Manchester Village Owners Association, Inc
Balance Sheet Prev Year Comparison
As of May 31, 2021

	May 31, 21	May 31, 20	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
101 · TCF Bank Regular Checking	31,284.40	139,587.99	-108,303.59	-77.6%
107 · WaterStone Bank CD - Res	244,515.86	247,844.92	-3,329.06	-1.3%
112 · Stifel Nicolaus -MM -Res	10,917.21	7,213.13	3,704.08	51.4%
113 · Stifel Nicolaus CD Res	440,000.00	440,000.00	0.00	0.0%
193 · Old National MM - Res	171,679.88	51,660.29	120,019.59	232.3%
194 · Great Midwest Bank CD-RES	201,792.69	201,792.69	0.00	0.0%
Total Checking/Savings	1,100,190.04	1,088,099.02	12,091.02	1.1%
Accounts Receivable				
120 · Assessment Receivable-Operating	16,249.90	-1,754.85	18,004.75	1,026.0%
Total Accounts Receivable	16,249.90	-1,754.85	18,004.75	1,026.0%
Other Current Assets				
100 · Clearing Account	-0.80	0.00	-0.80	-100.0%
170 · Prepaid Insurance	15,020.14	15,020.14	0.00	0.0%
Total Other Current Assets	15,019.34	15,020.14	-0.80	0.0%
Total Current Assets	1,131,459.28	1,101,364.31	30,094.97	2.7%
Other Assets				
114 · Due From Operating Res	77,651.26	106,040.26	-28,389.00	-26.8%
175 · Federal Estimated Taxes	2,400.00	2,800.00	-400.00	-14.3%
Total Other Assets	80,051.26	108,840.26	-28,789.00	-26.5%
TOTAL ASSETS	**1,211,510.54**	**1,210,204.57**	**1,305.97**	**0.1%**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
317 · Due To Reserve Fund	77,651.26	106,040.26	-28,389.00	-26.8%
Total Other Current Liabilities	77,651.26	106,040.26	-28,389.00	-26.8%
Total Current Liabilities	77,651.26	106,040.26	-28,389.00	-26.8%
Total Liabilities	77,651.26	106,040.26	-28,389.00	-26.8%
Equity				
3200 · Retained Earnings	10.85	0.00	10.85	100.0%

Manchester Village Owners Association, Inc
Balance Sheet Prev Year Comparison
As of May 31, 2021

	May 31, 21	May 31, 20	$ Change	% Change
370 · Reserve Fund				
371 · Begining Balance - Reserve Fund	1,054,540.44	957,855.89	96,684.55	10.1%
Total 370 · Reserve Fund	1,054,540.44	957,855.89	96,684.55	10.1%
429 · Operating Fund				
430 · Beginning Operating Fund	49,613.02	23,535.96	26,077.06	110.8%
Total 429 · Operating Fund	49,613.02	23,535.96	26,077.06	110.8%
Net Income	29,694.97	122,772.46	-93,077.49	-75.8%
Total Equity	1,133,859.28	1,104,164.31	29,694.97	2.7%
TOTAL LIABILITIES & EQUITY	**1,211,510.54**	**1,210,204.57**	**1,305.97**	**0.1%**

