,120,024.00	1,123,082.66	3,058.66
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
8 MONTHS ENDED FEBRUARY 28, 2018

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	130,320.00	123,686.23	6,633.77	353,921.00	351,354.34	2,566.66
BUILDING REPAIRS & MAINT	31,406.00	16,481.48	14,924.52	111,308.00	96,978.18	14,329.82
BLDG/CONTENTS/LIAB INS.	19,318.00	19,151.82	166.18	77,272.00	76,607.36	664.64
	-----	-----	-----	-----	-----	-----
SUBTOTAL	181,044.00	159,319.53	21,724.47	542,501.00	524,939.88	17,561.12
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	101,751.00	98,255.60	3,495.40	424,768.00	412,157.03	12,610.97
GROUND & POOL MAINTENANC	6,266.00	7,339.65	(1,073.65)	43,725.00	49,323.57	(5,598.57)
EQUIPMENT REPAIRS & MAINT	5,075.00	5,332.03	(257.03)	27,205.00	18,023.41	9,181.59
	-----	-----	-----	-----	-----	-----
SUBTOTAL	113,092.00	110,927.28	2,164.72	495,698.00	479,504.01	16,193.99
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	5,736.00	6,172.95	(436.95)	23,527.00	23,641.94	(114.94)
ADMIN & OFFICE EXPENSES	10,455.00	9,831.33	623.67	53,603.00	51,743.71	1,859.29
BAD DEBTS	700.00	614.00	86.00	2,800.00	2,763.00	37.00
PROPERTY TAXES	0.00	0.00	0.00	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	16,891.00	16,618.28	272.72	80,683.00	78,836.10	1,846.90
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	311,027.00	286,865.09	24,161.91	1,118,882.00	1,083,279.99	35,602.01
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	311,027.00	286,865.09	24,161.91	1,118,882.00	1,083,279.99	35,602.01
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
8 MONTHS ENDED FEBRUARY 28, 2018

PAGE 5

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	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
	-----	-----	-----	-----	-----	-----
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	0.00	1,935.00	1,935.00	37,860.00	47,382.68	9,522.68
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	4,800.00	4,800.00	0.00	19,200.00	19,200.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	4,800.00	6,735.00	1,935.00	57,060.00	66,582.68	9,522.68
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	46,030.00	44,095.00	(1,935.00)	146,260.00	136,737.32	(9,522.68)
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	8,076.00	8,076.00	0.00	32,304.00	32,304.00	0.00
INTEREST EARNED	23.00	23.00	0.00	95.00	95.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	8,099.00	8,099.00	0.00	32,399.00	32,399.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
FEBRUARY 28, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	146,559.05
WELLS FARGO BANK:	195,417.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	341,976.74

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,386.14
ASSOCIATED BANK	151,177.13
BANK OF SUN PRAIRIE	52,314.34
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,745.92

 TOTAL OF ALL CASH ACCOUNTS	1,297,722.66
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
February 28, 2018

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	<u>\$0</u>	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$32,304	
Accrued Interest from 7/1/2017 to Date	<u>\$95</u>	
Elevator Reserve Fund Balance		\$82,281
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$615,337	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	<u>\$105,600</u>	
Net cash available for discretionary use		\$378,887
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,297,723</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MARCH 31, 2018

PAGE 1

ASSETS

CASH - CHECKING	348,853.38
CASH - SAVINGS	955,832.54
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	18,629.24
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(9,689.86)
NET AMOUNT, DEEMED COLLECTIBLE	8,939.38
SPECIAL ASSESSMENT WORK IN PROCESS	12,024.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	3,976.02
WATER SOFTENER SALT INVENTORY	1,136.00
PREPAID EXPENSES	1,528.00
PATRONAGE STOCK	4,681.78
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	939,774.43

