

Cherokee Garden Condominium Homes, Inc.
For Year Ended June 30, 2018

Repair/Maintenance & Other expense invoices greater than \$5,000.

<u>Acct</u>		<u>Total Expense</u>	
5711	Building Repairs & Maint	115,407.06	Invoices > \$5,000 Attached
5712	Elevator Expenses	50,475.13	Invoices > \$5,000 Attached
5713	Misc. Bldg & Maint Supplies	24,023.45	No Invoice > \$5,000
6211	Grounds Maint Svcs	25,511.67	Invoices > \$5,000 Attached
6212	Grounds Maint Supplies	38,517.26	No Invoice > \$5,000
6411	Pool Maint & Supplies	17,640.53	Invoice > \$5,000 Attached
6611	Road & Sidewalk Salt	4,492.82	No Invoice > \$5,000
6811	Maint Bldg & Misc Maintenance	33,067.95	No Invoice > \$5,000
6812	Telephone Expense	4,208.44	No Invoice > \$5,000
7411	Equipment Repairs & Maint	23,042.24	No Invoice > \$5,000
7412	Equipment Maint - Truck	7,279.13	No Invoice > \$5,000
8017	Meals & Entertainment	-	No Invoice > \$5,000
8041	Office Expenses/Supplies	10,760.51	No Invoice > \$5,000

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

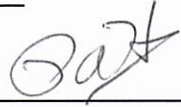
VENDOR # 38600

VENDOR: Jim Marks Painting

PAYMENT INFORMATION:

DATE PAID: 06/19/18

PAID BY CHECK # 16784

APPROVED FOR PAYMENT BY: 

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INVOICE INFORMATION:

INVOICE # 14943

INVOICE DATE 6/15/18

DUE DATE: 06/19/18

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>6,400.00</u>
<u>1152</u>	<u>1,950.00</u>
<u>1152</u>	<u>1,950.00</u>
<u>1152</u>	<u>600.00</u>
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 10,900.00

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38600

Jim Marks Painting, LLC

INVOICE

1302 Spahn Drive
Waunakee, WI 53597
Phone 608-217-6916

INVOICE #14943
DATE: JUNE 15, 2018

TO:

Cherokee Garden Condominiums

FOR:

1620 - 1622 Golf Glen

DESCRIPTION	HOURS	RATE	AMOUNT
Remove wallpaper, prime, patch and texture previously wallpapered walls \$1,950 per side			\$3,900.00
Paint all ceilings \$650.00 per side			\$1,300.00
Paint all walls (\$1,600 per side)			\$3,200.00
Paint all trim (\$950.00 per side)			\$1,900.00
Paint until doors \$45 per door (\$320 for 1620 and \$280 for 1622)			\$600.00
<i>Handwritten notes:</i> Hallway improvements Bldg. 32 special effects I will assess all units except Bill Martin 1620-1622 add to hallway improvements 1620-1622 Add: → \$1950 - 1620 wallpaper prep + removal \$1950 - 1622 wallpaper prep + removal \$45/per unit except 1622-A			
TOTAL			\$10,900.00

Braun ThyssenKrupp Elevator
2829 Royal Avenue
Madison, WI 53713
(608) 221-4400



Invoice No.	130280
Page	1

B I L L T O	CHEROKEE GARDEN CONDOS 1436 WHEELER ROAD MADISON WI 53704	S I T E	CHEROKEE GARDEN 1610 WHEELER 1610 WHEELER RD MADISON WI 53704
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Invoice Date	Invoice No.	Customer No.	Payment Terms	Contract No.
08/01/17	130280	CGC01	Due Upon Receipt	E00174

Quantity	Description	Unit Price	Extended Price
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from 08/01/2017 to 07/31/2018	KS	E00174	732.92
CHEROKEE GARDEN CONDOS QUARTERLY EXAM & LUBE SERVICE INCLUDES ANNUAL TESTING 1 UNIT (#17360)			

Bldg. 39 Elevator - Service &
Pressure test

If this invoice reflects an increase, it includes the annual adjustment per our existing maintenance agreement.

REMINDER: Service contract invoices are payable in advance of service per the terms of the contract. Any invoices past 45 days are subject to suspension of service.

