5-31-24
274552654

ENER-CON COMPANIES INC AGENT FOR

-EFT ACTIVITY-

Date	Description		Amount
5-01	CUDAHY CONNECTIO Assoc Pmt 202336771 -SETT-A228SFTP5		6835.00
5-01	THE HARTFORD INS PMT CL CUDAHY CONNECTION COND 17463901		41232.00-
5-02	888C383018990598 35554 Forest Green Rea A1806		1368.00-
5-06	888C740763951614 35554 EnerCon Companie A1809		296.52-
5-06	888C009314143711 35554 JanPro of Milwau A1807		345.00-
5-06	888C009314143711 35554 Legacy Landscapi A1808		1529.84-
5-16	888C100294841323 35554 EnerCon Companie A1810		127.50-
5-20	SPECTRUM KIRSTEN CAPPS 9071557	SPECTRUM	216.72-
5-20	SPECTRUM KIRSTEN CAPPS 9079879	SPECTRUM	216.72-
5-28	888C670447246919 35554 EnerCon Companie A1813		175.00-
5-28	888C616688635716 35590 GFL Muskego LLC V1811		993.74-
5-31	888C358993541681 35554 JanPro of Milwau A1818		345.00-

-CHECKS PAID-

No.	Date	Amount	No.	Date	Amount
1769	5-30	205.00	1795*	5-01	562.00
1800*	5-10	750.22	1803*	5-06	117.50
1804	5-10	585.56	1805	5-10	1236.62
1815*	5-30	1368.00			

-DAILY BALANCE SUMMARY-

Date	Balance	Date	Balance	Date	Balance
4-30	47272.73	5-01	14563.73	5-02	14255.73
5-03	14755.73	5-06	14116.87	5-08	14666.87
5-09	14916.87	5-10	12344.47	5-14	12644.47
5-15	12894.47	5-16	13721.97	5-20	13538.53
5-21	13788.53	5-22	14038.53	5-23	14538.53
5-24	16796.71	5-28	15927.97	5-29	16427.97
5-30	15354.97	5-31	81550.66		

-OVERDRAFT CHARGES/REFUNDS SUMMARY

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957
Statement Date: 5/31/2024
Linked Statement: None

G/L Balance: 126,930.89
Statement Balance: 131,930.89

Item	Date	Check #	Amount	Balance
			Previous Balance:	191,874.42
Bank Reconcile: Interest Earned	5/31/2024		56.47	191,930.89
Transfer to cover carpet replacement	5/31/2024		-60,000.00	131,930.89
	Total Deposits / Adjustments:		**-59,943.53**	
			Statement Balance:	**131,930.89**

Outstanding Items:

Date	Reference	Uncleared Deposits
5/31/2024	Reserve Transfer	-5,000.00
		-5,000.00

Bank Reconciliation Summary: Reserve Account: *****0957

G/L Balance:	126,930.89
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	-5,000.00
G/L Difference:	131,930.89
Statement Balance:	131,930.89
G/L and Balance Difference:	0.00

* voided check

P.O. Box 64084
Phoenix, AZ 85082
866-800-4656 (toll free)

First Citizens Bank.

5-31-24
274850957

FOREST GREEN REALTY AGENT FOR
CUDAHY CONNECTION CONDO ASSN
RESERVE
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

27485 095 7 MONEY MARKET ACCOUNT

Previous Balance	4-30-24		191,874.42
+Deposits/Credits			.00
-Checks/Debits		1	60,000.00
-Service Charge			.00
+Interest Paid			56.47
Current Balance			131,930.89
Days in Statement Period		31	

* - - - - - - - - - - - - -INTEREST SUMMARY- - - - - - - - - - - - - - *

Interest Earned From 5/01/24 To 5/31/24	
Days in Period	31
Interest Earned	56.47
Annual Percentage Yield Earned	.35
Interest Paid this Year	297.72
Interest Withheld this Year	.00