TOTAL ASSETS 2,276,745.53

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES	
TRADE ACCOUNTS PAYABLE	103,659.95
PAYROLL & PAYROLL TAXES PAYABLE	20,857.79
MAINTENANCE FEES PAID IN ADVANCE	13,738.00
INCOME & SALES TAXES PAYABLE	1,125.19
TOTAL LIABILITIES	139,380.93

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	237,920.22
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,137,364.60
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,276,745.53

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
9 MONTHS ENDED MARCH 31, 2018

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	(26,795.00)	4,050.38	30,845.38	5,334.00	48,639.63	43,305.63
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	30,880.00	30,880.00	0.00	123,522.32	123,522.32	0.00
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	43,430.00	43,430.00	0.00	97,757.92	97,757.92	0.00
DEDUCT DEPRECIATION EXPENSE	(22,860.00)	(22,860.00)	0.00	(68,448.65)	(68,448.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	12,149.00	12,149.00	0.00	36,449.00	36,449.00	0.00
NET INCOME OR (LOSS)	36,804.00	67,649.38	30,845.38	194,614.59	237,920.22	43,305.63
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
9 MONTHS ENDED MARCH 31, 2018

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	420,016.00	423,101.18	3,085.18	1,260,000.00	1,264,105.33	4,105.33
TOTAL OPERATING EXPENSES						
FROM PAGE 4	446,811.00	419,050.80	(27,760.20)	1,254,666.00	1,215,465.70	(39,200.30)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(26,795.00)	4,050.38	30,845.38	5,334.00	48,639.63	43,305.63
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	433,446.00	433,446.00	0.00	1,300,338.00	1,300,338.00	0.00
ACH PAYMENT DISCOUNTS	(33,765.00)	(33,945.00)	(180.00)	(101,295.00)	(102,095.00)	(800.00)
CONTRACTED SERVICES	18,552.00	18,552.00	0.00	55,656.00	55,656.00	0.00
INTEREST INCOME	559.00	2,341.40	1,782.40	1,699.00	4,787.75	3,088.75
NET MISCELLANEOUS INCOME	1,224.00	2,706.78	1,482.78	3,602.00	5,418.58	1,816.58
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	420,016.00	423,101.18	3,085.18	1,260,000.00	1,264,105.33	4,105.33
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
9 MONTHS ENDED MARCH 31, 2018

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	180,489.00	167,872.51	12,616.49	404,090.00	395,540.62	8,549.38
BUILDING REPAIRS & MAINT	46,132.00	33,940.15	12,191.85	126,034.00	114,436.85	11,597.15
BLDG/CONTENTS/LIAB INS.	28,977.00	28,727.73	249.27	86,931.00	86,183.27	747.73
	-----	-----	-----	-----	-----	-----
SUBTOTAL	255,598.00	230,540.39	25,057.61	617,055.00	596,160.74	20,894.26
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	149,727.00	147,560.90	2,166.10	472,744.00	461,462.33	11,281.67
GROUND & POOL MAINTENANC	7,168.00	8,540.49	(1,372.49)	44,627.00	50,524.41	(5,897.41)
EQUIPMENT REPAIRS & MAINT	8,599.00	7,511.34	1,087.66	30,729.00	20,202.72	10,526.28
	-----	-----	-----	-----	-----	-----
SUBTOTAL	165,494.00	163,612.73	1,881.27	548,100.00	532,189.46	15,910.54
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	8,503.00	8,838.48	(335.48)	26,294.00	26,307.47	(13.47)
ADMIN & OFFICE EXPENSES	16,166.00	15,138.20	1,027.80	59,314.00	57,050.58	2,263.42
BAD DEBTS	1,050.00	921.00	129.00	3,150.00	3,070.00	80.00
PROPERTY TAXES	0.00	0.00	0.00	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	25,719.00	24,897.68	821.32	89,511.00	87,115.50	2,395.50
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	446,811.00	419,050.80	27,760.20	1,254,666.00	1,215,465.70	39,200.30
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	446,811.00	419,050.80	27,760.20	1,254,666.00	1,215,465.70	39,200.30
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
9 MONTHS ENDED MARCH 31, 2018

