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
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	0.00	438.50	650.00	(211.50)	32.54%	650.00
6020- Irrigation System	0.00	0.00	438.50	650.00	(211.50)	32.54%	650.00
TOTAL Landscaping	1,792.54	7,000.00	13,173.32	18,060.00	(4,886.68)	27.06%	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	498.63	541.67	2,590.84	3,791.69	(1,200.85)	31.67%	6,500.00
6020- Gen Maint & Rep	129.73	541.67	3,317.74	3,791.69	(473.95)	12.50%	6,500.00
6000- Common Area Clean	299.19	195.83	1,497.14	1,370.81	126.33	-9.22%	2,350.00
6020- Common Area Clean	299.19	195.83	1,497.15	1,370.81	126.34	-9.22%	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	0.00	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	1,226.74	1,475.00	124,284.84	18,425.00	105,859.84	-574.54%	30,400.00
Reserve							
Reserve Transfer	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	560.56	708.33	4,036.15	4,958.31	(922.16)	18.60%	8,500.00
6020- Electric & Gas	531.98	708.33	5,425.83	4,958.31	467.52	-9.43%	8,500.00
6000- Water & Sewer	0.00	0.00	5,629.46	6,000.00	(370.54)	6.18%	12,000.00
6020- Water & Sewer	0.00	0.00	5,986.65	6,000.00	(13.35)	0.22%	12,000.00
6000- Refuse Disposal	0.00	500.00	3,039.30	3,500.00	(460.70)	13.16%	6,000.00
6020- Refuse Disposal	0.00	500.00	3,179.40	3,500.00	(320.60)	9.16%	6,000.00
6000- Internet (Security)	108.36	166.67	776.72	1,166.69	(389.97)	33.43%	2,000.00
6020- Internet (Security)	108.36	166.67	790.39	1,166.69	(376.30)	32.25%	2,000.00
6000- Cable	0.00	83.33	37.91	583.31	(545.40)	93.50%	1,000.00
6020- Cable	0.00	83.33	37.91	583.31	(545.40)	93.50%	1,000.00
6000- Phone Lines	108.36	116.67	725.70	816.69	(90.99)	11.14%	1,400.00
6020- Phone Lines	108.36	116.67	743.36	816.69	(73.33)	8.98%	1,400.00
TOTAL Utility	1,525.98	3,150.00	30,408.78	34,050.00	(3,641.22)	10.69%	61,800.00
TOTAL Expense	6,246.31	14,343.34	253,431.34	136,385.88	117,045.46	-85.82%	228,000.00
Excess Revenue / Expense	14,005.98	4,656.66	12,884.86	(3,385.88)	16,270.74	480.55%	38,000.00

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

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	40.62	0.00	376.85	0.00	376.85	-100.00%	0.00
Reserve Fund	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Other Revenue	40.62	0.00	31,324.35	30,947.50	376.85	-1.22%	61,895.00
TOTAL Income	40.62	0.00	31,324.35	30,947.50	376.85	-1.22%	61,895.00
Expense							
Reserve							
Reserve Transfer	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	40.62	0.00	(95,475.65)	30,947.50	(126,423.15)	408.51%	23,895.00

Monthly Financial Report

Period Ending: August 31st, 2024

Contents:

- First Citizens Bank (Operating) Reconciliation
- First Citizens Bank (Operating) Statement
- First Citizens Bank (Reserve) Reconciliation
- First Citizens Bank (Reserve) Statement
- Balance Sheet
- Budget Vs. Actual
- Delinquent Accounts
- Prepaid Accounts
- Check Register (Paid Bills)

Presented By:

FOREST GREEN
Realty & Management

Kirsten Capps ARM CMCA CPM AMS

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654
Statement Date: 8/31/2024
Linked Statement: None

