

Cherokee Garden Condominium Homes, Inc.
For Year Ended June 30, 2020

Capital Improvement Fund Accounts
Repair & maintenance expense invoices.

9510	Asset Purchases & Sales	Expensed Invoices Attached
9600	Major Building Projects	Expensed Invoices Attached
9610	Major Grounds & Pool Projects	None Expensed, All Capitalized
9810	Bldg. 20 Retaining Wall	None Expensed, All Capitalized
9999	Capital Improvement Contra A/C	N/A

CHEROKEE GARDEN CONDOS

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SELECTED INFORMATION FOR YEAR-END AUDIT

FOR YEAR ENDED 6/30/2020

C:\Users\Rick\Documents\1-CGCHA\YEAR-END AUDIT FILES\2019-2020\2019-2020 Audit Workpapers.xlsx\Income Stmt-

9510	ASSET PURCHASES/SALES NONE	PER G/L ACCT	SEE FIXED ASSETS	
			TO BALANCE SHEET	AMOUNT EXPENSED
		0.00		0.00
		0.00		0.00
9600	MAJOR BUILDING PROJECTS			
	General Engineering	993.75	(993.75)	0.00
	Doyle Gutter Svc	6,600.00	(6,600.00)	0.00
	Doyle Gutter Svc	5,250.00	(5,250.00)	0.00
	Hillestad Refrigeration	8,700.00	(8,700.00)	0.00
	Baraboo Awning	4,313.90	0.00	4,313.90 FF-1
	Hillestad Refrigeration	8,700.00	(8,700.00)	0.00
	Monona Plumbing	5,600.00	(5,600.00)	0.00
	Hillestad Refrigeration	17,800.00	(17,800.00)	0.00
	Hommel Utilituy Stall	5,000.00	(5,000.00)	0.00
	General Engineering	408.00	(408.00)	0.00
	Northside Electric	148.43	(148.43)	0.00
	Fox Water	4,435.00	(4,435.00)	0.00
	Ziegler Builders	18,900.00	(18,900.00)	0.00
	Hillestad Refrigeration	8,469.00	(8,469.00)	0.00
	Top Nothc Welding	25,000.00	(25,000.00)	0.00
	Fox Water	4,435.00	(4,435.00)	0.00
	Top Nothc Welding	29,000.00	(29,000.00)	0.00
	Titan Fire & Safety	7,900.00	(7,900.00)	0.00
	General Engineering	570.00	(570.00)	0.00
		162,223.08		4,313.90
9610	MAJOR GROUNDS & POOLS PROJECTS			
	Wolf Paving	25,717.67	(25,717.67)	0.00
	Lincoln Contractor's Supply	2,656.48	0.00	2,656.48 FF-2
	Baraboo Awning	15,056.96	(15,056.96)	0.00
	D&M Concrete	9,986.00	(9,986.00)	0.00
	D&M Concrete	436.00	(436.00)	0.00
	Badger Swimpools	4,156.61	(4,156.61)	0.00
	McKay Nursery	5,997.13	(5,997.13)	0.00
	McKay Nursery	5,346.06	(5,346.06)	0.00
		69,352.91		2,656.48
9999	CAP IMPROV FUND STMT CONTRA ACCT TOTAL			
	ACCOUNT WAS USED FOR CAPITAL BUDGET PURPOSES ONLY		(224,605.61)	
		231,575.99		6,970.38

FF

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

VENDOR # 1700

VENDOR: Baraboo Awping

PAYMENT INFORMATION:

DATE PAID: 09/09/19

PAID BY CHECK # 17763

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 8261904

INVOICE DATE 8/26/19

DUE DATE: 09/09/19

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>1204</u>	<u>4313.90</u>
<u>9600</u>	<u>4313.90</u>
<u>9999</u>	<u><4313.90></u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 4313.90