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
	-----	-----	-----	-----	-----	-----
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	38,165.00	38,165.00	0.00	83,612.68	83,612.68	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	7,200.00	7,200.00	0.00	21,600.00	21,600.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	45,365.00	45,365.00	0.00	105,212.68	105,212.68	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	30,880.00	30,880.00	0.00	123,522.32	123,522.32	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	12,114.00	12,114.00	0.00	36,342.00	36,342.00	0.00
INTEREST EARNED	35.00	35.00	0.00	107.00	107.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	12,149.00	12,149.00	0.00	36,449.00	36,449.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
MARCH 31, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	153,435.69
WELLS FARGO BANK:	195,417.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	348,853.38

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,438.88
ASSOCIATED BANK	151,200.26
BANK OF SUN PRAIRIE	52,325.09
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRAIRIE	
██████████, 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████, 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,832.54

 TOTAL OF ALL CASH ACCOUNTS	1,304,685.92
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
March 31, 2018

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	<u>\$0</u>	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$36,342	
Accrued Interest from 7/1/2017 to Date	<u>\$107</u>	
Elevator Reserve Fund Balance		\$86,331
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$615,850	
Prior Year's Cash used for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	<u>\$108,000</u>	
Net cash available for discretionary use		\$381,800
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,304,686</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
APRIL 30, 2018

PAGE 1

ASSETS

CASH - CHECKING	344,334.31
CASH - SAVINGS	955,917.07
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	27,581.24
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(9,996.86)
NET AMOUNT, DEEMED COLLECTIBLE	17,584.38
SPECIAL ASSESSMENT WORK IN PROCESS	250.00
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	4,678.62
WATER SOFTENER SALT INVENTORY	568.00
PREPAID EXPENSES	1,398.00
PATRONAGE STOCK	4,681.78
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	932,154.43

TOTAL ASSETS 2,261,566.59

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	62,899.92
PAYROLL & PAYROLL TAXES PAYABLE	22,214.46
MAINTENANCE FEES PAID IN ADVANCE	8,465.00
INCOME & SALES TAXES PAYABLE	350.73
TOTAL LIABILITIES	93,930.11

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	268,192.10
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,167,636.48
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,261,566.59

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
10 MONTHS ENDED APRIL 30, 2018

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	13,237.00	10,461.88	(2,775.12)	18,571.00	59,101.51	40,530.51
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	20,980.00	20,980.00	0.00	144,502.32	144,502.32	0.00
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILZED FIXED ASSETS	2,400.00	2,400.00	0.00	100,157.92	100,157.92	0.00
 DEDUCT DEPRECIATION EXPENSE	(7,620.00)	(7,620.00)	0.00	(76,068.65)	(76,068.65)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	4,050.00	4,050.00	0.00	40,499.00	40,499.00	0.00
 NET INCOME OR (LOSS)	33,047.00	30,271.88	(2,775.12)	227,661.59	268,192.10	40,530.51
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
10 MONTHS ENDED APRIL 30, 2018

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	139,970.00	141,104.12	1,134.12	1,399,970.00	1,405,209.45	5,239.45
TOTAL OPERATING EXPENSES						
FROM PAGE 4	126,733.00	130,642.24	3,909.24	1,381,399.00	1,346,107.94	(35,291.06)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	13,237.00	10,461.88	(2,775.12)	18,571.00	59,101.51	40,530.51
	=====	=====	=====	=====	=====	=====

	GROSS INCOME DETAIL					

INCOME						
MAINTENANCE FEES	144,482.00	144,482.00	0.00	1,444,820.00	1,444,820.00	0.00
ACH PAYMENT DISCOUNTS	(11,255.00)	(11,175.00)	80.00	(112,550.00)	(113,270.00)	(720.00)
CONTRACTED SERVICES	6,184.00	6,184.00	0.00	61,840.00	61,840.00	0.00
INTEREST INCOME	186.00	840.54	654.54	1,885.00	5,628.29	3,743.29
NET MISCELLANEOUS INCOME	373.00	772.58	399.58	3,975.00	6,191.16	2,216.16
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	139,970.00	141,104.12	1,134.12	1,399,970.00	1,405,209.45	5,239.45
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
10 MONTHS ENDED APRIL 30, 2018