Manchester Village Owners Association,

		2020-2021 Budget	2021-2022 Budget
	Income		
500	Total Assessments	$ 1,016,100.00	$ 1,016,100.00
501	Allocated To Reserve	$ (120,000.00)	$ (120,000.00)
495	**Operating Assessments**	$ 896,100.00	$ 896,100.00
509	Late Fees	$ 2,000.00	$ 2,500.00
512	Laundry Income	$ 5,400.00	$ 6,000.00
534	Misc Fees	$ -	$ 500.00
	Total Income Operating	$ 903,500.00	$ 905,100.00
	Expenses		
536	Building And Grounds	$ 15,000.00	$ 18,000.00
538	Cleaning Service	$ 25,000.00	$ 25,000.00
539	Carpet Cleaning	$ 3,000.00	$ 3,000.00
545	Landscaping	$ 56,000.00	$ 56,000.00
548	Landscape Maintenance -Temp	$ 2,000.00	$ 2,000.00
549	Maintenance Supplies	$ 2,000.00	$ 1,000.00
550	Maintenance Salaries	$ 128,400.00	$ 132,500.00
551	Payroll Taxes	$ 21,000.00	$ 21,500.00
552	Worker Comp Insurance	$ 6,600.00	$ 6,600.00
554	Pest Control	$ 1,000.00	$ 2,000.00
555	Water Heater	$ 6,500.00	$ 6,500.00
559	Repairs Plumbing	$ 8,800.00	$ 6,500.00
560	Fire Extinguishers	$ 500.00	$ 500.00
561	Repairs-Electrical	$ 3,000.00	$ 3,000.00
562	Repair Elevators	$ 25,000.00	$ 25,000.00
565	Repairs-Garage Doors	$ 2,500.00	$ 2,500.00
567	Repairs-HVAC	$ 24,000.00	$ 22,000.00
571	Rapairs And Supplies -Pool	$ 2,500.00	$ 2,500.00
573	Repairs Road	$ 7,000.00	$ 5,000.00
575	Repairs Roofs	$ 5,000.00	$ 7,500.00
584	Salt Purchase	$ 5,000.00	$ 3,500.00
585	Snow Removal	$ 5,000.00	$ 2,500.00
586	Security And Fire Protection	$ 31,000.00	$ 18,500.00
588	Trash Removal	$ 20,000.00	$ 20,000.00
589	Truck Expense	$ 3,000.00	$ 3,000.00
605	Electric	$ 60,400.00	$ 60,400.00
606	Gas (Manor)	$ 3,900.00	$ 3,000.00
607	Electric (Manor)	$ 5,500.00	$ 5,500.00

Manchester Village Owners Association,

	610	Heating		$ 85,000.00		$ 75,000.00	
	621	Water And Sewer		$ 110,000.00		$ 110,000.00	
	643	Residential Activities		$ 7,500.00		$ 5,000.00	
	656	Accounting Expense		$ 8,200.00		$ 7,500.00	
	658	Bad Debt Expense		$ 15,000.00		$ 15,000.00	
	675	Insurance General		$ 80,000.00		$ 80,000.00	
	676	Licenses, Permits, Fees, Etc		$ 500.00		$ 900.00	
	678	Legal and Professional		$ 10,000.00		$ 10,000.00	
	679	Marx Legal		$ -		$ 2,500.00	
	683	Auto Reimbursement		$ 3,500.00		$ 2,500.00	
	684	Misc.Admin. Expenses		$ 2,300.00		$ 2,300.00	
	685	Office Expense		$ 3,500.00		$ 4,200.00	
	687	Office Salaries Expense		$ 87,000.00		$ 89,600.00	
	688	Office Temp Salary		$ 1,500.00		$ 500.00	
	698	Payroll Services		$ 3,800.00		$ 3,800.00	
	699	Bank Service Charges		$ 400.00		$ 300.00	
	715	Telephone And Pager Service		$ 13,000.00		$ 13,000.00	
		Total Expenses -Operating		$ 909,800.00		$ 887,100.00	
		Net Operating Income (Loss)		$ (6,300.00)		$ 18,000.00	
		Replacement Reserve Budget					
		Income					
	502	**Replacemet Reserve Assessment**		$ 120,000.00		$ 120,000.00	
	524	**Interest Income -Reserves**		$ 8,000.00		$ 2,500.00	
		Total Income Reserves		$ 128,000.00		$ 122,500.00	
		Expenses					
	800	**Capital Expenditures - Reserves**		$ 195,000.00		$ 125,000.00	
		Total Expensives-Reserves		$ 195,000.00		$ 125,000.00	
		Net Reserve Income (Loss)		$ (67,000.00)		$ (2,500.00)	
		Net Income (Loss)		$ (73,300.00)		$ 15,500.00	

Manchester Village Owners Association, Inc
Balance Sheet Prev Year Comparison
As of May 31, 2020