G/L Balance: 17,409.80
Statement Balance: 21,959.90

Item	Date	Check #	Amount	Balance
			Previous Balance:	18,305.50
Ener-Con Companies, Inc.	7/25/2024	1836	-333.05	17,972.45
Automatic Entrances of Wisconsin, Inc.	7/25/2024	1837	-228.90	17,743.55
Jan-Pro of Milwaukee	7/25/2024	1838	-253.38	17,490.17
Forest Green Realty & Management	7/25/2024	1839	-1,368.00	16,122.17
Ener-Con Companies, Inc.	7/27/2024	1840	-140.00	15,982.17
We Energies	7/29/2024	1841	-531.98	15,450.19
We Energies	7/29/2024	1842	-560.56	14,889.63
GFL Muskego LLC	8/1/2024	1843	-993.74	13,895.89
City of Cudahy Water/Sewer Dept.	8/7/2024	Auto	-1,913.86	11,982.03
Ener-Con Companies, Inc.	8/8/2024	1844	-129.50	11,852.53
TK Elevator Corporation	8/10/2024	1845	-1,236.62	10,615.91
Jan-Pro of Milwaukee	8/10/2024	1846	-345.00	10,270.91
Legacy Landscaping LLC	8/10/2024	1847	-1,529.84	8,741.07
City of Cudahy Water/Sewer Dept.	8/12/2024	Auto	-2,060.50	6,680.57
Charter Communications	8/12/2024	Auto	-216.72	6,463.85
Charter Communications	8/16/2024	Auto	-216.72	6,247.13
Ener-Con Companies, Inc.	8/17/2024	1850	-306.90	5,940.23
CRC Concrete Raising Corporation	8/17/2024	1851	-1,802.50	4,137.73
Ener-Con Companies, Inc.	8/17/2024	1852	-222.39	3,915.34
Ener-Con Companies, Inc.	8/19/2024	1853	-114.07	3,801.27
Ener-Con Companies, Inc.	8/23/2024	1854	-18.53	3,782.74
GFL Muskego LLC	8/27/2024	1855	-1,093.11	2,689.63
Forest Green Realty & Management	8/29/2024	1858	-1,368.00	1,321.63
		Total Checks:	**-16,983.87**	
Lockbox	8/1/2024		8,750.00	10,071.63
Lockbox	8/2/2024		250.00	10,321.63
Lockbox	8/5/2024		250.00	10,571.63
Lockbox	8/6/2024		550.00	11,121.63
Lockbox	8/8/2024		500.00	11,621.63
Adjustment Batch	8/9/2024		500.00	12,121.63
Lockbox	8/9/2024		540.00	12,661.63
Lockbox	8/12/2024		500.00	13,161.63
Lockbox	8/13/2024		275.00	13,436.63
Lockbox	8/15/2024		800.00	14,236.63
Income from Charter	8/19/2024		1,282.29	15,518.92
Lockbox	8/19/2024		250.00	15,768.92
Lockbox	8/20/2024		250.00	16,018.92
Lockbox	8/22/2024		500.00	16,518.92
Lockbox	8/23/2024		500.00	17,018.92
Lockbox	8/26/2024		550.00	17,568.92
Lockbox	8/27/2024		1,250.00	18,818.92

* voided check

Lockbox	8/28/2024	250.00	19,068.92
Lockbox	8/29/2024	1,100.00	20,168.92
Lockbox	8/30/2024	1,790.00	21,958.92
Bank Reconcile: Interest Earned	8/31/2024	0.98	21,959.90
	Total Deposits / Adjustments:	**20,638.27**	
		Statement Balance:	**21,959.90**

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1848	8/14/2024	Ogden & Company, Inc.	2,450.00
1849	8/14/2024	Cudahy Connection Condominium Asso(	1,000.00
1856	8/28/2024	We Energies	554.25
1857	8/28/2024	We Energies	545.85
			4,550.10

Bank Reconciliation Summary: Operating Account: *****2654

G/L Balance:	17,409.80
Uncleared Checks, Credits:	4,550.10
Uncleared Deposits, Debits:	0.00
G/L Difference:	21,959.90
Statement Balance:	21,959.90
G/L and Balance Difference:	0.00

* voided check

First Citizens Bank

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

******2654 - CAB INTEREST CHECKING

Beginning Balance	$18,305.50	Average Daily Balance	$23,017.66
Total Deposits	$20,637.29	Year-To-Date Interest Paid	$8.75
Total Withdrawals	$16,983.87	Days in Statement Period	31
Interest Paid	$0.98	Annual Percentage Yield Earned	0.05%
Ending Balance	$21,959.90		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/01	CUDAHY CONNECTIO ASSOC PMT 202336771 -SETT-A228SFTP5	$7,250.00
08/01	LOCKBOX DEPOSIT	$1,500.00
08/02	LOCKBOX DEPOSIT	$250.00
08/05	LOCKBOX DEPOSIT	$250.00
08/06	LOCKBOX DEPOSIT	$550.00
08/08	LOCKBOX DEPOSIT	$500.00
08/09	LOCKBOX DEPOSIT	$540.00
08/09	IMAGE DEPOSIT	$500.00
08/12	LOCKBOX DEPOSIT	$500.00
08/13	LOCKBOX DEPOSIT	$275.00
08/15	LOCKBOX DEPOSIT	$800.00
08/19	IMAGE DEPOSIT	$1,282.29
08/19	LOCKBOX DEPOSIT	$250.00
08/20	LOCKBOX DEPOSIT	$250.00
08/22	LOCKBOX DEPOSIT	$500.00
08/23	LOCKBOX DEPOSIT	$500.00
08/26	LOCKBOX DEPOSIT	$550.00
08/27	LOCKBOX DEPOSIT	$1,250.00
08/28	LOCKBOX DEPOSIT	$250.00

DEPOSITS/CREDITS

Date	Description	Amount
08/29	LOCKBOX DEPOSIT	$1,100.00
08/30	LOCKBOX DEPOSIT	$1,790.00
08/30	INTEREST PYMT	$0.98