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	36,408.00	41,173.17	(4,765.17)	440,498.00	436,713.79	3,784.21
BUILDING REPAIRS & MAINT	13,875.00	12,493.29	1,381.71	139,909.00	126,930.14	12,978.86
BLDG/CONTENTS/LIAB INS.	9,659.00	9,575.91	83.09	96,590.00	95,759.18	830.82
	-----	-----	-----	-----	-----	-----
SUBTOTAL	59,942.00	63,242.37	(3,300.37)	676,997.00	659,403.11	17,593.89
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	47,976.00	48,905.77	(929.77)	520,720.00	510,368.10	10,351.90
GROUND & POOL MAINTENANC	8,062.00	5,115.83	2,946.17	52,689.00	55,640.24	(2,951.24)
EQUIPMENT REPAIRS & MAINT	2,218.00	3,226.46	(1,008.46)	32,947.00	23,429.18	9,517.82
	-----	-----	-----	-----	-----	-----
SUBTOTAL	58,256.00	57,248.06	1,007.94	606,356.00	589,437.52	16,918.48
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	3,006.00	5,285.17	(2,279.17)	29,300.00	31,592.64	(2,292.64)
ADMIN & OFFICE EXPENSES	5,179.00	4,559.64	619.36	64,493.00	61,610.22	2,882.78
BAD DEBTS	350.00	307.00	43.00	3,500.00	3,377.00	123.00
PROPERTY TAXES	0.00	0.00	0.00	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	8,535.00	10,151.81	(1,616.81)	98,046.00	97,267.31	778.69
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	126,733.00	130,642.24	(3,909.24)	1,381,399.00	1,346,107.94	35,291.06
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	126,733.00	130,642.24	(3,909.24)	1,381,399.00	1,346,107.94	35,291.06
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
10 MONTHS ENDED APRIL 30, 2018

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
	-----	-----	-----	-----	-----	-----
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	2,035.00	2,035.00	0.00	85,647.68	85,647.68	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	2,400.00	2,400.00	0.00	24,000.00	24,000.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	4,435.00	4,435.00	0.00	109,647.68	109,647.68	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	20,980.00	20,980.00	0.00	144,502.32	144,502.32	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	4,038.00	4,038.00	0.00	40,380.00	40,380.00	0.00
INTEREST EARNED	12.00	12.00	0.00	119.00	119.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	4,050.00	4,050.00	0.00	40,499.00	40,499.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
APRIL 30, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	128,175.62
WELLS FARGO BANK:	216,158.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	344,334.31

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,489.93
ASSOCIATED BANK	151,222.63
BANK OF SUN PRAIRIE	52,336.20
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████, 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████, 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████, 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	955,917.07

 TOTAL OF ALL CASH ACCOUNTS	1,300,251.38
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
April 30, 2018

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	<u>\$0</u>	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$40,380	
Accrued Interest from 7/1/2017 to Date	<u>\$119</u>	
Elevator Reserve Fund Balance		\$90,381
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$604,965	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	<u>\$110,400</u>	
Net cash available for discretionary use		\$373,315
	\$302,505	
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u><u>\$1,300,251</u></u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
JUNE 30, 2018

PAGE 1

ASSETS

CASH - CHECKING	283,322.04
CASH - SAVINGS	957,568.02
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	17,497.73
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(10,610.86)
NET AMOUNT, DEEMED COLLECTIBLE	6,886.87
SPECIAL ASSESSMENT WORK IN PROCESS	16,452.33
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	4,612.61
WATER SOFTENER SALT INVENTORY	0.00
PREPAID EXPENSES	3,323.00
PATRONAGE STOCK	4,695.12
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	1,019,473.43

