

Cherokee Garden Condominium Homes  
BALANCE SHEET  
JUNE 30, 2022

PAGE 1

ASSETS

|                                                             |              |
|-------------------------------------------------------------|--------------|
| CASH - CHECKING                                             | 312,913.26   |
| CASH - SAVINGS                                              | 1,477,683.40 |
| GROSS FEES & ASSESSMENTS DUE FROM RESIDENTS                 | 15,979.25    |
| LESS RESERVE FOR UNCOLLECTIBLE ACCOUNTS                     | (13,825.11)  |
| NET AMOUNT, DEEMED COLLECTIBLE                              | 2,154.14     |
| SPECIAL ASSESSMENT WORK IN PROCESS                          | 0.00         |
| OTHER ACCOUNTS RECEIVABLE                                   | 0.00         |
| CONTRACT SERVICES RECEIVABLE                                | 13,760.39    |
| ACCRUED INTEREST RECEIVABLE ON SAVINGS                      | 163.01       |
| WATER SOFTENER SALT INVENTORY                               | 0.00         |
| PREPAID EXPENSES                                            | 109,933.30   |
| PATRONAGE STOCK                                             | 4,430.63     |
| TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION TO DATE | 1,279,411.07 |
| TOTAL ASSETS                                                | 3,200,449.20 |

LIABILITIES & CONDOMINIUM OWNERS' EQUITY

|                                                |              |
|------------------------------------------------|--------------|
| LIABILITIES                                    |              |
| TRADE ACCOUNTS PAYABLE                         | 60,166.40    |
| PAYROLL & PAYROLL TAXES PAYABLE                | 7,650.75     |
| MAINTENANCE FEES PAID IN ADVANCE               | 61,467.00    |
| UNEARNED INCOME                                | 0.00         |
| INCOME & SALES TAXES PAYABLE                   | 1,927.11     |
| TOTAL LIABILITIES                              | 131,211.26   |
| CONDOMINIUM OWNER'S EQUITY                     |              |
| OWNER'S EQUITY BALANCE AT BEGINNING OF YEAR    | 2,817,041.82 |
| CURRENT YEAR'S CUMULATIVE NET INCOME OR (LOSS) | 252,196.12   |
| CURRENT CONDOMINIUM OWNERS' EQUITY BALANCE     | 3,069,237.94 |
| TOTAL LIABILITIES & CONDOMINIUM OWNER'S EQUITY | 3,200,449.20 |

PREPARED WITHOUT AUDIT, FOR INTERNAL USE ONLY

Cherokee Garden Condominium Homes  
SUMMARY STATEMENT OF NET INCOME OR (LOSS)  
12 MONTHS ENDED JUNE 30, 2022

PAGE 2

|                                | BUDGET<br>QTR-TO-DATE<br>----- | ACTUAL<br>QTR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- | BUDGET<br>YEAR-TO-DATE<br>----- | ACTUAL<br>YEAR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- |
|--------------------------------|--------------------------------|--------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| NET OPERATING INCOME OR (LOSS) |                                |                                |                                  |                                 |                                 |                                  |
| FROM PAGE 3                    | (11,521.00)                    | 29,223.71                      | 40,744.71                        | 0.00                            | 27,015.98                       | 27,015.98                        |
| CAPITAL IMPROVEMENT FUND       |                                |                                |                                  |                                 |                                 |                                  |
| NET CASH FLOW-CURRENT YEAR     |                                |                                |                                  |                                 |                                 |                                  |
| FROM PAGE 5                    | (153,384.50)                   | (38,845.00)                    | 114,539.50                       | (10,927.00)                     | 99,168.78                       | 110,095.78                       |
| ELIMINATE BALANCE SHEET ITEMS  |                                |                                |                                  |                                 |                                 |                                  |
| CAPITALIZED FIXED ASSETS       |                                |                                |                                  |                                 |                                 |                                  |
| PAID WITH PRIOR YRS. FUN       | 0.00                           | 0.00                           | 0.00                             | 0.00                            | 0.00                            | 0.00                             |
| CAPITALIZED FIXED ASSETS       | 115,090.00                     | 115,090.00                     | 0.00                             | 208,688.36                      | 208,688.36                      | 0.00                             |
| DEDUCT DEPRECIATION EXPENSE    | (32,261.00)                    | (32,261.00)                    | 0.00                             | (125,241.86)                    | (125,241.86)                    | 0.00                             |
| ELEVATOR RESERVE FUND          |                                |                                |                                  |                                 |                                 |                                  |
| NET CASH FLOW-CURRENT YEAR     |                                |                                |                                  |                                 |                                 |                                  |
| FROM PAGE 5                    | 11,364.00                      | 11,364.00                      | 0.00                             | 45,442.00                       | 42,564.86                       | (2,877.14)                       |
| NET INCOME OR (LOSS)           | (70,712.50)                    | 84,571.71                      | 155,284.21                       | 117,961.50                      | 252,196.12                      | 134,234.62                       |