WITHDRAWALS/DEBITS

Date	Description	Amount
08/02	888C712405880196 35590 GFL MUSKEGO LLC V1843	$993.74
08/05	888C708099798413 35554 ENERCON COMPANIE A1840	$140.00
08/05	888C098112719996 35554 JANPRO OF MILWAU A1838	$253.38
08/05	888C757293461674 35554 ENERCON COMPANIE A1836	$333.05
08/05	888C865316352034 35554 FOREST GREEN REA A1839	$1,368.00
08/09	888C334606813395 35554 ENERCON COMPANIE A1844	$129.50
08/12	888C389603432987 35554 JANPRO OF MILWAU A1846	$345.00
08/12	888C389603432987 35554 LEGACY LANDSCAPI A1847	$1,529.84
08/16	CITY OF CUDAHY UTILITY CUDAHY CONNECTIONTIONS 40121000	$1,913.86
08/16	CITY OF CUDAHY UTILITY CUDAHY CONNECTIONS CON 40126600	$2,060.50
08/19	888C447315164932 35554 ENERCON COMPANIE A1852	$222.39
08/19	888C447315164932 35554 ENERCON COMPANIE A1850	$306.90
08/20	888C854118940956 35554 ENERCON COMPANIE A1853	$114.07
08/20	SPECTRUM SPECTRUM KIRSTEN CAPPS 8766859	$216.72

WITHDRAWALS/DEBITS

Date	Description	Amount
08/20	SPECTRUM SPECTRUM KIRSTEN CAPPS 8767480	$216.72
08/26	888C980470284384 35554 ENERCON COMPANIE A1854	$18.53
08/28	888C371069359391 35590 GFL MUSKEGO LLC V1855	$1,093.11
08/29	888C839914429551 35554 FOREST GREEN REA A1858	$1,368.00

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
08/12	1837	$228.90	08/19	1845 *	$1,236.62
08/12	1841 *	$531.98	08/26	1851 *	$1,802.50
08/12	1842	$560.56			

* Skip in check sequence

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957
Statement Date: 8/31/2024 G/L Balance: 136,724.41
Linked Statement: None Statement Balance: 136,724.41

Item	Date	Check #	Amount	Balance
			Previous Balance:	136,683.77
Bank Reconcile: Interest Earned	8/31/2024		40.64	136,724.41
	Total Deposits / Adjustments:		**40.64**	
			Statement Balance:	**136,724.41**

Outstanding Items:

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

G/L Balance:	136,724.41
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	136,724.41
Statement Balance:	136,724.41
G/L and Balance Difference:	0.00

* voided check

First Citizens Bank

Primary Account Number Ending In 0957
Statement Date Aug 31, 2024

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

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

******0957 - CAB MONEY MARKET

Beginning Balance	$136,683.77	Average Daily Balance	$136,683.77
Total Deposits	$0.00	Year-To-Date Interest Paid	$417.49
Total Withdrawals	$0.00	Days in Statement Period	31
Interest Paid	$40.64	Annual Percentage Yield Earned	0.35%
Ending Balance	$136,724.41		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/30	INTEREST PYMT	$40.64

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 08/31/2024

Assets		
Cash		
Operating	17,409.80	
Reserve	136,724.41	
Total Cash	154,134.21	
Total Assets		*154,134.21*
Liabilities & Equity		
Equity		
Retained Earnings	233,164.19	
Net Income	(79,029.98)	
Total Equity	154,134.21	
Total Liabilities & Equity		*154,134.21*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 8/1/2024 To 8/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	18,750.00	19,000.00	133,739.83	152,000.00	(18,260.17)	12.01%	228,000.00
Prepaid Assessments	80.00	0.00	19,651.62	0.00	19,651.62	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	18,830.00	19,000.00	153,391.45	152,000.00	1,391.45	-0.92%	266,000.00
Other Revenue							
Late Fees	25.00	0.00	390.00	0.00	390.00	-100.00%	0.00
Interest	0.98	0.00	8.75	0.00	8.75	-100.00%	0.00
Reserve Fund	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	0.00
Transfer Fees	500.00	0.00	1,100.00	0.00	1,100.00	-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	0.00	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	1,282.29	0.00	3,795.42	0.00	3,795.42	-100.00%	0.00
TOTAL Other Revenue	1,808.27	0.00	133,563.02	0.00	133,563.02	0.00%	0.00
TOTAL Income	20,638.27	19,000.00	286,954.47	152,000.00	134,954.47	-88.79%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	0.00	166.52	50.00	116.52	-233.04%	100.00
6020- Office Supplies	0.00	0.00	166.53	50.00	116.53	-233.06%	100.00
6000- Management Fees	1,909.00	684.17	6,697.00	5,473.36	1,223.64	-22.36%	8,210.00
6020- Management Fees	1,909.00	684.17	6,697.00	5,473.36	1,223.64	-22.36%	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	3,818.00	1,368.34	15,046.05	11,816.72	3,229.33	-27.33%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	0.00	675.00	(675.00)	100.00%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	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	0.00	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.	764.92	1,000.00	3,955.95	4,000.00	(44.05)	1.10%	7,000.00
6020- Landscape Maint.	764.92	1,000.00	3,955.95	4,000.00	(44.05)	1.10%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00
6020- Landscape Improv.	0.00	0.00	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