TOTAL ASSETS

2,296,333.42
=====

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	66,285.57
PAYROLL & PAYROLL TAXES PAYABLE	35,866.12
MAINTENANCE FEES PAID IN ADVANCE	17,388.00
UNEARNED INCOME	2,354.36
INCOME & SALES TAXES PAYABLE	1,020.82
TOTAL LIABILITIES	122,914.87

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	273,974.17
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,173,418.55
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,296,333.42

=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
12 MONTHS ENDED JUNE 30, 2018

PAGE 2

	BUDGET QTR-TO-DATE -----	ACTUAL QTR-TO-DATE -----	VARIANCE WITH BUDGET -----	BUDGET YEAR-TO-DATE -----	ACTUAL YEAR-TO-DATE -----	VARIANCE WITH BUDGET -----
NET OPERATING INCOME OR (LOSS)						
FROM PAGE 3	(5,334.00)	(18,920.28)	(13,586.28)	0.00	29,719.35	29,719.35
 CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	(123,522.32)	948.97	124,471.29	0.00	124,471.29	124,471.29
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAILIZED FIXED ASSETS	113,775.00	66,240.00	(47,535.00)	188,151.96	163,997.92	(24,154.04)
DEDUCT DEPRECIATION EXPENSE	(24,364.74)	(24,364.74)	0.00	(92,813.39)	(92,813.39)	0.00
 ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	12,150.00	12,150.00	0.00	48,599.00	48,599.00	0.00
 NET INCOME OR (LOSS)	(27,296.06)	36,053.95	63,350.01	143,937.57	273,974.17	130,036.60
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
12 MONTHS ENDED JUNE 30, 2018

PAGE 3

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING INCOME STATEMENT SUMMARY						

GROSS INCOME FROM BELOW	419,941.00	421,619.26	1,678.26	1,679,941.00	1,685,724.59	5,783.59

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
May 31, 2018

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 6/30/2017	\$536,555	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$536,555
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$44,418	
Accrued Interest from 7/1/2017 to Date	\$131	
Elevator Reserve Fund Balance		\$94,431
<u>Discretionary Cash</u>		
Gross Discretionary Cash	\$591,952	
Prior Year's Cash used pay for Building 20 retaining wall	(\$342,050)	
Fees assessed to Date to Reimburse Discretionary Cash Fund	\$112,800	
Net cash available for discretionary use		\$362,702
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)	\$302,505	<u>\$1,293,688</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
12 MONTHS ENDED JUNE 30, 2018

PAGE 4

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING EXPENSE DETAIL						

EXPENSES						
BUILDING COSTS						
UTILITIES	104,038.00	100,577.59	3,460.41	508,128.00	496,118.21	12,009.79
BUILDING REPAIRS & MAINT	63,267.00	63,145.93	121.07	189,301.00	177,582.78	11,718.22
BLDG/CONTENTS/LIAB INS.	28,977.00	28,727.73	249.27	115,908.00	114,911.00	997.00
	-----	-----	-----	-----	-----	-----
SUBTOTAL	196,282.00	192,451.25	3,830.75	813,337.00	788,611.99	24,725.01
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	162,033.00	169,229.81	(7,196.81)	634,777.00	630,692.14	4,084.86
GROUND & POOL MAINTENANC	30,554.00	35,864.57	(5,310.57)	75,181.00	86,388.98	(11,207.98)
EQUIPMENT REPAIRS & MAINT	8,036.00	10,118.65	(2,082.65)	38,765.00	30,321.37	8,443.63
	-----	-----	-----	-----	-----	-----
SUBTOTAL	200,623.00	215,213.03	(14,590.03)	748,723.00	747,402.49	1,320.51
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	8,956.00	10,968.92	(2,012.92)	35,250.00	37,276.39	(2,026.39)
ADMIN & OFFICE EXPENSES	17,039.00	19,671.00	(2,632.00)	76,353.00	76,721.58	(368.58)
BAD DEBTS	1,050.00	921.00	129.00	4,200.00	3,991.00	209.00
PROPERTY TAXES	1,325.00	1,314.34	10.66	2,078.00	2,001.79	76.21
	-----	-----	-----	-----	-----	-----
SUBTOTAL	28,370.00	32,875.26	(4,505.26)	117,881.00	119,990.76	(2,109.76)
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	425,275.00	440,539.54	(15,264.54)	1,679,941.00	1,656,005.24	23,935.76
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	425,275.00	440,539.54	(15,264.54)	1,679,941.00	1,656,005.24	23,935.76
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
12 MONTHS ENDED JUNE 30, 2018