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FF-1

1702
1204/9600/9999



Invoice

Baraboo Tent & Awning, Inc.
PO BOX 57
BARABOO WI 53913

Date	Invoice #
8/26/2019	8261904

Phone # 608-356-8303

Bill To

CHEROKEE GARDEN CONDOMINIUMS
1436 WHEELER RD
MADISON WI 53704

Ship To

Units 91, 95 & 99

P.O. Number	Terms	Rep	Ship	Via	Job #	
Tom Martin	Net	JWP	8/26/2019	Install	1901227	
Quantity	Item Code	Description			Price Each	Amount
1	Awning Recover	3 True Brown Tops w/Side Panels WI +Dane			4,089.00 5.50%	4,089.00T 224.90
Capital Expenditure - Awnings 24-25-26						
Total					\$4,313.90	
Payments/Credits					\$0.00	
Balance Due					\$4,313.90	

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

VENDOR # 28300

VENDOR: Lincoln Contractors Supply

PAYMENT INFORMATION:

DATE PAID: 12/09/19

PAID BY CHECK # 17882

APPROVED FOR PAYMENT BY: Bar

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INVOICE INFORMATION:

INVOICE # 1459056

INVOICE DATE 12/6/19

DUE DATE: 12/09/19

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT # 9610 AMOUNT 2656.48 **TD FF**

INVOICE TOTAL: 2656.48

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MILWAUKEE SOUTH • OSHKOSH • RACINE • WAUKESHA • WAUSAU

SALES INVOICE

901 WALSH ROAD
MADISON, WI 53714

TEL: (608) 249-6476
FAX: (608) 249-9170

REMIT TO:

Lincoln Contractors Supply Inc.
PO Box 270168
Milwaukee, WI 53227

Invoice # M59056
Date (MMDDYY) 12-06-19
Order # 493419
Page 1

B I L L T O CHEROKEE GARDEN CONDO HOME
1436 WHEELER RD
MADISON WI 53704
S H I P T O PER TOM MARTIN
608-244-8144

Order Date	Cust #	Ship Via	Customer P.O. #			Sales Rep	Entered By
11-26-19	04229	WI P/D DANE	SHOP			DAN ST	AT03
Item Number/Description			Ordered	Shipped	B/O	Unit Price	Extended Price
WA-5100042217			1	1	0	2,305.00	2,305.00
PT4A 4" CENTRIFUGAL TRASPUMP W/ HONDA ENGINE							
SN#: 24484371			UN#:				
AN-PSH40			1	1	0	212.99	212.99
4"X20' SUCTION HOSE (PLASTIC)							

Per Capital Budget 2019-20
Pool/Pond pump

Old Ben M

Our terms are NET 30 DAYS from invoice date. 12-06-19			Merchandise	2,517.99
LINCOLN CONTRACTORS SUPPLY & FABICK RENTS. WORKING TOGETHER TO OFFER YOU MORE.			Freight	0.00
			Subtotal	2,517.99
			Tax	138.49
			TOTAL	2,656.48

Signature

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

TERMS & CONDITIONS

SALES: EXPRESS WARRANTY AND EXCLUSION OR DISCLAIMER OF IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE

"Express warranties; exclusion of implied warranties. Seller warrants that the goods supplied hereunder will conform to description herein stated; that it will convey good title thereto, free of all liens of any kind whatever unknown to the buyer; and that such goods will be of merchantable quality. This is seller's sole warranty with respect to the goods. SELLER MAKES NO OTHER WARRANTY OF ANY KIND WHATEVER, EXPRESS OR IMPLIED: AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE AFORESTATED OBLIGATION ARE HEREBY DISCLAIMED BY SELLER AND EXCLUDED FROM THIS AGREEMENT."

RENTALS: EQUIPMENT LEASE TERMS

This agreement is made on the date shown on the reverse side by LINCOLN CONTRACTORS SUPPLY, INC. of West Allis, Wisconsin, a Wisconsin corporation hereinafter called LESSOR and the Corporation or individual named on the reverse side (LEASED TO) hereinafter called LESSEE.

WITNESSETH:

The LESSOR hereby releases to the LESSEE the equipment described above for the term shown on the reverse side. The LESSEE shall pay the LESSOR rent also described on the reverse side. The leased equipment will be kept at "SHIP TO" address shown on the reverse side and will not be moved from there without prior written consent of LESSOR. LESSEE will use the equipment leased only for the purpose for which the leased equipment was designed.

I hereby acknowledge conditions as stated on both the front and back of this rental agreement.