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 8/1/2024 To 8/31/2024 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	0.00	0.00	438.50	650.00	(211.50)	32.54%	650.00
6020- Irrigation System	0.00	0.00	438.50	650.00	(211.50)	32.54%	650.00
TOTAL Landscaping	1,529.84	2,000.00	14,703.16	20,060.00	(5,356.84)	26.70%	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	18.53	541.67	2,609.37	4,333.36	(1,723.99)	39.78%	6,500.00
6020- Gen Maint & Rep	2,575.36	541.67	5,893.10	4,333.36	1,559.74	-35.99%	6,500.00
6000- Common Area Clean	172.50	195.83	1,669.64	1,566.64	103.00	-6.57%	2,350.00
6020- Common Area Clean	172.50	195.83	1,669.65	1,566.64	103.01	-6.58%	2,350.00
6000- Elevator Inspection/ I	618.31	625.00	2,004.93	1,875.00	129.93	-6.93%	2,500.00
6020- Elevator Inspection /	618.31	625.00	1,904.93	1,875.00	29.93	-1.60%	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	0.00	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	4,175.51	2,725.00	128,460.35	21,150.00	107,310.35	-507.38%	30,400.00
Reserve							
Reserve Transfer	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	545.85	708.33	4,582.00	5,666.64	(1,084.64)	19.14%	8,500.00
6020- Electric & Gas	554.25	708.33	5,980.08	5,666.64	313.44	-5.53%	8,500.00
6000- Water & Sewer	1,913.86	2,000.00	7,543.32	8,000.00	(456.68)	5.71%	12,000.00
6020- Water & Sewer	2,060.50	2,000.00	8,047.15	8,000.00	47.15	-0.59%	12,000.00
6000- Refuse Disposal	1,043.42	500.00	4,082.72	4,000.00	82.72	-2.07%	6,000.00
6020- Refuse Disposal	1,043.43	500.00	4,222.83	4,000.00	222.83	-5.57%	6,000.00
6000- Internet (Security)	108.36	166.67	885.08	1,333.36	(448.28)	33.62%	2,000.00
6020- Internet (Security)	108.36	166.67	898.75	1,333.36	(434.61)	32.60%	2,000.00
6000- Cable	0.00	83.33	37.91	666.64	(628.73)	94.31%	1,000.00
6020- Cable	0.00	83.33	37.91	666.64	(628.73)	94.31%	1,000.00
6000- Phone Lines	108.36	116.67	834.06	933.36	(99.30)	10.64%	1,400.00
6020- Phone Lines	108.36	116.67	851.72	933.36	(81.64)	8.75%	1,400.00
TOTAL Utility	7,594.75	7,150.00	38,003.53	41,200.00	(3,196.47)	7.76%	61,800.00
TOTAL Expense	17,118.10	13,243.34	270,549.44	149,629.22	120,920.22	-80.81%	228,000.00
Excess Revenue / Expense	3,520.17	5,756.66	16,405.03	2,370.78	14,034.25	-591.97%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 8/1/2024 To 8/31/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	40.64	0.00	417.49	0.00	417.49	-100.00%	0.00
Reserve Fund	0.00	0.00	30,947.50	30,947.50	0.00	0.00%	61,895.00
TOTAL Other Revenue	40.64	0.00	31,364.99	30,947.50	417.49	-1.35%	61,895.00
TOTAL Income	40.64	0.00	31,364.99	30,947.50	417.49	-1.35%	61,895.00
Expense							
Reserve							
Reserve Transfer	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	40.64	0.00	(95,435.01)	30,947.50	(126,382.51)	408.38%	23,895.00

A/R Delinquency

Tuesday, September 3, 2024 15:12

Posted Date 08/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12001	Owner	Late Fee	Castro,Damary	25.00	250.00	0.00	0.00	275.00
Count:	1			25.00	250.00	0.00	0.00	275.00

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Assessment	40019	250.00
Late Fee	40019	25.00
		275.00