PAGE 5

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

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

ASSET PURCHASES AND SALES	26,375.00	26,375.00	0.00	26,375.00	26,375.00	0.00
MAJOR BUILDING PROJECTS	125,392.32	41,721.03	(83,671.29)	209,005.00	125,333.71	(83,671.29)
MAJOR GROUNDS & POOLS	40,800.00	0.00	(40,800.00)	40,800.00	0.00	(40,800.00)
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	7,200.00	7,200.00	0.00	28,800.00	28,800.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	199,767.32	75,296.03	(124,471.29)	304,980.00	180,508.71	(124,471.29)
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	(123,522.32)	948.97	124,471.29	0.00	124,471.29	124,471.29
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	12,114.00	12,114.00	0.00	48,456.00	48,456.00	0.00
INTEREST EARNED	36.00	36.00	0.00	143.00	143.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	12,150.00	12,150.00	0.00	48,599.00	48,599.00	0.00
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
JUNE 30, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	67,163.35
WELLS FARGO BANK:	216,158.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	283,322.04

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,593.77
ASSOCIATED BANK	151,268.13
BANK OF SUN PRAIRIE	52,357.71
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████, 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	151,480.10

TOTAL CASH INVESTMENTS	957,568.02

 TOTAL OF ALL CASH ACCOUNTS	1,240,890.06
	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes, Inc.
Supplemental Information
Cash Account Analysis
June 30, 2018

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 6/30/2017	\$536,555	
Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses	\$124,475	
Accrued Interest from 7/1/2017 to Date	\$0	
Capital Improvement Fund Balance		\$661,030
<u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>		
Elevator Reserve Fund Surplus Through 6/30/2017	\$49,882	
Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses	\$48,456	
Accrued Interest from 7/1/2017 to Date	\$143	
Elevator Reserve Fund Balance		\$98,481
<u>Discretionary Cash</u>		
Cash Available for Discretionary Use		\$181,379
TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)		<u>\$1,240,890</u>

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
BALANCE SHEET
MAY 31, 2018

PAGE 1

ASSETS

CASH - CHECKING	337,684.37
CASH - SAVINGS	956,004.01
GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS	20,297.66
LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS	(10,303.86)
NET AMOUNT, DEEMED COLLECTIBLE	9,993.80
SPECIAL ASSESSMENT WORK IN PROCESS	7,270.85
OTHER ACCOUNTS RECEIVABLE	0.00
CONTRACT SERVICES RECEIVABLE	0.00
ACCRUED INTEREST RECEIVABLE ON SAVINGS	5,404.64
WATER SOFTENER SALT INVENTORY	0.00
PREPAID EXPENSES	1,268.00
PATRONAGE STOCK	4,695.12
TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE	1,008,613.17

TOTAL ASSETS 2,330,933.96

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

LIABILITIES

TRADE ACCOUNTS PAYABLE	113,257.04
PAYROLL & PAYROLL TAXES PAYABLE	25,752.85
MAINTENANCE FEES PAID IN ADVANCE	6,024.00
INCOME & SALES TAXES PAYABLE	725.77
TOTAL LIABILITIES	145,759.66

CONDOMINIUM OWNER'S EQUITY

OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR	1,899,444.38
CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS)	285,729.92
CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE	2,185,174.30
TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY	2,330,933.96