* - - - - - - - - - - - - -DESCRIPTIVE TRANSACTIONS- - - - - - - - - - - *

Date	Description	Amount
5-31	WEB TFR TO 000274552654 CARPET 113357008736	60000.00-
5-31	Interest Pymt	56.47

* - - - - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - - - - - - - - -*

Date	Balance	Date	Balance	Date	Balance
4-30	191874.42	5-31	131930.89		

* - - - - - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 05/31/2024

Assets		
Cash		
Operating	7,031.17	
Reserve	126,930.89	
Total Cash	133,962.06	
Total Assets		*133,962.06*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(100,202.13)	
Total Equity	133,962.06	
Total Liabilities & Equity		*133,962.06*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 5/1/2024 To 5/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	19,870.00	19,000.00	77,726.63	95,000.00	(17,273.37)	18.18%	228,000.00
Prepaid Assessments	(440.00)	0.00	20,101.37	0.00	20,101.37	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	19,430.00	19,000.00	97,828.00	95,000.00	2,828.00	-2.98%	266,000.00
Other Revenue							
Late Fees	100.00	0.00	290.00	0.00	290.00	-100.00%	0.00
Returned Check Fee	10.00	0.00	0.00	0.00	0.00	0.00%	0.00
Interest	0.69	0.00	4.80	0.00	4.80	-100.00%	0.00
Reserve Fund	65,000.00	0.00	121,000.00	0.00	121,000.00	-100.00%	0.00
Transfer Fees	150.00	0.00	600.00	0.00	600.00	-100.00%	0.00
Maint. Charge Back	0.00	0.00	1,390.00	0.00	1,390.00	-100.00%	0.00
Coupon Book	0.00	0.00	(50.09)	0.00	(50.09)	-100.00%	0.00
Income from Charter Comm	1,258.18	0.00	2,513.13	0.00	2,513.13	-100.00%	0.00
TOTAL Other Revenue	66,518.87	0.00	125,747.84	0.00	125,747.84	0.00%	0.00
TOTAL Income	85,948.87	19,000.00	223,575.84	95,000.00	128,575.84	-135.34%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	100.00
6020- Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	100.00
6000- Management Fees	1,368.00	684.17	3,420.00	3,420.85	(0.85)	0.02%	8,210.00
6020- Management Fees	1,368.00	684.17	3,420.00	3,420.85	(0.85)	0.02%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6020- Licenses, Fees & Pe	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6000- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
Taxes	0.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	2,736.00	1,368.34	8,159.00	7,611.70	547.30	-7.19%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00%	675.00
6000- Fire Protection Insp/F	0.00	0.00	363.23	500.00	(136.77)	27.35%	1,500.00
6020- Fire Protection Insp/F	0.00	0.00	363.24	500.00	(136.76)	27.35%	1,500.00
TOTAL Fire Protection	0.00	0.00	726.47	1,000.00	(273.53)	27.35%	4,350.00
Insurance							
6000- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
TOTAL Insurance	0.00	0.00	41,794.00	21,680.00	20,114.00	-92.78%	21,680.00
Landscaping							
6000- Landscape Maint.	764.92	1,000.00	1,529.84	1,000.00	529.84	-52.98%	7,000.00
6020- Landscape Maint.	764.92	1,000.00	1,529.84	1,000.00	529.84	-52.98%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00
6020- Landscape Improv.	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 5/1/2024 To 5/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6000- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6020- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6000- Irrigation System	0.00	650.00	0.00	650.00	(650.00)	100.00%	650.00
6020- Irrigation System	0.00	650.00	0.00	650.00	(650.00)	100.00%	650.00
TOTAL Landscaping	1,529.84	3,300.00	8,851.12	9,060.00	(208.88)	2.31%	29,900.00
Professional Reports							