Advanced Payments

Tuesday, September 3, 2024 15:13

Posted Date 08/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
10686	Owner	Foro,Jennifer	0.00	-85.25	0.00	0.00	-85.25
12232	Owner	Nameth,Mary S.	-40.00	0.00	-80.00	0.00	-120.00
17715	Owner	Ferger,Brock	-250.00	0.00	0.00	0.00	-250.00
18056	Owner	Thompson Kane and Co, Inc.,E	-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
17311	Owner	Paikowski,Paul J., Caitlin F. an	-250.00	0.00	0.00	0.00	-250.00
17296	Owner	Cotter,Terry	-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
10674	Owner	Leonhardt,Terry L	-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
11225	Owner	Ludke,Barbara J.	-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
11997	Owner	McRae,Georgia	-250.00	0.00	0.00	0.00	-250.00
17093	Owner	Hoya,Jessica and Richard	-250.00	-4.00	0.00	0.00	-254.00
10669	Owner	Beckemeier,Laureen	-250.00	-20.00	0.00	0.00	-270.00
11766	Owner	Hoffmann,Amy	0.00	-250.00	0.00	-65.37	-315.37
11210	Owner	Steil,Jennifer	-350.00	-100.00	0.00	0.00	-450.00
10657	Owner	Malek,James and Linda	-500.00	0.00	0.00	0.00	-500.00
10655	Owner	Burazin,Colleen	0.00	0.00	0.00	-500.00	-500.00
17541	Owner	Juchniewicz,Toni	-250.00	0.00	-255.00	0.00	-505.00
19145	Owner	McGovern,Elizabeth	-550.00	0.00	0.00	0.00	-550.00
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-290.00	-30.00	0.00	-610.00
10685	Owner	Hanson,Barbara	-50.00	-50.00	-300.00	-250.00	-650.00
11203	Owner	Marinello,Pamela A.	-300.00	-300.00	-100.00	0.00	-700.00
10662	Owner	Bowen,James	-300.00	-300.00	-100.00	0.00	-700.00
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
10651	Owner	Cooper,Adrienne	-750.00	0.00	0.00	0.00	-750.00
10670	Owner	Schuman,Laura	-250.00	-250.00	-250.00	0.00	-750.00
10667	Owner	LeMere,Ruth	-250.00	-500.00	0.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
12105	Owner	Shahabuddin,Syed	-250.00	-250.00	0.00	-250.00	-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	0.00	-1,235.00	-1,235.00
10676	Owner	Neuburg,Mary	0.00	0.00	0.00	-1,467.00	-1,467.00
10636	Owner	Normington,Roy	0.00	0.00	0.00	-1,500.00	-1,500.00
Count:	37		-8,380.00	-3,149.25	-2,615.00	-5,507.37	-19,651.62

Property Totals

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

Charge Code Summary

Posted Date 08/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance

Description	G/L Acct #	Amount
Credit Assessment	40000	-550.00
Payment	10000	-19,101.62
		-19,651.62

AP Check Register with Detail

Check Date 8/1/2024 To 8/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor / Expense / Memo	Department	Amount	Status
Invoice #						
Operating						**17**
Auto	8/7/2024	27683	**City of Cudahy Water/Sewer Dept.**		1,913.86	PAID
Inv. # 4012100008012024		6001	6000- Water & Sewer 6000 - 5/1/24 - 6/30/24 Water & Sewer	Operating	1,913.86	
Auto	8/12/2024	27737	**Charter Communications**		216.72	PAID
Inv. # 0146669080124		6023	6000- Internet (Security) August 2024 Internet	Operating	108.36	
Inv. # 0146669080124		6032	6000- Phone Lines August 2024 Phone Lines	Operating	108.36	
Auto	8/12/2024	27736	**City of Cudahy Water/Sewer Dept.**		2,060.50	PAID
Inv. # 4012660008012024		6001-1	6020- Water & Sewer 6020 - 5/1/24 - 6/30/24 Water & Sewer	Operating	2,060.50	
Auto	8/16/2024	27771	**Charter Communications**		216.72	PAID
Inv. # 0149028080124		6032-1	6020- Phone Lines August 2024 Phone Lines	Operating	108.36	
Inv. # 0149028080124		6023-1	6020- Internet (Security) August 2024 Internet	Operating	108.36	
1843	8/1/2024	27647	**Wrangler Holdco Corp.**		993.74	PAID
Inv. # U80000327986		6022	6000- Refuse Disposal August 2024 Refuse	Operating	496.87	
Inv. # U80000327986		6022-1	6020- Refuse Disposal August 2024 Refuse	Operating	496.87	
1844	8/8/2024	27706	**Ener-Con Companies, Inc.**		129.50	PAID
Inv. # 49047		6009-1	6020- Gen Maint & Rep 7/24/24 - Paint S exit door and trim, Replace bulb, inspect leak by 38	Operating	129.50	
1845	8/10/2024	27719	**TK Elevator Corporation**		1,236.62	PAID
Inv. # 3008023359		6027	6000- Elevator Inspection/ Maintenanc Elevator Inspections	Operating	618.31	
Inv. # 3008023359		6027-1	6020- Elevator Inspection / Maintenan Elevator Inspections	Operating	618.31	
1846	8/10/2024	27720	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 170646		6026	6000- Common Area Cleaning August 2024 Janitorial	Operating	172.50	
Inv. # 170646		6026-1	6020- Common Area Cleaning August 2024 Janitorial	Operating	172.50	
1847	8/10/2024	27721	**Legacy Landscaping LLC**		1,529.84	PAID
Inv. # 227215		6002	6000- Landscape Maint. 5 of 7 Landscape Contract	Operating	764.92	
Inv. # 227215		6002-1	6020- Landscape Maint. 5 of 7 Landscape Contract	Operating	764.92	
1848	8/14/2024	27763	**Ogden & Company, Inc.**		2,450.00	PAID
		6012-1	6020- Management Fees Startup Fee & First Month Management Fee	Operating	1,225.00	