Lessee, at his own expense, will maintain the leased equipment in first class condition and repair and will, at his own expense, supply and install all replacement parts and accessories necessary therefore. All such replacement parts and accessories will become the property of the Lessor. Lessee will arrange for and pay for all repairs required and will notify Lessor in writing when any repairs beyond regular maintenance and replacement have been required. At the expiration of this lease, Lessee will return the leased equipment to Lessor in as good condition as at the commencement thereof, reasonable wear and tear expected. Lessor will be permitted access to the leased equipment to observe Lessee's use, operation, and care of the equipment; and in the event Lessee fails to properly repair and maintain the leased equipment, Lessor may make such repairs and maintenance as may be necessary, and Lessee will immediately pay the cost thereof.

Lessee will have property damage insurance on leased equipment equal at least to the total value stated on the reverse side of this form, showing the Lessor as payee and will furnish the Lessor with a certificate of insurance.

That commencing with the loading for shipment by Lessor until re-delivery, Lessee accepts full responsibility for and will bear the entire risk of loss, theft, damage, or destruction of the leased equipment. Lessee agrees to indemnify and save harmless the Lessor from claims: loss and damage; including costs and attorney's fees arising from or occasioned by the operation, use, or presence of the leased equipment or any act or default of Lessee, his agents, or servant. Lessee assumes all risks, liabilities, and costs for all injuries to or deaths of any person or persons and damage to the property of anyone arising or occasioned by the operation, use, or presence of the leased equipment.

Lessee will put a competent operator in charge of the leased equipment and will limit access for use or operation of the leased equipment to Lessee, Lessee's designated operators, or employees. Lessee will take necessary measures to protect leased equipment from vandalism, flooding, and freezing.

SERVICE WORK:

YOU ARE ENTITLED TO A PRICE ESTIMATE FOR THE REPAIRS YOU HAVE AUTHORIZED. THE REPAIR PRICE MAY BE LESS THAN THE ESTIMATE. BUT WILL NOT EXCEED THE ESTIMATE WITHOUT YOUR PERMISSION. YOUR SIGNATURE WILL INDICATE YOUR ESTIMATE SELECTION.

1. I request an estimate in writing before you begin repairs.

2. Please proceed with repairs, but call me before continuing if the price will exceed \$ _____

3. I do not want an estimate _____

Do you want the replaced parts you are entitled to? ☐ Yes ☐ No

Payment will be made by: ☐ Cash ☐ Charge

Call when vehicle is ready: ☐ Yes ☐ No

Motor vehicle repair practices are regulated by Chapter ATCP 132, Wis. Adm. Code, administered by the Bureau of Consumer Protection, Wisconsin Department of Agriculture, Trade and Consumer Protection, P.O. Box 8911, Madison, Wisconsin 53708-8911.

☐ This equipment received without face to face customer contact.

SHOP REPRESENTATIVE SIGNATURE _____

ADDITIONAL WORK AUTHORIZED BY: _____

NAME _____

DATE	TIME	A.M. P.M.	NUMBER CALLED	NEW TOTAL ESTIMATE

Lessee agrees that Lessor has not and does not make any representation, warranty, or covenant, expressed or implied with respect to the condition, quality, design, durability, capabilities, suitability, or performance of the leased equipment or the material or workmanship thereof, it being agreed that the equipment is leased as is. Lessee agrees that Lessor shall not be liable for any loss, claim, damage or expense of any kind caused by the leased equipment, and the equipment will be deemed fully inspected and accepted by the Lessee unless the Lessee gives notice by registered mail within three days of delivery that the leased equipment is not as described and the leased equipment will not be used prior to such an inspection by the Lessee.

Lessee will pay all transportation charges to shipping destination and return charges for the leased equipment, together with all loading and unloading costs.

That upon any breach or default of any one or more of the conditions of this lease or if bankruptcy or insolvency proceedings are commenced by or against Lessee or if Lessee discontinues business, the Lessor will have the right to terminate this lease forthwith, and Lessee agrees to pay at once all amounts unpaid to the end of this lease without notice or demand by the Lessor, and the Lessor will have the right to take possession of the leased equipment without notice. No term or obligation of this lease can be waived by Lessor except by written consent of the Lessor.

This lease will bind their heirs, executors, administrators, and successors of the parties.