Reserve Study	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
TOTAL Professional Reports	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
Repairs and Maintenance							
6000- Gen Maint & Rep	215.00	541.67	1,952.21	2,708.35	(756.14)	27.92%	6,500.00
6020- Gen Maint & Rep	491.52	541.67	2,985.12	2,708.35	276.77	-10.22%	6,500.00
6000- Common Area Clean	345.00	195.83	1,197.95	979.15	218.80	-22.35%	2,350.00
6020- Common Area Clean	345.00	195.83	1,197.96	979.15	218.81	-22.35%	2,350.00
6000- Elevator Inspection/ I	618.31	625.00	1,386.62	1,250.00	136.62	-10.93%	2,500.00
6020- Elevator Inspection /	618.31	625.00	1,286.62	1,250.00	36.62	-2.93%	2,500.00
6000- Garage Door Mainter	0.00	0.00	1,250.00	1,000.00	250.00	-25.00%	1,000.00
6020- Garage Door Mainter	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Building Improvemen	36,697.81	0.00	52,425.57	0.00	52,425.57	-100.00%	0.00
6020- Building Improvemen	36,697.81	0.00	52,425.58	0.00	52,425.58	-100.00%	0.00
6000- Garage Cleaning	0.00	0.00	0.00	0.00	0.00	0.00%	1,050.00
6020- Garage Cleaning	0.00	0.00	0.00	0.00	0.00	0.00%	1,050.00
6000- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6020- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
6020- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
TOTAL Repairs and Maintena	76,028.76	2,725.00	120,918.43	15,475.00	105,443.43	-681.38%	30,400.00
Reserve							
Reserve Transfer	0.00	0.00	15,473.75	15,473.75	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	15,473.75	15,473.75	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	505.78	708.33	2,943.05	3,541.65	(598.60)	16.90%	8,500.00
6020- Electric & Gas	510.59	708.33	4,307.89	3,541.65	766.24	-21.64%	8,500.00
6000- Water & Sewer	0.00	0.00	3,763.23	4,000.00	(236.77)	5.92%	12,000.00
6020- Water & Sewer	0.00	0.00	4,142.43	4,000.00	142.43	-3.56%	12,000.00
6000- Refuse Disposal	496.87	500.00	2,542.43	2,500.00	42.43	-1.70%	6,000.00
6020- Refuse Disposal	496.87	500.00	2,682.53	2,500.00	182.53	-7.30%	6,000.00
6000- Internet (Security)	108.36	166.67	560.00	833.35	(273.35)	32.80%	2,000.00
6020- Internet (Security)	108.36	166.67	573.67	833.35	(259.68)	31.16%	2,000.00
6000- Cable	0.00	83.33	37.91	416.65	(378.74)	90.90%	1,000.00
6020- Cable	0.00	83.33	37.91	416.65	(378.74)	90.90%	1,000.00
6000- Phone Lines	108.36	116.67	508.98	583.35	(74.37)	12.75%	1,400.00
6020- Phone Lines	108.36	116.67	526.64	583.35	(56.71)	9.72%	1,400.00
TOTAL Utility	2,443.55	3,150.00	22,626.67	23,750.00	(1,123.33)	4.73%	61,800.00
TOTAL Expense	82,738.15	10,543.34	218,549.44	94,475.45	124,073.99	-131.33%	228,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 5/1/2024 To 5/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Excess Revenue / Expense	3,210.72	8,456.66	5,026.40	524.55	4,501.85	-858.23%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 5/1/2024 To 5/31/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	56.47	0.00	297.72	0.00	297.72	-100.00%	0.00
Reserve Fund	0.00	0.00	15,473.75	15,473.75	0.00	0.00%	61,895.00
TOTAL Other Revenue	56.47	0.00	15,771.47	15,473.75	297.72	-1.92%	61,895.00
TOTAL Income	56.47	0.00	15,771.47	15,473.75	297.72	-1.92%	61,895.00
Expense							
Reserve							
Reserve Transfer	65,000.00	0.00	121,000.00	0.00	121,000.00	-100.00%	38,000.00
TOTAL Reserve	65,000.00	0.00	121,000.00	0.00	121,000.00	0.00%	38,000.00
TOTAL Expense	65,000.00	0.00	121,000.00	0.00	121,000.00	0.00%	38,000.00
Excess Revenue / Expense	(64,943.53)	0.00	(105,228.53)	15,473.75	(120,702.28)	780.05%	23,895.00