AP Check Register with Detail

Check Date 8/1/2024 To 8/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense Memo		Department	Amount	Status
		6012	6000- Management Fees Startup Fee & First Month Management Fee	Operating	1,225.00	
1849	8/14/2024	27764	**Cudahy Connection Condominium Asso**		1,000.00	PAID
		30000	Retained Earnings Startup Operating Funds	Operating	1,000.00	
1850	8/17/2024	27780	**Ener-Con Companies, Inc.**		306.90	PAID
Inv. # 2310835		6009-1	6020- Gen Maint & Rep 8/9/24 - 8/5/25 Door King Subscription Reimbursement	Operating	153.45	
Inv. # 2310835		6009-1	6020- Gen Maint & Rep 8/9/24 - 8/5/25 Door King Subscription Reimbursement	Operating	153.45	
1851	8/17/2024	27781	**CRC Concrete Raising Corporation**		1,802.50	PAID
Inv. # 2024344		6009-1	6020- Gen Maint & Rep Crack injection in basement stairwell	Operating	1,802.50	
1852	8/17/2024	27783	**Ener-Con Companies, Inc.**		222.39	PAID
Inv. # 49117		6009-1	6020- Gen Maint & Rep 8/7/24 Monthly Property Rounds	Operating	111.19	
Inv. # 49117		6009-1	6020- Gen Maint & Rep 8/7/24 Monthly Property Rounds	Operating	111.20	
1853	8/19/2024	27795	**Ener-Con Companies, Inc.**		114.07	PAID
Inv. # 49116		6009-1	6020- Gen Maint & Rep Cleaning on staining on stairwell wall	Operating	114.07	
1854	8/23/2024	27814	**Ener-Con Companies, Inc.**		18.53	PAID
Inv. # 49158		6009	6000- Gen Maint & Rep Replace bulb by 304	Operating	18.53	
1855	8/27/2024	27837	**Wrangler Holdco Corp.**		1,093.11	PAID
Inv. # U80000334365		6022-1	6020- Refuse Disposal September 2024 Refuse	Operating	546.56	
Inv. # U80000334365		6022	6000- Refuse Disposal September 2024 Refuse	Operating	546.55	
1856	8/28/2024	27849	**We Energies**		554.25	PAID
Inv. # 5145628302		6000-1	6020- Electric & Gas 6020 - 7/17/24 - 8/18/24 Gas & Electric	Operating	554.25	
1857	8/28/2024	27850	**We Energies**		545.85	PAID
Inv. # 5148417550		6000	6000- Electric & Gas 6000 - 7/22/24 - 8/21/24 Gas & Electric	Operating	545.85	
1858	8/29/2024	27911	**Ener-Con Companies, Inc.**		1,368.00	PAID
Inv. # 49181		6012	6000- Management Fees September 2024 Management Fees	Operating	684.00	
Inv. # 49181		6012-1	6020- Management Fees September 2024 Management Fees	Operating	684.00	
				Total	**18,118.10**	
				Voided	**0.00**	
				Operating TOTAL $	**18,118.10**	

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 09/30/2024

Assets		
Cash		
Operating	12,390.20	
Reserve	152,238.35	
Total Cash	164,628.55	
Total Assets		*164,628.55*
Liabilities & Equity		
Equity		
Retained Earnings	233,164.19	
Net Income	(68,535.64)	
Total Equity	164,628.55	
Total Liabilities & Equity		*164,628.55*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 9/1/2024 To 9/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	19,250.00	19,000.00	152,989.83	171,000.00	(18,010.17)	10.53%	228,000.00
Prepaid Assessments	(2,575.00)	0.00	17,076.62	0.00	17,076.62	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	16,675.00	19,000.00	170,066.45	171,000.00	(933.55)	0.55%	266,000.00
Other Revenue							
Late Fees	25.00	0.00	415.00	0.00	415.00	-100.00%	0.00
Interest	1.11	0.00	9.86	0.00	9.86	-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	1,100.00	0.00	1,100.00	-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	0.00	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	0.00	0.00	3,795.42	0.00	3,795.42	-100.00%	0.00
TOTAL Other Revenue	26.11	0.00	133,589.13	0.00	133,589.13	0.00%	0.00
TOTAL Income	16,701.11	19,000.00	303,655.58	171,000.00	132,655.58	-77.58%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	0.00	166.52	50.00	116.52	-233.04%	100.00
6020- Office Supplies	0.00	0.00	166.53	50.00	116.53	-233.06%	100.00
6000- Management Fees	684.00	684.17	7,381.00	6,157.53	1,223.47	-19.87%	8,210.00
6020- Management Fees	684.00	684.17	7,381.00	6,157.53	1,223.47	-19.87%	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 & Per	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	1,368.34	16,414.05	13,185.06	3,228.99	-24.49%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	0.00	675.00	(675.00)	100.00%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	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	0.00	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.	764.92	1,000.00	4,720.87	5,000.00	(279.13)	5.58%	7,000.00
6020- Landscape Maint.	764.92	1,000.00	4,720.87	5,000.00	(279.13)	5.58%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00
6020- Landscape Improv.	0.00	0.00	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