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Cherokee Garden Condominium Homes  
SUPPLEMENTAL INFORMATION  
STATEMENT OF OPERATING INCOME  
12 MONTHS ENDED JUNE 30, 2022

PAGE 3

|                                             | BUDGET<br>QTR-TO-DATE<br>----- | ACTUAL<br>QTR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- | BUDGET<br>YEAR-TO-DATE<br>----- | ACTUAL<br>YEAR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- |
|---------------------------------------------|--------------------------------|--------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| OPERATING INCOME STATEMENT SUMMARY<br>----- |                                |                                |                                  |                                 |                                 |                                  |
| GROSS INCOME FROM BELOW                     | 463,297.00                     | 475,145.02                     | 11,848.02                        | 1,857,985.00                    | 1,868,660.82                    | 10,675.82                        |
| TOTAL OPERATING EXPENSES                    |                                |                                |                                  |                                 |                                 |                                  |
| FROM PAGE 4                                 | 474,818.00                     | 445,921.31                     | (28,896.69)                      | 1,857,985.00                    | 1,841,644.84                    | (16,340.16)                      |
| NET OPERATING INCOME/(LOSS)                 | (11,521.00)                    | 29,223.71                      | 40,744.71                        | 0.00                            | 27,015.98                       | 27,015.98                        |
|                                             | =====                          | =====                          | =====                            | =====                           | =====                           | =====                            |

|                          |                              |             |           |              |              |            |
|--------------------------|------------------------------|-------------|-----------|--------------|--------------|------------|
|                          | GROSS INCOME DETAIL<br>----- |             |           |              |              |            |
| MAINTENANCE FEES         | 472,053.00                   | 472,053.00  | 0.00      | 1,888,212.00 | 1,888,212.00 | 0.00       |
| ACH PAYMENT DISCOUNTS    | (33,915.00)                  | (33,845.00) | 70.00     | (135,660.00) | (135,600.00) | 60.00      |
| CONTRACTED SERVICES      | 21,714.00                    | 33,936.58   | 12,222.58 | 86,856.00    | 99,078.58    | 12,222.58  |
| INTEREST INCOME          | 1,891.00                     | 1,716.73    | (174.27)  | 12,201.00    | 13,169.73    | 968.73     |
| NET MISCELLANEOUS INCOME | 1,554.00                     | 1,283.71    | (270.29)  | 6,376.00     | 3,800.51     | (2,575.49) |
| GAIN ON SALE OF ASSETS   | 0.00                         | 0.00        | 0.00      | 0.00         | 0.00         | 0.00       |
|                          | -----                        | -----       | -----     | -----        | -----        | -----      |
| GROSS INCOME             | 463,297.00                   | 475,145.02  | 11,848.02 | 1,857,985.00 | 1,868,660.82 | 10,675.82  |
|                          | =====                        | =====       | =====     | =====        | =====        | =====      |

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Cherokee Garden Condominium Homes  
SUPPLEMENTAL INFORMATION  
STATEMENT OF OPERATING EXPENSES  
12 MONTHS ENDED JUNE 30, 2022