A/R Delinquency

Wednesday, June 5, 2024 12:57

Posted Date 05/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17980	Owner	Late Fee	Wobick,Dorothy	127.50	0.00	0.00	0.00	127.50
Count:	1			127.50	0.00	0.00	0.00	127.50

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	70	6	92.11%

Charge Code Summary

Description	G/L Acct #	Amount
6000 Maintenance Chargeb	40019	127.50
		127.50

Advanced Payments

Wednesday, June 5, 2024 12:57

Posted Date 05/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17093	Owner	Hoya,Jessica and Richard	0.00	0.00	-4.00	0.00	-4.00
12232	Owner	Nameth,Mary S.	-10.00	-10.00	-40.00	0.00	-60.00
10686	Owner	Foro,Jennifer	0.00	-190.00	0.00	0.00	-190.00
17296	Owner	Cotter,Terry	-250.00	0.00	0.00	0.00	-250.00
17311	Owner	Paikowski,Paul J., Caitlin F. an	-250.00	0.00	0.00	0.00	-250.00
17089	Owner	McRae,Timothy G.	-250.00	0.00	0.00	0.00	-250.00
17046	Owner	Martinez,Phillip and Idalia	-250.00	0.00	0.00	0.00	-250.00
11000	Owner	Rahn,Jacob Glicklich and Sara	-250.00	0.00	0.00	0.00	-250.00
11333	Owner	Johnson,Michael G.	-250.00	0.00	0.00	0.00	-250.00
11210	Owner	Steil,Jennifer	-250.00	0.00	0.00	0.00	-250.00
11225	Owner	Ludke,Barbara J.	-250.00	0.00	0.00	0.00	-250.00
10687	Owner	Kloosterman,John and Sally	-250.00	0.00	0.00	0.00	-250.00
10667	Owner	LeMere,Ruth	-250.00	0.00	0.00	0.00	-250.00
10657	Owner	Malek,James and Linda	0.00	-250.00	0.00	0.00	-250.00
10651	Owner	Cooper,Adrienne	-250.00	0.00	0.00	0.00	-250.00
17715	Owner	Ferger,Brock	-250.00	0.00	0.00	0.00	-250.00
18056	Owner	Thompson Kane & Company, I	-250.00	0.00	0.00	0.00	-250.00
17906	Owner	Harrington,Kathleen A.	0.00	-250.00	0.00	0.00	-250.00
10669	Owner	Beckemeier,Laureen	-250.00	-20.00	0.00	0.00	-270.00
11766	Owner	Hoffmann,Amy	0.00	-250.00	-65.37	0.00	-315.37
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-200.00	0.00	0.00	-490.00
18055	Owner	Habanek,Debra	0.00	-500.00	0.00	0.00	-500.00
10685	Owner	Hanson,Barbara	-50.00	-50.00	0.00	-400.00	-500.00
10682	Owner	Behr,Jim and Nancy	-300.00	-50.00	-150.00	0.00	-500.00
10655	Owner	Burazin,Colleen	0.00	0.00	-500.00	0.00	-500.00
17541	Owner	Juchniewicz,Toni	0.00	0.00	-500.00	-5.00	-505.00
11203	Owner	Marinello,Pamela A.	-300.00	-250.00	0.00	0.00	-550.00
10662	Owner	Bowen,James	-300.00	-250.00	0.00	0.00	-550.00
15615	Owner	Grochowski,Vera	-250.00	-250.00	-250.00	0.00	-750.00
10615	Owner	Morris,Sharon	0.00	0.00	-750.00	0.00	-750.00
10670	Owner	Schuman,Laura	-250.00	-250.00	-250.00	0.00	-750.00
12105	Owner	Shahabuddin,Syed	-250.00	-250.00	-250.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
19105	Owner	Bensene,Aimee	-750.00	0.00	0.00	0.00	-750.00
16743	Owner	Vedder,Anne and Robert	-250.00	-250.00	-250.00	-240.00	-990.00
10654	Owner	Investments LLC,Grandville	0.00	0.00	-150.00	-1,835.00	-1,985.00
10676	Owner	Neuburg,Mary	0.00	0.00	0.00	-2,217.00	-2,217.00
10636	Owner	Normington,Roy	0.00	0.00	0.00	-2,250.00	-2,250.00