Non-Taxable Amount 732.92
Taxable Amount .00

Gross
732.92

Tax
.00

Net Amount
732.92

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 32100

VENDOR: Braun Thyssenkrupp

PAYMENT INFORMATION:

DATE PAID: 08/14/17

PAID BY CHECK # _____

APPROVED FOR PAYMENT BY: _____

=====

INVOICE INFORMATION:

INVOICE # 130281

INVOICE DATE 8 / 1 / 17

DUE DATE: 08/14/17

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #		AMOUNT
<u>5712</u>		<u>5797.34</u>
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

INVOICE TOTAL: 5797.34
=====

Braun ThyssenKrupp Elevator
2829 Royal Avenue
Madison, WI 53713
(608) 221-4400



Invoice No.	130281
Page	1

B I L L T O	CHEROKEE GARDEN CONDOS 1436 WHEELER ROAD MADISON WI 53704	S I T E	CHEROKEE GARDEN COND 1626 WHEELER ROAD MADISON WI 53704
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Invoice Date	Invoice No.	Customer No.	Payment Terms	Contract No.
08/01/17	130281	CGC01	Due Upon Receipt	E00344

Quantity	Description	Unit Price	Extended Price
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from 08/01/2017 to 07/31/2018 KS E00344 5,797.34
CHEROKEE GARDEN CONDOS
QUARTERLY EXAM & LUBE SERVICE
INCLUDES CATEGORY 1 & PRESSURE TESTING
8 UNITS

OK 2011/11

Elevators - Service & pressure test

4942, 4946, 1620, 1622, 1625, 1630 + 1602

If this invoice reflects an increase, it includes the annual adjustment per our existing maintenance agreement.

REMINDER: Service contract invoices are payable in advance of service per the terms of the contract. Any invoices past 45 days are subject to suspension of service.

Non-Taxable Amount 5,797.34
Taxable Amount .00

Gross
5,797.34

Tax
.00

Net Amount
5,797.34

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 2120

VENDOR: City Treas

PAYMENT INFORMATION:

DATE PAID: 11/20/17 ^{ob}

PAID BY CHECK # 16511

APPROVED FOR PAYMENT BY: Bob

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INVOICE INFORMATION:

INVOICE # 1/12/17

INVOICE DATE 10/31/17

DUE DATE: 11/20/17 ^{ob}

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT # 5712 AMOUNT 5650.00

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 5650.00
=====

CHEROKEE GARDEN CONDOS
ELEVATOR INSPECTION FEES - INVOICE SUMMARY
10/31/2017

<u>BLDG</u>	<u>INVOICE #</u>	<u>CUSTOMER ID</u>	<u>TOTAL AMOUNT</u>
27-1	1121433	ELEV-2008- 509505	\$290.00
27-2	1121435	ELEV-2008- 509504	\$290.00
34-1	1121447	ELEV-2008- 511098	\$290.00
34-2	1121448	ELEV-2008- 511099	\$290.00
24	1121452	ELEV-2008- 508907	\$290.00
29	1121454	ELEV-2008- 509849	\$290.00
26	1121455	ELEV-2008- 509297	\$290.00
25	1121457	ELEV-2008- 509063	\$290.00
39	1121459	ELEV-2008- 17360	\$290.00
40-2	1121461	ELEV-2008- 658470	\$290.00
40-1	1121462	ELEV-2008- 658465	\$290.00
33	1121555	ELEV-2008- 510222	\$240.00
32-2	1121557	ELEV-2008- 510221	\$240.00
37	1121559	ELEV-2008- 511190	\$290.00
35	1121560	ELEV-2008- 511097	\$290.00
36-1	1121561	ELEV-2008- 511213	\$290.00
36-2	1121562	ELEV-2008- 511214	\$290.00
28	1121563	ELEV-2008- 509844	\$240.00
38	1121564	ELEV-2008- 441914	\$290.00
41	1121565	ELEV-2008- 668717	\$290.00

TOTAL DUE

\$5,650.00

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CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

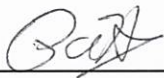
VENDOR # 2120

VENDOR: City Treasurer - Madison

PAYMENT INFORMATION:

DATE PAID: 03/26/18

PAID BY CHECK # 16651

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 3/21/18

INVOICE DATE 3/21/18

DUE DATE: 03/26/18

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5712</u>	<u>6910.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 6910.00

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CHEROKEE GARDEN CONDOS
ELEVATOR INSPECTION FEES - INVOICE SUMMARY
3/21/2018