PAGE 4

|                                   | BUDGET<br>QTR-TO-DATE<br>----- | ACTUAL<br>QTR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- | BUDGET<br>YEAR-TO-DATE<br>----- | ACTUAL<br>YEAR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- |
|-----------------------------------|--------------------------------|--------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| OPERATING EXPENSE DETAIL<br>----- |                                |                                |                                  |                                 |                                 |                                  |
| EXPENSES                          |                                |                                |                                  |                                 |                                 |                                  |
| BUILDING COSTS                    |                                |                                |                                  |                                 |                                 |                                  |
| UTILITIES                         | 109,758.00                     | 123,251.32                     | (13,493.32)                      | 524,591.00                      | 609,211.90                      | (84,620.90)                      |
| BUILDING REPAIRS & MAINT          | 69,453.00                      | 39,211.08                      | 30,241.92                        | 212,903.00                      | 155,654.44                      | 57,248.56                        |
| BLDG/CONTENTS/LIAB INS.           | 51,699.00                      | 51,695.33                      | 3.67                             | 206,796.00                      | 206,787.20                      | 8.80                             |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| SUBTOTAL                          | 230,910.00                     | 214,157.73                     | 16,752.27                        | 944,290.00                      | 971,653.54                      | (27,363.54)                      |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| MAINTENANCE COSTS                 |                                |                                |                                  |                                 |                                 |                                  |
| MAINTENANCE PAYROLL COSTS         | 175,139.00                     | 148,756.16                     | 26,382.84                        | 669,506.00                      | 621,699.72                      | 47,806.28                        |
| GROUNDS & POOL MAINTENANC         | 29,502.00                      | 30,719.66                      | (1,217.66)                       | 76,096.00                       | 87,291.11                       | (11,195.11)                      |
| EQUIPMENT REPAIRS & MAINT         | 8,863.00                       | 11,489.26                      | (2,626.26)                       | 39,857.00                       | 36,162.36                       | 3,694.64                         |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| SUBTOTAL                          | 213,504.00                     | 190,965.08                     | 22,538.92                        | 785,459.00                      | 745,153.19                      | 40,305.81                        |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| ADMINISTRATION COSTS              |                                |                                |                                  |                                 |                                 |                                  |
| MAINT BUILDING EXPENSES           | 9,646.00                       | 8,858.08                       | 787.92                           | 38,119.00                       | 35,808.42                       | 2,310.58                         |
| ADMIN & OFFICE EXPENSES           | 18,662.00                      | 16,538.26                      | 2,123.74                         | 85,794.00                       | 72,971.93                       | 12,822.07                        |
| BAD DEBTS                         | 498.00                         | 13,825.11                      | (13,327.11)                      | 1,992.00                        | 13,825.11                       | (11,833.11)                      |
| PROPERTY TAXES                    | 1,598.00                       | 1,577.05                       | 20.95                            | 2,331.00                        | 2,232.65                        | 98.35                            |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| SUBTOTAL                          | 30,404.00                      | 40,798.50                      | (10,394.50)                      | 128,236.00                      | 124,838.11                      | 3,397.89                         |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| TOTAL EXPENSES                    |                                |                                |                                  |                                 |                                 |                                  |
| BEFORE INCOME TAXES               | 474,818.00                     | 445,921.31                     | 28,896.69                        | 1,857,985.00                    | 1,841,644.84                    | 16,340.16                        |
| INCOME TAXES                      | 0.00                           | 0.00                           | 0.00                             | 0.00                            | 0.00                            | 0.00                             |
|                                   | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| TOTAL OPERATING EXPENSES          | 474,818.00                     | 445,921.31                     | 28,896.69                        | 1,857,985.00                    | 1,841,644.84                    | 16,340.16                        |
|                                   | =====                          | =====                          | =====                            | =====                           | =====                           | =====                            |

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Cherokee Garden Condominium Homes  
SUPPLEMENTAL INFORMATION  
CAPITAL IMPROVEMENT & ELEVATOR RESERVE FUND ANALYSIS  
12 MONTHS ENDED JUNE 30, 2022