Posted Date 05/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
Count:	38		-6,750.00	-3,520.00	-3,409.37	-6,947.00	-20,626.37

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	70	6	92.11%

Charge Code Summary

Description	G/L Acct #	Amount
Payment	10000	-20,626.37
		-20,626.37

AP Check Register with Detail

Check Date 5/1/2024 To 5/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Operating						**15**
Auto	5/16/2024	26937	**Charter Communications**		216.72	PAID
Inv. # 0146669050124		6032	6000- Phone Lines May 2024 Phone Lines	Operating	108.36	
Inv. # 0146669050124		6023	6000- Internet (Security) May 2024 Internet	Operating	108.36	
Auto	5/16/2024	26938	**Charter Communications**		216.72	PAID
Inv. # 0149028050124		6023-1	6020- Internet (Security) May 2024 Internet	Operating	108.36	
Inv. # 0149028050124		6032-1	6020- Phone Lines May 2024 Phone Lines	Operating	108.36	
1805	5/2/2024	26801	**TK Elevator Corporation**		1,236.62	PAID
Inv. # 3007867531		6027	6000- Elevator Inspection/ Maintenanc Elevator Inspections	Operating	618.31	
Inv. # 3007867531		6027-1	6020- Elevator Inspection / Maintenanc Elevator Inspections	Operating	618.31	
1806	5/2/2024	26827	**Ener-Con Companies, Inc.**		1,368.00	PAID
Inv. # 48296		6012	6000- Management Fees May 2024 Management Fees	Operating	684.00	
Inv. # 48296		6012-1	6020- Management Fees May 2024 Management Fees	Operating	684.00	
1807	5/5/2024	26850	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 166371		6026	6000- Common Area Cleaning May 2024 Janitorial	Operating	172.50	
Inv. # 166371		6026-1	6020- Common Area Cleaning May 2024 Janitorial	Operating	172.50	
1808	5/5/2024	26851	**Legacy Landscaping LLC**		1,529.84	PAID
Inv. # 226983		6002-1	6020- Landscape Maint. 2 of 7 Landscape Contract	Operating	764.92	
Inv. # 226983		6002	6000- Landscape Maint. 2 of 7 Landscape Contract	Operating	764.92	
1809	5/6/2024	26855	**Ener-Con Companies, Inc.**		296.52	PAID
Inv. # 48380		6009-1	6020- Gen Maint & Rep 4/17/24 Property Rounds	Operating	148.26	
Inv. # 48380		6009-1	6020- Gen Maint & Rep 4/17/24 Property Rounds	Operating	148.26	
1810	5/16/2024	26931	**Ener-Con Companies, Inc.**		127.50	PAID
Inv. # 48424		6009	6000- Gen Maint & Rep Prep and paint replaced garage door panel	Operating	127.50	
1811	5/24/2024	26979	**Wrangler Holdco Corp.**		993.74	PAID
Inv. # U80000314319		6022	6000- Refuse Disposal June 2024 Refuse	Operating	496.87	
Inv. # U80000314319		6022-1	6020- Refuse Disposal June 2024 Refuse	Operating	496.87	