<u>BLDG</u>	<u>INVOICE #</u>	<u>CUSTOMER ID</u>	<u>TOTAL AMOUNT</u>
24	1240752	ELEV-2008- 508907	\$290.00
25	1240751	ELEV-2008- 509063	\$290.00
26	1240750	ELEV-2008- 509297	\$290.00
27-1	1240757	ELEV-2008- 509505	\$290.00
27-2	1240754	ELEV-2008- 509504	\$290.00
28	1240741	ELEV-2008- 509844	\$290.00
29	1240753	ELEV-2008- 509849	\$290.00
30-1	1240765	ELEV-2008- 510112	\$290.00
30-2	1240768	ELEV-2008- 510113	\$290.00
31	1240742	ELEV-2008- 509874	\$290.00
32-1	1240777	ELEV-2008- 510220	\$240.00
32-2	1240779	ELEV-2008- 510221	\$290.00
33	1240771	ELEV-2008- 510222	\$290.00
34-1	1240762	ELEV-2008- 511098	\$290.00
34-2	1240760	ELEV-2008- 511099	\$290.00
35	1240747	ELEV-2008- 511097	\$290.00
36-1	1240744	ELEV-2008- 511213	\$290.00
36-2	1240743	ELEV-2008- 511214	\$290.00
37	1240745	ELEV-2008- 511190	\$290.00
38	1240749	ELEV-2008- 441914	\$290.00
39	1240793	ELEV-2008- 17360	\$290.00
40-1	1240790	ELEV-2008- 658465	\$290.00
40-2	1240792	ELEV-2008- 658470	\$290.00
41	1240786	ELEV-2008- 668717	\$290.00

TOTAL DUE

\$6,910.00

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CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 48106

VENDOR: Cornerstone Bldg Restore

PAYMENT INFORMATION:

DATE PAID: 11/06/17

PAID BY CHECK # 16523

APPROVED FOR PAYMENT BY: [Signature]

=====

INVOICE INFORMATION:

INVOICE # 10/24/17

INVOICE DATE 10/24/17

DUE DATE: 11/06/17

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>6211</u>	<u>5362.50</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 5362.50
=====

48100
6211



ROB SHOWERS

412 W. Oak Cottage Grove WI 53527

(608) 839-1000

INVOICE

Page No. 1 of 1 Pages

SUBMITTED TO Cherokee Gardens Condos		PHONE	DATE 10/24/17
STREET 1436 Wheeler Rd.		JOB NAME Masonry Restoration	
CITY, STATE AND ZIP CODE Madison, WI 53704		JOB LOCATION 4942, 99, 25-B	
INVOICE #	DATE OF PLANS	JOB PHONE	

DESCRIPTION	UNIT PRICE	AMOUNT
For:		
- Masonry Restoration to the Wing Walls on Bldg. 4942		
- Power washing the Wing Walls on Bldg. 99 (in preparation of masonry restoration)		
- Inside porch brick diagnostics Bldg. 25-B		
Total of 71.5 man hrs. @ \$75.00/per hr. ---		\$ 5362.50
Thank You		
Rob Showers		
Brick/Masonry Repairs - Bldg. 1, 26 & 34		
Outstanding 10-25-17		

TERMS: _____

SUB TOTAL \$ 5362.50
TAX
TOTAL \$ 5362.50

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 38100

VENDOR: Fairview Asphalt

PAYMENT INFORMATION:

DATE PAID: 12/11/17

PAID BY CHECK # 16555

APPROVED FOR PAYMENT BY: Qat

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INVOICE INFORMATION:

INVOICE # 7272047-0001

INVOICE DATE 9/29/17

DUE DATE: 12/11/17

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>6211</u>	<u>5700.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL:

5700.00
=====

38100
6211

Invoice



Pavement Maintenance Contractors
EEO/AA Employer

Bill To

CHEROKEE CONDOS
1436 WHEELER RD
MADISON, WI 53704

Customer Number 183076

Invoice Number 7222047-000001
Invoice Date 09/29/17
Project Number 7222047

Attention		PO Number / Reference		Terms
Golf Glen & Golf Parkway Driveways				N30
Description	Quantity	UOM	Unit Price	Amount
CRACKFILLING				4,300.00
INFRARED PATCHING				1,400.00

Road Maintenance & patching
Golf Glen & Golf Parkway driveways -

On Job

11-28-17

Send Payment To:

FAHRNER ASPHALT SEALERS, LLC
2800 Mecca Drive
Plover, WI 54467
(715) 341-2868

Subtotal	5,700.00
Retainage	0.00
Sales Tax	0.00
Invoice Total	5,700.00

✓
CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 1500

VENDOR: Badger Swimpools

PAYMENT INFORMATION:

DATE PAID: 05/21/18

PAID BY CHECK # 16721

APPROVED FOR PAYMENT BY: Galt

=====

INVOICE INFORMATION:

INVOICE # 900-18-12

INVOICE DATE 5/15/18

DUE DATE: 05/21/18

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT # 6411 AMOUNT 5675.90

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 5675.90
=====

Swim pools

www.badgerswim pools.com

PO #	Shipped	Service Date
	Service Call	

CHEROKEE GARDEN CONDOS
1436 WHEELER RD.
MADISON, WI 53704

[illegible]

GENERAL TERMS AND CONDITIONS OF SALE AND SERVICE

The following terms and conditions govern the sale of goods or services reflected on the reverse side of this document. It is important that we formalize our agreement to avoid future misunderstandings. Please do not consider these terms as a shield between us. Your continued satisfaction and goodwill is our primary objective. As used below, "we", "us", and "our" refer to Badger Swim Pools, Inc. as the Seller and "you" and "your" refer to you as the Buyer.