DAMAGE AND ALL RISK INSURANCE REQUIREMENT

Before taking possession of the equipment leased or rented from the Lessor, Lessee shall deliver a Certificate of Insurance to the Lessor certifying the Lessor as owner of the equipment and loss payee, all risk coverage for loss and damage to the extent of the full replacement value of the equipment for the full term of the rental agreement without right of cancellation until the end of the term.

DAMAGE AND INSURANCE WAIVER OFFER

In consideration of payment of 9% of the total rental for the itemized equipment on the rental agreement, where the Lessee has signed and checked the box "I ACCEPT", the Lessor hereby waives the damage and all risk insurance requirement. The Lessor is not selling or providing insurance, but waives its right to recover loss or damage to its equipment for the Lessee to the extent not excepted below.

LIABILITY REGARDLESS OF ELECTION

Regardless of which of the above alternatives is elected, the Lessee shall, in all events report any loss or damage to the equipment caused by suspicion of a criminal act to the local law enforcement authorities and shall furnish a copy of the report to the Lessor, and in either or all events shall be liable to the Lessor for the following if not paid by Lessee's insurance:

1. Damage to tires.
2. Cost of cleaning and reconditioning necessary resulting from use in painting, sand-blasting or similar use of equipment.
3. Cost of repair or replacement from failure to properly lubricate the equipment or to check and replenish oil, lubricants, fuel, water and batteries on a daily basis.
4. Cost of repair or replacement from negligent use, from misuse or abuse of the equipment or unnecessary exposure to the elements, or use for purposes for which the equipment was not designed, or for loading beyond capacity or from failure to comply with written safety procedures on or with the equipment or separately furnished to Lessee.
5. Cost of repair or replacement or any loss or damage resulting from conversion or misappropriation of the equipment, or any part thereof, or permitting its use by others, or failure to return the equipment to the Lessor's yard on or before the expiration of the lease.
6. Costs and reasonable attorneys fees incurred by the Lessor in enforcing its claims against the Lessee or in defending any insupportable claims made by the Lessee against the Lessor.

"The Company warrants service and repair work performed to be free from defects in material and workmanship for a period of 30 days. The Company's obligation under this warranty shall be limited to the repair or replacement at the Company's premises of those new parts previously installed or labor previously performed demonstrated to be defective. Such remedy shall constitute Customer's sole and exclusive remedy and Customer hereby agrees that no other remedy (including, but not limited to claims for INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE, INCLUDING LOSS OF TIME, WHATSOEVER, OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL DAMAGE OR INCIDENTAL OR ECONOMIC LOSS) shall be available to Customer. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Substandard repair work may be performed upon request of Customer and according to Customer's instructions, but such work will carry absolutely no warranty whatsoever."

"Customer agrees to indemnify and hold harmless distributor from and against any and all liability, fines, suits, claims, demands and actions, and costs and expenses of any kind of nature which may arise, or be claimed against distributor, to agents, employees, or authorized representative for service, products or parts furnished hereunder except for the replacement costs of those parts or products supplied by distributor which distributor has expressly warranted in writing."

"There are no oral or written promises, terms, conditions, representations of quality or fitness for any purpose, or warranties, express or implied, concerning these goods, other than those contained herein in writing, if any."

I HEREBY AUTHORIZE the above repair work to be done along with necessary materials. You and your employees may operate said equipment for purposes of testing, inspection or delivery at my risk. An express mechanic's lien is acknowledged on or above equipment to secure the amount of repairs thereto. You will not be held responsible for loss or damage to equipment or articles left in equipment in case of fire, theft, accident or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. I UNDERSTAND THAT ALL CHARGES ARE DUE UPON DELIVERY OF THE EQUIPMENT. IF PAYMENT IS DEFERRED, I UNDERSTAND THAT ALL CHARGES ARE DUE WITHIN 30 DAYS FROM BILLING DATE. IF PAYMENT IN FULL IS NOT MADE BY THEN, I HEREBY AGREE TO PAY A PENALTY CHARGE AT THE RATE OF 1-1/2% PER MONTH (18% PER ANNUM) ON THE DECLINING UNPAID BALANCE UNTIL PAID IN FULL. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

CUSTOMER SIGNATURE _____