AP Check Register with Detail

Check Date 5/1/2024 To 5/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor / Invoice # / Expense Memo	Department	Amount	Status
1812	5/24/2024	26980	**We Energies**		510.59	PAID
Inv. # 5032656399		6000-1	6020- Electric & Gas 4/16/24 - 5/15/24 Common Gas & Electric	Operating	510.59	
1813	5/25/2024	26985	**Ener-Con Companies, Inc.**		175.00	PAID
Inv. # 48458		6009	6000- Gen Maint & Rep 5/9/24 Monthly Maintenance Rounds	Operating	87.50	
Inv. # 48458		6009-1	6020- Gen Maint & Rep 5/9/24 Monthly Maintenance Rounds	Operating	87.50	
1814	5/28/2024	27010	**Sheri Fredericks**		107.50	PAID
Inv. # 593		6009-1	6020- Gen Maint & Rep Re-key 6020 entry door due to worn pins	Operating	107.50	
1815	5/28/2024	27011	**Ener-Con Companies, Inc.**		1,368.00	PAID
Inv. # 48478		6012-1	6020- Management Fees June 2024 Management Fees	Operating	684.00	
Inv. # 48478		6012	6000- Management Fees June 2024 Management Fees	Operating	684.00	
1816	5/31/2024	27059	**JL Edwards Co, Inc.**		73,395.62	PAID
Inv. # 060371		6029	6000- Building Improvements Final payment carpet replacement	Operating	36,697.81	
Inv. # 060371		6029-1	6020- Building Improvements Final payment carpet replacement	Operating	36,697.81	
1817	5/31/2024	27061	**We Energies**		505.78	PAID
Inv. # 5035089048		6000	6000- Electric & Gas 6000 - 4/21/24 - 5/20/24 Gas & Electric	Operating	505.78	
1818	5/31/2024	27068	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 167699		6026	6000- Common Area Cleaning June 2024 Janitorial	Operating	172.50	
Inv. # 167699		6026-1	6020- Common Area Cleaning June 2024 Janitorial	Operating	172.50	