	May 31, 20	May 31, 19	$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · TCF Bank Regular Checking	139,587.99	3,901.13	135,686.86
104 · 1 First Bank CD- Res	0.00	249,595.31	-249,595.31
105 · 1 First Bank Checking - Res	0.00	300.00	-300.00
106 · Bank Five Nine CD - Res	0.00	1,021.11	-1,021.11
107 · WaterStone Bank CD - Res	247,844.92	245,724.09	2,120.83
108 · BMO Harris Bank MM - Res	0.00	244,682.91	-244,682.91
112 · Stifel Nicolaus -MM -Res	7,213.13	0.00	7,213.13
113 · Stifel Nicolaus CD Res	440,000.00	0.00	440,000.00
193 · Old National MM - Res	51,660.29	231,460.60	-179,800.31
194 · Great Midwest Bank CD-RES	201,792.69	0.00	201,792.69
Total Checking/Savings	1,088,099.02	976,685.15	111,413.87
Accounts Receivable			
120 · Assessment Receivable-Operating	-1,754.85	632.15	-2,387.00
Total Accounts Receivable	-1,754.85	632.15	-2,387.00
Other Current Assets			
109 · Due From Reserve	0.00	14,928.13	-14,928.13
170 · Prepaid Insurance	15,020.14	14,846.66	173.48
Total Other Current Assets	15,020.14	29,774.79	-14,754.65
Total Current Assets	1,101,364.31	1,007,092.09	94,272.22
Other Assets			
114 · Due From Operating Res	106,040.26	0.00	106,040.26
175 · Federal Estimated Taxes	2,800.00	2,000.00	800.00
Total Other Assets	108,840.26	2,000.00	106,840.26
TOTAL ASSETS	**1,210,204.57**	**1,009,092.09**	**201,112.48**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
314 · Accrued Utilities and Telephone	0.00	12,772.11	-12,772.11
315 · Due to Operating Fund	0.00	14,928.13	-14,928.13
317 · Due To Reserve Fund	106,040.26	0.00	106,040.26
Total Other Current Liabilities	106,040.26	27,700.24	78,340.02
Total Current Liabilities	106,040.26	27,700.24	78,340.02
Total Liabilities	106,040.26	27,700.24	78,340.02
Equity			
370 · Reserve Fund			
371 · Begining Balance - Reserve Fund	957,855.89	603,656.33	354,199.56
375 · Equity Transfer from Operating	0.00	255,247.53	-255,247.53
Total 370 · Reserve Fund	957,855.89	858,903.86	98,952.03
429 · Operating Fund			
430 · Beginning Operating Fund	23,535.96	348,871.20	-325,335.24
435 · Equity Transfer to Reserve	0.00	-255,247.53	255,247.53
Total 429 · Operating Fund	23,535.96	93,623.67	-70,087.71
Net Income	122,772.46	28,864.32	93,908.14
Total Equity	1,104,164.31	981,391.85	122,772.46
TOTAL LIABILITIES & EQUITY	**1,210,204.57**	**1,009,092.09**	**201,112.48**

12:32 PM
06/21/21
Accrual Basis

Manchester Village Owners Association, Inc
Balance Sheet Prev Year Comparison
As of May 31, 2021

	May 31, 21	May 31, 20
ASSETS		
Current Assets		
Checking/Savings		
101 · TCF Bank Regular Checking	31,666.40	139,587.99
107 · WaterStone Bank CD - Res	244,515.86	247,844.92
112 · Stifel Nicolaus -MM -Res	10,917.21	7,213.13
113 · Stifel Nicolaus CD Res	440,000.00	440,000.00
193 · Old National MM - Res	171,679.88	51,660.29
194 · Great Midwest Bank CD-RES	201,792.69	201,792.69
Total Checking/Savings	1,100,572.04	1,088,099.02
Accounts Receivable		
120 · Assessment Receivable-Operating	15,903.90	-1,754.85
Total Accounts Receivable	15,903.90	-1,754.85
Other Current Assets		
100 · Clearing Account	-0.80	0.00
170 · Prepaid Insurance	15,020.14	15,020.14
Total Other Current Assets	15,019.34	15,020.14
Total Current Assets	1,131,495.28	1,101,364.31
Other Assets		
114 · Due From Operating Res	77,651.26	106,040.26
175 · Federal Estimated Taxes	2,400.00	2,800.00
Total Other Assets	80,051.26	108,840.26
TOTAL ASSETS	**1,211,546.54**	**1,210,204.57**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
317 · Due To Reserve Fund	77,651.26	106,040.26
Total Other Current Liabilities	77,651.26	106,040.26
Total Current Liabilities	77,651.26	106,040.26
Total Liabilities	77,651.26	106,040.26
Equity		
3200 · Retained Earnings	10.85	0.00
370 · Reserve Fund		
371 · Begining Balance - Reserve Fund	1,054,540.44	957,855.89
Total 370 · Reserve Fund	1,054,540.44	957,855.89
429 · Operating Fund		
430 · Beginning Operating Fund	49,613.02	23,535.96
Total 429 · Operating Fund	49,613.02	23,535.96
Net Income	29,730.97	122,772.46
Total Equity	1,133,895.28	1,104,164.31
TOTAL LIABILITIES & EQUITY	**1,211,546.54**	**1,210,204.57**