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 9/1/2024 To 9/30/2024 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	0.00	0.00	438.50	650.00	(211.50)	32.54%	650.00
6020- Irrigation System	0.00	0.00	438.50	650.00	(211.50)	32.54%	650.00
TOTAL Landscaping	1,529.84	2,000.00	16,233.00	22,060.00	(5,827.00)	26.41%	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	0.00	541.67	2,609.37	4,875.03	(2,265.66)	46.47%	6,500.00
6020- Gen Maint & Rep	430.83	541.67	6,323.93	4,875.03	1,448.90	-29.72%	6,500.00
6000- Common Area Clean	172.50	195.83	1,842.14	1,762.47	79.67	-4.52%	2,350.00
6020- Common Area Clean	172.50	195.83	1,842.15	1,762.47	79.68	-4.52%	2,350.00
6000- Elevator Inspection/ I	0.00	0.00	2,004.93	1,875.00	129.93	-6.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	1,904.93	1,875.00	29.93	-1.60%	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	0.00	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	775.83	1,475.00	129,236.18	22,625.00	106,611.18	-471.21%	30,400.00
Reserve							
Reserve Transfer	15,473.75	15,473.75	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Reserve	15,473.75	15,473.75	46,421.25	46,421.25	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	527.59	708.33	5,109.59	6,374.97	(1,265.38)	19.85%	8,500.00
6020- Electric & Gas	519.15	708.33	6,499.23	6,374.97	124.26	-1.95%	8,500.00
6000- Water & Sewer	0.00	0.00	7,543.32	8,000.00	(456.68)	5.71%	12,000.00
6020- Water & Sewer	0.00	0.00	8,047.15	8,000.00	47.15	-0.59%	12,000.00
6000- Refuse Disposal	546.55	500.00	4,629.27	4,500.00	129.27	-2.87%	6,000.00
6020- Refuse Disposal	546.56	500.00	4,769.39	4,500.00	269.39	-5.99%	6,000.00
6000- Internet (Security)	108.36	166.67	993.44	1,500.03	(506.59)	33.77%	2,000.00
6020- Internet (Security)	108.36	166.67	1,007.11	1,500.03	(492.92)	32.86%	2,000.00
6000- Cable	0.00	83.33	37.91	749.97	(712.06)	94.95%	1,000.00
6020- Cable	0.00	83.33	37.91	749.97	(712.06)	94.95%	1,000.00
6000- Phone Lines	108.36	116.67	942.42	1,050.03	(107.61)	10.25%	1,400.00
6020- Phone Lines	108.36	116.67	960.08	1,050.03	(89.95)	8.57%	1,400.00
TOTAL Utility	2,573.29	3,150.00	40,576.82	44,350.00	(3,773.18)	8.51%	61,800.00
TOTAL Expense	21,720.71	23,467.09	292,270.15	173,096.31	119,173.84	-68.85%	228,000.00
Excess Revenue / Expense	(5,019.60)	(4,467.09)	11,385.43	(2,096.31)	13,481.74	643.12%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 9/1/2024 To 9/30/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	40.19	0.00	457.68	0.00	457.68	-100.00%	0.00
Reserve Fund	15,473.75	15,473.75	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Other Revenue	15,513.94	15,473.75	46,878.93	46,421.25	457.68	-0.99%	61,895.00
TOTAL Income	15,513.94	15,473.75	46,878.93	46,421.25	457.68	-0.99%	61,895.00
Expense							
Reserve							
Reserve Transfer	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	15,513.94	15,473.75	(79,921.07)	46,421.25	(126,342.32)	272.16%	23,895.00

Monthly Financial Report

Period Ending: October 31st, 2024

Contents:

- First Citizens Bank (Operating) Reconciliation
- First Citizens Bank (Operating) Statement
- First Citizens Bank (Reserve) Reconciliation
- First Citizens Bank (Reserve) Statement
- Balance Sheet
- Budget Vs. Actual
- Delinquent Accounts
- Prepaid Accounts
- Check Register (Paid Bills)

Presented By:

FOREST GREEN
Realty & Management

Kirsten Capps ARM CMCA CPM AMS

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654
Statement Date: 10/31/2024
Linked Statement: None