Total	**82,738.15**
Voided	**0.00**
Operating TOTAL $	**82,738.15**

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 06/30/2024

Assets		
Cash		
Operating	883.65	
Reserve	136,643.15	
Total Cash	137,526.80	
Total Assets		*137,526.80*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(96,637.39)	
Total Equity	137,526.80	
Total Liabilities & Equity		*137,526.80*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	18,538.20	19,000.00	95,739.83	114,000.00	(18,260.17)	16.02%	228,000.00
Prepaid Assessments	(1,990.00)	0.00	18,636.37	0.00	18,636.37	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	16,548.20	19,000.00	114,376.20	114,000.00	376.20	-0.33%	266,000.00
Other Revenue							
Late Fees	0.00	0.00	290.00	0.00	290.00	-100.00%	0.00
Interest	2.37	0.00	7.17	0.00	7.17	-100.00%	0.00
Reserve Fund	5,800.00	0.00	126,800.00	0.00	126,800.00	-100.00%	0.00
Transfer Fees	0.00	0.00	600.00	0.00	600.00	-100.00%	0.00
Maint. Charge Back	127.50	0.00	1,517.50	0.00	1,517.50	-100.00%	0.00
Coupon Book	10.00	0.00	(40.09)	0.00	(40.09)	-100.00%	0.00
Income from Charter Comm	0.00	0.00	2,513.13	0.00	2,513.13	-100.00%	0.00
TOTAL Other Revenue	5,939.87	0.00	131,687.71	0.00	131,687.71	0.00%	0.00
TOTAL Income	22,488.07	19,000.00	246,063.91	114,000.00	132,063.91	-115.85%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	50.00	0.00	50.00	(50.00)	100.00%	100.00
6020- Office Supplies	0.00	50.00	0.00	50.00	(50.00)	100.00%	100.00
6000- Management Fees	684.00	684.17	4,104.00	4,105.02	(1.02)	0.02%	8,210.00
6020- Management Fees	684.00	684.17	4,104.00	4,105.02	(1.02)	0.02%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6020- Licenses, Fees & Pe	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6000- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
Taxes	0.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	1,368.00	1,468.34	9,527.00	9,080.04	446.96	-4.92%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00%	675.00
6000- Fire Protection Insp/F	434.19	0.00	797.42	500.00	297.42	-59.48%	1,500.00
6020- Fire Protection Insp/F	434.19	0.00	797.43	500.00	297.43	-59.49%	1,500.00
TOTAL Fire Protection	868.38	0.00	1,594.85	1,000.00	594.85	-59.49%	4,350.00
Insurance							
6000- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
TOTAL Insurance	0.00	0.00	41,794.00	21,680.00	20,114.00	-92.78%	21,680.00
Landscaping							
6000- Landscape Maint.	764.92	1,000.00	2,294.76	2,000.00	294.76	-14.74%	7,000.00
6020- Landscape Maint.	764.92	1,000.00	2,294.76	2,000.00	294.76	-14.74%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00
6020- Landscape Improv.	122.82	0.00	122.82	0.00	122.82	-100.00%	2,500.00
6000- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6020- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6000- Irrigation System	438.50	0.00	438.50	650.00	(211.50)	32.54%	650.00
6020- Irrigation System	438.50	0.00	438.50	650.00	(211.50)	32.54%	650.00
TOTAL Landscaping	2,529.66	2,000.00	11,380.78	11,060.00	320.78	-2.90%	29,900.00
Professional Reports							
Reserve Study	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
TOTAL Professional Reports	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
Repairs and Maintenance							
6000- Gen Maint & Rep	140.00	541.67	2,092.21	3,250.02	(1,157.81)	35.62%	6,500.00
6020- Gen Maint & Rep	202.89	541.67	3,188.01	3,250.02	(62.01)	1.91%	6,500.00
6000- Common Area Clean	0.00	195.83	1,197.95	1,174.98	22.97	-1.95%	2,350.00
6020- Common Area Clean	0.00	195.83	1,197.96	1,174.98	22.98	-1.96%	2,350.00
6000- Elevator Inspection/ I	0.00	0.00	1,386.62	1,250.00	136.62	-10.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	1,286.62	1,250.00	36.62	-2.93%	2,500.00
6000- Garage Door Mainter	0.00	0.00	1,250.00	1,000.00	250.00	-25.00%	1,000.00
6020- Garage Door Mainter	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Building Improvemen	0.00	0.00	52,425.57	0.00	52,425.57	-100.00%	0.00
6020- Building Improvemen	1,796.78	0.00	54,222.36	0.00	54,222.36	-100.00%	0.00
6000- Garage Cleaning	0.00	0.00	0.00	0.00	0.00	0.00%	1,050.00
6020- Garage Cleaning	0.00	0.00	0.00	0.00	0.00	0.00%	1,050.00
6000- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6020- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
6020- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
TOTAL Repairs and Maintena	2,139.67	1,475.00	123,058.10	16,950.00	106,108.10	-626.01%	30,400.00
Reserve							
Reserve Transfer	15,473.75	15,473.75	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Reserve	15,473.75	15,473.75	30,947.50	30,947.50	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	532.54	708.33	3,475.59	4,249.98	(774.39)	18.22%	8,500.00
6020- Electric & Gas	585.96	708.33	4,893.85	4,249.98	643.87	-15.15%	8,500.00
6000- Water & Sewer	1,866.23	2,000.00	5,629.46	6,000.00	(370.54)	6.18%	12,000.00
6020- Water & Sewer	1,844.22	2,000.00	5,986.65	6,000.00	(13.35)	0.22%	12,000.00
6000- Refuse Disposal	496.87	500.00	3,039.30	3,000.00	39.30	-1.31%	6,000.00
6020- Refuse Disposal	496.87	500.00	3,179.40	3,000.00	179.40	-5.98%	6,000.00
6000- Internet (Security)	108.36	166.67	668.36	1,000.02	(331.66)	33.17%	2,000.00
6020- Internet (Security)	108.36	166.67	682.03	1,000.02	(317.99)	31.80%	2,000.00
6000- Cable	0.00	83.33	37.91	499.98	(462.07)	92.42%	1,000.00
6020- Cable	0.00	83.33	37.91	499.98	(462.07)	92.42%	1,000.00
6000- Phone Lines	108.36	116.67	617.34	700.02	(82.68)	11.81%	1,400.00
6020- Phone Lines	108.36	116.67	635.00	700.02	(65.02)	9.29%	1,400.00
TOTAL Utility	6,256.13	7,150.00	28,882.80	30,900.00	(2,017.20)	6.53%	61,800.00
TOTAL Expense	28,635.59	27,567.09	247,185.03	122,042.54	125,142.49	-102.54%	228,000.00
Excess Revenue / Expense	(6,147.52)	(8,567.09)	(1,121.12)	(8,042.54)	6,921.42	86.06%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	38.51	0.00	336.23	0.00	336.23	-100.00%	0.00
Reserve Fund	15,473.75	15,473.75	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Other Revenue	15,512.26	15,473.75	31,283.73	30,947.50	336.23	-1.09%	61,895.00
TOTAL Income	15,512.26	15,473.75	31,283.73	30,947.50	336.23	-1.09%	61,895.00
Expense							
Reserve							
Reserve Transfer	5,800.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	5,800.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	5,800.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	9,712.26	15,473.75	(95,516.27)	30,947.50	(126,463.77)	408.64%	23,895.00