PAGE 5

|                             | BUDGET<br>QTR-TO-DATE<br>----- | ACTUAL<br>QTR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- | BUDGET<br>YEAR-TO-DATE<br>----- | ACTUAL<br>YEAR-TO-DATE<br>----- | VARIANCE<br>WITH BUDGET<br>----- |
|-----------------------------|--------------------------------|--------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|
| =====                       |                                |                                |                                  |                                 |                                 |                                  |
| 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                             |
| CAPITAL IMPROV FUNDS        |                                |                                |                                  |                                 |                                 |                                  |
| FROM PRIOR YEAR             | 0.00                           | 0.00                           | 0.00                             | 0.00                            | 0.00                            | 0.00                             |
|                             | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| TOTAL ADDITIONS             | 76,245.00                      | 76,245.00                      | 0.00                             | 304,980.00                      | 304,980.00                      | 0.00                             |
|                             | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| USE OF FUNDS                |                                |                                |                                  |                                 |                                 |                                  |
| -----                       |                                |                                |                                  |                                 |                                 |                                  |
| ASSET PURCHASES AND SALES   | 14,950.00                      | 0.00                           | (14,950.00)                      | 14,950.00                       | 0.00                            | (14,950.00)                      |
| MAJOR BUILDING PROJECTS     | 191,359.50                     | 111,345.00                     | (80,014.50)                      | 226,957.00                      | 147,248.04                      | (79,708.96)                      |
| MAJOR GROUNDS & POOLS       | 23,320.00                      | 3,745.00                       | (19,575.00)                      | 74,000.00                       | 58,563.18                       | (15,436.82)                      |
|                             | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| TOTAL EXPENDITURES          | 229,629.50                     | 115,090.00                     | (114,539.50)                     | 315,907.00                      | 205,811.22                      | (110,095.78)                     |
|                             | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| NET CASH FLOW-CURRENT YEAR  | (153,384.50)                   | (38,845.00)                    | 114,539.50                       | (10,927.00)                     | 99,168.78                       | 110,095.78                       |
|                             | =====                          | =====                          | =====                            | =====                           | =====                           | =====                            |
| =====                       |                                |                                |                                  |                                 |                                 |                                  |
| ELEVATOR RESERVE FUND       |                                |                                |                                  |                                 |                                 |                                  |
| =====                       |                                |                                |                                  |                                 |                                 |                                  |
| FUND ADDITIONS              | 10,854.00                      | 10,854.00                      | 0.00                             | 43,416.00                       | 43,416.00                       | 0.00                             |
| INTEREST EARNED             | 510.00                         | 510.00                         | 0.00                             | 2,026.00                        | 2,026.00                        | 0.00                             |
| FUND EXPENDITURES           | 0.00                           | 0.00                           | 0.00                             | 0.00                            | (2,877.14)                      | (2,877.14)                       |
|                             | -----                          | -----                          | -----                            | -----                           | -----                           | -----                            |
| NET CASH FLOW-CURRENT YEAR  | 11,364.00                      | 11,364.00                      | 0.00                             | 45,442.00                       | 42,564.86                       | (2,877.14)                       |
|                             | =====                          | =====                          | =====                            | =====                           | =====                           | =====                            |

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

PAGE 6

|                                                                                                                | BALANCE      |
|----------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                | -----        |
| CHECKING ACCOUNTS                                                                                              |              |
| -----                                                                                                          |              |
| WAUNAKEE COMMUNITY BANK                                                                                        | 154,286.17   |
| OLD NATIONAL BANK                                                                                              | 158,627.09   |
|                                                                                                                | -----        |
| TOTAL CHECKING ACCOUNT(S)                                                                                      | 312,913.26   |
|                                                                                                                | -----        |
| <br>BANK SAVINGS, MONEY MARKET ACCOUNTS & CERTIFICATES OF DEPOSIT<br>(CD NUMBER, INTEREST RATE, MATURITY DATE) |              |
| -----                                                                                                          |              |
| MONEY MARKET ACCOUNTS                                                                                          |              |
| SUMMIT CREDIT UNION                                                                                            |              |
| WAUNAKEE COMMUNITY BANK                                                                                        | 99,468.27    |
| DUPACO CREDIT UNION                                                                                            | 182,581.27   |
| BANK OF SUN PRAIRIE                                                                                            | 167,130.94   |
| WAUNAKEE/OREGON COMMUNITY BANK                                                                                 | 160,140.81   |
| MONEY MARKET & ICS ACCOUNT                                                                                     | 746,269.85   |
| CAPITAL & ELEVATOR                                                                                             |              |
| FUND EQUITY RESERVES                                                                                           |              |
| <br>CERTIFICATES OF DEPOSIT                                                                                    |              |
| WAUNAKEE/OREGON COMMUNITY BANK                                                                                 |              |
| CAPITAL & ELEVATOR                                                                                             |              |
| FUND EQUITY RESERVES                                                                                           |              |
| CDARS CD                                                                                                       |              |
| ██████████.25%, DUE 9/28/23                                                                                    |              |
| BANK OF SUN PRARIE                                                                                             | 69,461.98    |
| 54335538, .75%, DUE 8/11/22                                                                                    |              |
| HOME SAVINGS BANK                                                                                              | 52,630.28    |
| ██████████ 2.67%, DUE 4/16/22                                                                                  |              |
|                                                                                                                | 0.00         |
|                                                                                                                | -----        |
| TOTAL CASH INVESTMENTS                                                                                         | 1,477,683.40 |
|                                                                                                                | -----        |
| <br>TOTAL OF ALL CASH ACCOUNTS                                                                                 |              |
|                                                                                                                | -----        |
|                                                                                                                | 1,790,596.66 |
|                                                                                                                | =====        |

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Cherokee Garden Condominium Homes, Inc.  
Supplemental Information  
Cash Account Analysis  
June 30, 2022