1. Delivery: All prices are F.O.B. at our warehouse or other place of business. The goods will be deemed delivered when placed in the hands of the carrier or shipper (which we will select absent your specific instruction) at our warehouse or other place of business. You assume all risk of delay, loss or damage to the goods at the time of delivery.
2. Payment: If the goods are not shipped C.O.D., payment for the goods or service must be made in full within 30 days of the date of our invoice, unless other payment terms have been agreed to in writing between us. Payments not made when due will accrue a late payment charge on the unpaid amount until paid at the rate of the lesser 18% per annum or the maximum amount allowable by law. We reserve all remedies with regard to past due amounts including, without limitation, the right to suspend further shipments on any orders which you have placed with us. If delivery is made in installments, payment is due under the above terms with regard to each installment. In the event of the bankruptcy or insolvency of Buyer, or in the event any proceeding is brought against Buyer, voluntarily or involuntarily, under bankruptcy or insolvency laws, we will be entitled to cancel any order then outstanding, and we shall be entitled to receive reimbursement for our reasonable cancellation charges. Buyer shall pay Seller's reasonable costs of collection of money due and unpaid, including reasonable attorneys' fees.
3. Taxes: All taxes which are presently or hereafter imposed on the use, sale, purchase, manufacture, storage, processing, consumption or delivery of the goods or services will be charged to you in addition to the purchase price. If you claim any exemption from taxes, we may require you to certify and/or document your eligibility for that exemption.
4. Warranties: The only warranties on the goods are those provided by the manufacturer, if any. We are not a co-warrantor or party to any manufacturer warranty. As a non-manufacturer seller of the goods to you, WE EXPRESSLY DISCLAIM ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. There is also NO WARRANTY ON LABOR FOR DEFECTIVE PARTS.
5. Limitation of Damages: UNDER NO CIRCUMSTANCES WILL WE BE LIABLE TO YOU OR TO ANY OTHER PERSON FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES ARISING FROM OR CONNECTED WITH THE SALE OR USE OF THE GOODS OR THE SERVICE PROVIDED. This exclusion of liability for consequential or incidental damages includes, without limitation, liability for lost profits, loss of time, use of equipment or goodwill, expenses incurred in replacing goods, damages to or replacement of equipment or property, and any other loss or damage of an economic nature. Our total liability with regard to any goods will not exceed the amount that we are paid for those specific goods. This paragraph applies to all claims whether asserted under contract, tort, statute, or any other legal theory.
6. Indemnification: In accepting the goods or service, you agree to defend, indemnify and hold us harmless from all claims made by any third person arising out of or connected with the sale or use of those goods.
7. Returns: We reserve sole discretion whether or not to authorize the return of any goods. A restocking charge may be enforced at 15% of the purchase price for the goods. Any goods returned must be delivered undamaged, unused and in their original packaging. The return item must be accompanied by the invoice reference number, date of purchase, and a statement of the reason for return.
8. Security Interest: By accepting the goods, you agree to grant us a purchase money security interest in them until you have paid for them in full. If requested by us, you will sign any documents necessary for us to perfect this security interest.
9. Suspension of Performance: If we are unable to deliver the goods or service or perform any other obligation with regard to them due to an act of God, our inability to obtain supplies, fire, accident, failure of machinery or transportation, governmental action, labor dispute, or other reason beyond our control, our obligation to deliver the goods or other performance will be suspended to the extent made necessary by such an event.
10. Cancellation: Once your order is accepted, you may not change or cancel it without our approval (which may require a cancellation charge or price adjustment). Direction by Buyer to cancel may be treated as a repudiation making the Buyer immediately liable for loss, expense and other damages.
11. General: The terms of sale set forth in this document will be the only terms governing this transaction and constitute the sole and final agreement between us with regard to this transaction. Any additional or different terms or conditions set forth in any other document are hereby objected to by us. We disclaim any statements or representations regarding the goods or this transactions unless they are expressly set forth in this document. We will not be bound by any modification of the term of this document, unless such modification is contained in the writing signed by our authorized representative. This transaction will be governed by the laws of the State of Wisconsin.
12. Lien Notice. **AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE NOTICE FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO OWNER'S MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.**