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 07/31/2024

Assets		
Cash		
Operating	14,889.63	
Reserve	136,683.77	
Total Cash	151,573.40	
Total Assets		*151,573.40*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(82,590.79)	
Total Equity	151,573.40	
Total Liabilities & Equity		*151,573.40*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	19,250.00	19,000.00	114,989.83	133,000.00	(18,010.17)	13.54%	228,000.00
Prepaid Assessments	935.25	0.00	19,571.62	0.00	19,571.62	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	20,185.25	19,000.00	134,561.45	133,000.00	1,561.45	-1.17%	266,000.00
Other Revenue							
Late Fees	75.00	0.00	365.00	0.00	365.00	-100.00%	0.00
Interest	0.60	0.00	7.77	0.00	7.77	-100.00%	0.00
Reserve Fund	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	0.00
Transfer Fees	0.00	0.00	600.00	0.00	600.00	-100.00%	0.00
Maint. Charge Back	0.00	0.00	1,517.50	0.00	1,517.50	-100.00%	0.00
Coupon Book	(8.56)	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	0.00	0.00	2,513.13	0.00	2,513.13	-100.00%	0.00
TOTAL Other Revenue	67.04	0.00	131,754.75	0.00	131,754.75	0.00%	0.00
TOTAL Income	20,252.29	19,000.00	266,316.20	133,000.00	133,316.20	-100.24%	266,000.00
Expense							
Administrative							
6000- Office Supplies	166.52	0.00	166.52	50.00	116.52	-233.04%	100.00
6020- Office Supplies	166.53	0.00	166.53	50.00	116.53	-233.06%	100.00
6000- Management Fees	684.00	684.17	4,788.00	4,789.19	(1.19)	0.02%	8,210.00
6020- Management Fees	684.00	684.17	4,788.00	4,789.19	(1.19)	0.02%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6020- Licenses, Fees & Pe	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6000- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
Taxes	0.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	1,701.05	1,368.34	11,228.05	10,448.38	779.67	-7.46%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	675.00	0.00	675.00	(675.00)	100.00%	675.00
6020- Fire Alarm Monitoring	0.00	675.00	0.00	675.00	(675.00)	100.00%	675.00
6000- Fire Protection Insp/F	0.00	0.00	797.42	500.00	297.42	-59.48%	1,500.00
6020- Fire Protection Insp/F	0.00	0.00	797.43	500.00	297.43	-59.49%	1,500.00
TOTAL Fire Protection	0.00	1,350.00	1,594.85	2,350.00	(755.15)	32.13%	4,350.00
Insurance							
6000- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
TOTAL Insurance	0.00	0.00	41,794.00	21,680.00	20,114.00	-92.78%	21,680.00
Landscaping							
6000- Landscape Maint.	896.27	1,000.00	3,191.03	3,000.00	191.03	-6.37%	7,000.00
6020- Landscape Maint.	896.27	1,000.00	3,191.03	3,000.00	191.03	-6.37%	7,000.00
6000- Landscape Improv.	0.00	2,500.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00
6020- Landscape Improv.	0.00	2,500.00	122.82	2,500.00	(2,377.18)	95.09%	2,500.00
6000- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00