MANCVIL-01 LEDE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/17/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT
(414) 258-0555	CONTACT NAME: Deann Lemke
REPUBLIC ASSOCIATES OF WI INC	PHONE (A/C, No, Ext): 414-258-0555 23 FAX (A/C, No): 414-258-0260
1135 Legion Drive	E-MAIL ADDRESS: dlemke@rep-ins.com
Suite 200	
Elm Grove, WI 53122	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Erie Insurance	26263
INSURER B : Greenwich	
INSURER C : Travelers	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Manchester Village Owner's Assoc Inc
2400 W. Good Hope Road
Glendale, WI 53209

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY; CLAIMS-MADE; X OCCUR; GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY; PRO-JECT; LOC; OTHER:	N	N	Q61-0072434	1/25/2021	1/25/2022	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY; X ANY AUTO; OWNED AUTOS ONLY; SCHEDULED AUTOS; HIRED AUTOS ONLY; X NON-OWNED AUTOS ONLY	N	N	Q01-2530932	1/25/2021	1/25/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB; X OCCUR; EXCESS LIAB; CLAIMS-MADE; DED; RETENTION $	N	N	PPP7440167	1/25/2021	1/25/2022	EACH OCCURRENCE	$ 25,000,000
							AGGREGATE	$ 25,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N; ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH); If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	Q85-2500971	1/25/2021	1/25/2022	PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	Building/RC/Special Form	N	N	Q61-0072434	1/25/2021	1/25/2022	Blanket Limit w/Ded $10K	$49,837,000
C	Fidelity Bond	N	N	105943944	5/30/2020	5/30/2021	1,000 Retention	205,000 limit

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
See attached page.

CERTIFICATE HOLDER	CANCELLATION
00 Evidence Only -	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Craig Lemke

DESCRIPTION OF OPERATIONS -

Manchester Village Owner's Assoc Inc 2400 W. Good Hope Road Glendale, WI 53209	00 Evidence Only -

Condo Association Master Policy Certificate issued re:

Summary of Coverages afforded under Association's Master Policy.
NOTE: we do not endorse mortgagees to Master Policies.
This Certificate issued re:
Unitowner:
Location:
Unit #:
Ref/Ln#

NOTE: 272 Units total; per Unit Average: $183,224
Cancellation Notifications:
10 days due to non-payment / 60 days for Non-renewal

Inflation Guard Endorsement is not included
Co-insurance does not apply to Buildings and Business Property
Property Deductible: $10,000 includes Wind/Hail
No 'named storm' exclusion

*Ordinance & Law applies per Form 3 MP T363

**$50,000 Employee Dishonesty, Forgery, Alteration applies per Form #MP T155

Community Association Management Liabiltiy Policy
Erie Insurance Pol #Q01 2530932 eff 1-25-2021/1-25-2022
$1,000,000-Claims Made Basis

Boiler & Machinery Equipment Breakdown Policy
Erie Insurance Pol #Q01 2530932 eff 1-25-2021/1-25-2022
Total Limit Per Breakdown: $49,837,000

Excerpt from By-Laws of 09-19-2001
Article VIII -Maintenance, Alterations and Improvements
1. Each Unit owner shall:
a)Maintain in good condition, repair, and replace all components or installations within or appurtenant to the unit including but not limited to, all utility lines and installations, the air conditioning system, inter-com control , fixtures, appliances, equipment, interior walls, partitions, flooring, ceilings, doors, patio door glass and windows.

Article XIII -Insurance: the insurance coverage obtained by the Board of Directors shall exclude (i) any coverage on any personal property or fixtures located within or appurtenant to the exclusive use of a unit, including but not limited to, any appliances, patio door glass, windows, drapes, carpeting and wall coverings.