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUMMARY STATEMENT OF NET INCOME OR (LOSS)
11 MONTHS ENDED MAY 31, 2018

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	(7,327.00)	6,154.70	13,481.70	(1,993.00)	54,794.33	56,787.33
CAPITAL IMPROVEMENT FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	4,940.00	4,940.00	0.00	128,462.32	128,462.32	0.00
ELIMINATE BALANCE SHEET ITEMS						
DISCRETIONARY CASH USED	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED FIXED ASSETS	43,855.00	43,855.00	0.00	141,612.92	141,612.92	0.00
DEDUCT DEPRECIATION EXPENSE	(15,240.00)	(15,240.00)	0.00	(83,688.65)	(83,688.65)	0.00
ELEVATOR RESERVE FUND						
NET CASH FLOW-CURRENT YEAR						
FROM PAGE 5	8,100.00	8,100.00	0.00	44,549.00	44,549.00	0.00
NET INCOME OR (LOSS)	34,328.00	47,809.70	13,481.70	228,942.59	285,729.92	56,787.33
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING INCOME
11 MONTHS ENDED MAY 31, 2018

PAGE 3

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING INCOME STATEMENT SUMMARY						

GROSS INCOME FROM BELOW	279,971.00	282,081.08	2,110.08	1,539,971.00	1,546,186.41	6,215.41
TOTAL OPERATING EXPENSES						
FROM PAGE 4	287,298.00	275,926.38	(11,371.62)	1,541,964.00	1,491,392.08	(50,571.92)
	-----	-----	-----	-----	-----	-----
NET OPERATING INCOME/(LOSS)	(7,327.00)	6,154.70	13,481.70	(1,993.00)	54,794.33	56,787.33
	=====	=====	=====	=====	=====	=====

GROSS INCOME DETAIL						

INCOME						
MAINTENANCE FEES	288,964.00	288,964.00	0.00	1,589,302.00	1,589,302.00	0.00
ACH PAYMENT DISCOUNTS	(22,510.00)	(22,410.00)	100.00	(123,805.00)	(124,505.00)	(700.00)
CONTRACTED SERVICES	12,368.00	12,368.00	0.00	68,024.00	68,024.00	0.00
INTEREST INCOME	378.00	1,672.66	1,294.66	2,077.00	6,460.41	4,383.41
NET MISCELLANEOUS INCOME	771.00	1,486.42	715.42	4,373.00	6,905.00	2,532.00
GAIN ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
GROSS INCOME	279,971.00	282,081.08	2,110.08	1,539,971.00	1,546,186.41	6,215.41
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATING EXPENSES
11 MONTHS ENDED MAY 31, 2018

PAGE 4

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	WITH BUDGET
	-----	-----	-----	-----	-----	-----
OPERATING EXPENSE DETAIL						

EXPENSES						
BUILDING COSTS						
UTILITIES	71,924.00	73,474.62	(1,550.62)	476,014.00	469,015.24	6,998.76
BUILDING REPAIRS & MAINT	51,326.00	35,479.63	15,846.37	177,360.00	149,916.48	27,443.52
BLDG/CONTENTS/LIAB INS.	19,318.00	19,151.82	166.18	106,249.00	105,335.09	913.91
	-----	-----	-----	-----	-----	-----
SUBTOTAL	142,568.00	128,106.07	14,461.93	759,623.00	724,266.81	35,356.19
	-----	-----	-----	-----	-----	-----
MAINTENANCE COSTS						
MAINTENANCE PAYROLL COSTS	102,403.00	101,221.13	1,181.87	575,147.00	562,683.46	12,463.54
GROUND & POOL MAINTENANC	19,198.00	19,568.37	(370.37)	63,825.00	70,092.78	(6,267.78)
EQUIPMENT REPAIRS & MAINT	5,166.00	7,995.63	(2,829.63)	35,895.00	28,198.35	7,696.65
	-----	-----	-----	-----	-----	-----
SUBTOTAL	126,767.00	128,785.13	(2,018.13)	674,867.00	660,974.59	13,892.41
	-----	-----	-----	-----	-----	-----
ADMINISTRATION COSTS						
MAINT BUILDING EXPENSES	6,179.00	7,986.97	(1,807.97)	32,473.00	34,294.44	(1,821.44)
ADMIN & OFFICE EXPENSES	11,084.00	10,434.21	649.79	70,398.00	67,484.79	2,913.21
BAD DEBTS	700.00	614.00	86.00	3,850.00	3,684.00	166.00
PROPERTY TAXES	0.00	0.00	0.00	753.00	687.45	65.55
	-----	-----	-----	-----	-----	-----
SUBTOTAL	17,963.00	19,035.18	(1,072.18)	107,474.00	106,150.68	1,323.32
	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES						
BEFORE INCOME TAXES	287,298.00	275,926.38	11,371.62	1,541,964.00	1,491,392.08	50,571.92
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL OPERATING EXPENSES	287,298.00	275,926.38	11,371.62	1,541,964.00	1,491,392.08	50,571.92
	=====	=====	=====	=====	=====	=====