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CASH BALANCES ARE DESIGNATED AS FOLLOWS:

|                                                                                                       |           |                    |
|-------------------------------------------------------------------------------------------------------|-----------|--------------------|
| <u>Cash Designated by Board of Directors to be Set Aside for Potential Future Operating Deficits:</u> |           | \$300,000          |
| <u>Cash Designated for the Separately Created Capital Improvement Fund:</u>                           |           |                    |
| Capital Improvement Fund Surplus Through 6/30/2021                                                    | \$961,621 |                    |
| Year-To-Date Capital Improvement Fund Fees Collected in Excess of Expenses                            | \$99,169  |                    |
| Accrued Interest from 7/1/2021 to Date                                                                | \$0       |                    |
| Capital Improvement Fund Balance                                                                      |           | \$1,060,790        |
| <u>Cash Designated for the Separately Created Elevator Reserve Fund:</u>                              |           |                    |
| Elevator Reserve Fund Surplus Through 6/30/2021                                                       | \$190,184 |                    |
| Year-To-Date Elevator Capital Reserve Fees Collected in Excess of Expenses                            | \$40,539  |                    |
| Accrued Interest from 7/1/2021 to Date                                                                | \$2,026   |                    |
| Elevator Reserve Fund Balance                                                                         |           | \$232,749          |
| <u>Discretionary Cash</u>                                                                             |           |                    |
| Available for Discretionary Use                                                                       |           | \$197,058          |
| TOTAL OF ALL CASH ACCOUNTS (See Page 6 for Cash Account Details)                                      |           | <u>\$1,790,597</u> |

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CHEROKEE GARDEN CONDOMINIUM HOMES, INC.  
BUDGET vs ACTUAL CAPITAL EXPENDITURES  
2021-2022 FISCAL YEAR

**YEAR-TO-DATE SUMMARY:**

**CAPITAL IMPROVEMENT FUND**

|                                  | Y.T.D.<br>BUDGET         | Y.T.D.<br>ACTUAL        | VARIANCE                |
|----------------------------------|--------------------------|-------------------------|-------------------------|
| <b><u>REVENUES</u></b>           |                          |                         |                         |
| CURRENT YEAR FUND ADDITIONS      | \$304,980                | \$304,980               | \$0                     |
| INTEREST ACCRUED                 | \$0                      | \$0                     | \$0                     |
| FUNDS USED FROM PRIOR YEAR(S)    | \$0                      | \$0                     | \$0                     |
| <b>TOTAL REVENUES</b>            | <b><u>\$304,980</u></b>  | <b><u>\$304,980</u></b> | <b><u>\$0</u></b>       |
| <b><u>EXPENDITURES</u></b>       |                          |                         |                         |
| ASSET PURCHASES & SALES          | \$14,950                 | \$0                     | \$14,950                |
| MAJOR BUILDING PROJECTS          | \$226,957                | \$147,248               | \$79,709                |
| MAJOR GROUNDS & POOL PROJECTS    | \$74,000                 | \$58,563                | \$15,437                |
| ROUNDING DIFFERENCE              | \$0                      | \$0                     | \$0                     |
| <b>TOTAL EXPENDITURES</b>        | <b><u>\$315,907</u></b>  | <b><u>\$205,811</u></b> | <b><u>\$110,096</u></b> |
| <b>NET REVENUE, YEAR TO DATE</b> | <b><u>(\$10,927)</u></b> | <b><u>\$99,169</u></b>  | <b><u>\$110,096</u></b> |

**ELEVATOR RESERVE FUND**

|                                  | Y.T.D.<br>BUDGET       | Y.T.D.<br>ACTUAL       | VARIANCE                |
|----------------------------------|------------------------|------------------------|-------------------------|
| <b><u>REVENUES</u></b>           |                        |                        |                         |
| CURRENT YEAR FUND ADDITIONS      | \$43,416               | \$43,416               | \$0                     |
| INTEREST ACCRUED                 | \$2,026                | \$2,026                | \$0                     |
| <b>TOTAL REVENUES</b>            | <b><u>\$45,442</u></b> | <b><u>\$45,442</u></b> | <b><u>\$0</u></b>       |
| <b><u>EXPENDITURES</u></b>       |                        |                        |                         |
| <b>TOTAL EXPENDITURES</b>        | <b><u>\$0</u></b>      | <b><u>\$2,877</u></b>  | <b><u>(\$2,877)</u></b> |
| <b>NET REVENUE, YEAR TO DATE</b> | <b><u>\$45,442</u></b> | <b><u>\$42,565</u></b> | <b><u>(\$2,877)</u></b> |