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS
11 MONTHS ENDED MAY 31, 2018

PAGE 5

	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
	QTR-TO-DATE	QTR-TO-DATE	WITH BUDGET	YEAR-TO-DATE	YEAR-TO-DATE	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
	-----	-----	-----	-----	-----	-----
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	26,375.00	26,375.00	0.00	26,375.00	26,375.00	0.00
MAJOR BUILDING PROJECTS	14,715.00	14,715.00	0.00	98,327.68	98,327.68	0.00
MAJOR GROUNDS & POOLS	0.00	0.00	0.00	0.00	0.00	0.00
FUNDS FOR BLDG. 20 RETAINING						
WALL REPLACEMENT	4,800.00	4,800.00	0.00	26,400.00	26,400.00	0.00
	-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURES	45,890.00	45,890.00	0.00	151,102.68	151,102.68	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	4,940.00	4,940.00	0.00	128,462.32	128,462.32	0.00
	=====	=====	=====	=====	=====	=====
=====						
ELEVATOR RESERVE FUND						
=====						
FUND ADDITIONS	8,076.00	8,076.00	0.00	44,418.00	44,418.00	0.00
INTEREST EARNED	24.00	24.00	0.00	131.00	131.00	0.00
FUND EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----	-----
NET CASH FLOW-CURRENT YEAR	8,100.00	8,100.00	0.00	44,549.00	44,549.00	0.00
	=====	=====	=====	=====	=====	=====

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Cherokee Garden Condominium Homes
SUPPLEMENTAL INFORMATION
CASH ACCOUNT SUMMARY
MAY 31, 2018

PAGE 6

	BALANCE

CHECKING ACCOUNTS	

OLD NATIONAL BANK	121,525.68
WELLS FARGO BANK:	216,158.69
CAPITAL, BLDG 20 WALL & ELEVATOR	
FUND EQUITY RESERVES	

TOTAL CHECKING ACCOUNTS	337,684.37

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

MONEY MARKET ACCOUNTS	
SUMMIT CREDIT UNION	248,542.70
ASSOCIATED BANK	151,245.69
BANK OF SUN PRAIRIE	52,347.31
 CERTIFICATES OF DEPOSIT	
HOME SAVINGS BANK	
CAPITAL, BLDG 20 & ELEVATOR	
FUND EQUITY RESERVES	
██████████ 1.25%, DUE 11/2/18	203,868.31
BANK OF SUN PRARIE	
██████████ 2.00%, DUE 9/6/19	150,000.00
HERITAGE CREDIT UNION	
(\$149,995 CD, \$5 SHARE ACCT)	
██████████ 2.00% APY, DUE 07/28/19	150,000.00

TOTAL CASH INVESTMENTS	956,004.01

 TOTAL OF ALL CASH ACCOUNTS	1,293,688.38
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