G/L Balance: 33,896.82
Statement Balance: 35,663.30

Item	Date	Check #	Amount	Balance
			Previous Balance:	14,436.94
We Energies	9/24/2024	1868	-519.15	13,917.79
We Energies	9/27/2024	1869	-527.59	13,390.20
Jan-Pro of Milwaukee	10/2/2024	1870	-345.00	13,045.20
Grunau Company, Inc.	10/10/2024	1871	-508.32	12,536.88
Grunau Company, Inc.	10/10/2024	1872	-508.32	12,028.56
Legacy Landscaping LLC	10/10/2024	1873	-1,529.84	10,498.72
Richard Kulakowski	10/10/2024	1874	-711.40	9,787.32
City of Cudahy Water/Sewer Dept.	10/15/2024	Auto	-2,067.78	7,719.54
City of Cudahy Water/Sewer Dept.	10/15/2024	Auto	-1,922.11	5,797.43
Charter Communications	10/15/2024	Auto	-216.72	5,580.71
Charter Communications	10/15/2024	Auto	-216.72	5,363.99
Ener-Con Companies, Inc.	10/18/2024	1877	-17.50	5,346.49
GFL Environmental	10/21/2024	1878	-1,093.11	4,253.38
Ener-Con Companies, Inc.	10/21/2024	1879	-150.26	4,103.12
Forest Green Realty & Management	10/29/2024	1881	-1,368.00	2,735.12
Sid Grinker Restoration, Inc.	11/1/2024	1876	-35,601.12	-32,866.00
		Total Checks:	**-47,302.94**	
Lockbox	10/1/2024		9,600.00	-23,266.00
Lockbox	10/2/2024		1,350.00	-21,916.00
Lockbox	10/3/2024		250.00	-21,666.00
Lockbox	10/7/2024		1,260.00	-20,406.00
Lockbox	10/8/2024		300.00	-20,106.00
Lockbox	10/9/2024		250.00	-19,856.00
Lockbox	10/10/2024		1,025.00	-18,831.00
Lockbox	10/15/2024		1,470.00	-17,361.00
Lockbox	10/16/2024		550.00	-16,811.00
Adjustment Batch	10/18/2024		1,072.00	-15,739.00
Proceeds from Pekin Claim	10/18/2024		35,601.12	19,862.12
Adjustment Batch	10/21/2024		3,050.00	22,912.12
Lockbox	10/21/2024		500.00	23,412.12
Lockbox	10/22/2024		500.00	23,912.12
Adjustment Batch	10/23/2024		500.00	24,412.12
Lockbox	10/23/2024		250.00	24,662.12
Lockbox	10/24/2024		250.00	24,912.12
Payment from Pekin for Insurance Claim Damage	10/24/2024		210.00	25,122.12
Lockbox	10/25/2024		1,000.00	26,122.12
Lockbox	10/28/2024		250.00	26,372.12
Lockbox	10/29/2024		750.00	27,122.12
Insurance payment from Pekin - Deductible Reimbursen	10/30/2024		7,500.00	34,622.12
Adjustment Batch	10/31/2024		500.00	35,122.12

* voided check

Bank Reconcile: Interest Earned	10/31/2024	1.18	35,123.30
Lockbox	10/31/2024	540.00	35,663.30
	Total Deposits / Adjustments:	**68,529.30**	
		Statement Balance:	**35,663.30**

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1849	8/14/2024	Cudahy Connection Condominium Asso(	1,000.00
1875	10/17/2024	Lakeland Sprinkler, Inc.	275.00
1880	10/29/2024	We Energies	491.48
			1,766.48

Bank Reconciliation Summary: Operating Account: *****2654

G/L Balance:	33,896.82
Uncleared Checks, Credits:	1,766.48
Uncleared Deposits, Debits:	0.00
G/L Difference:	35,663.30
Statement Balance:	35,663.30
G/L and Balance Difference:	0.00

* voided check

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

******2654 - CAB INTEREST CHECKING

Beginning Balance	$14,436.94	Average Daily Balance	$27,772.86
Total Deposits	$68,528.12	Year-To-Date Interest Paid	$11.04
Total Withdrawals	$47,302.94	Days in Statement Period	31
Interest Paid	$1.18	Annual Percentage Yield Earned	0.05%
Ending Balance	$35,663.30		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
10/01	CUDAHY CONNECTIO ASSOC PMT 202336771 -SETT-A228SFTP5	$7,550.00
10/01	LOCKBOX DEPOSIT	$2,050.00
10/02	LOCKBOX DEPOSIT	$1,350.00
10/03	LOCKBOX DEPOSIT	$250.00
10/07	LOCKBOX DEPOSIT	$1,260.00
10/08	LOCKBOX DEPOSIT	$300.00
10/09	LOCKBOX DEPOSIT	$250.00
10/10	LOCKBOX DEPOSIT	$1,025.00
10/15	LOCKBOX DEPOSIT	$1,470.00
10/16	LOCKBOX DEPOSIT	$550.00
10/18	IMAGE DEPOSIT	$35,601.12
10/18	LOCKBOX DEPOSIT	$1,072.00
10/21	IMAGE DEPOSIT	$3,050.00
10/21	LOCKBOX DEPOSIT	$500.00
10/22	LOCKBOX DEPOSIT	$500.00
10/23	IMAGE DEPOSIT	$500.00
10/23	LOCKBOX DEPOSIT	$250.00
10/24	LOCKBOX DEPOSIT	$250.00
10/24	IMAGE DEPOSIT	$210.00

DEPOSITS/CREDITS

Date	Description	Amount
10/25	LOCKBOX DEPOSIT	$1,000.00
10/28	LOCKBOX DEPOSIT	$250.00
10/29	LOCKBOX DEPOSIT	$750.00
10/30	IMAGE DEPOSIT	$7,500.00
10/31	LOCKBOX DEPOSIT	$540.00
10/31	IMAGE DEPOSIT	$500.00
10/31	INTEREST PYMT	$1.18

WITHDRAWALS/DEBITS

Date	Description	Amount
10/03	888C495246861118 35554 JANPRO OF MILWAU A1870	$345.00
10/10	888C570836986630 35554 GRUNAU COMPANY I A1872	$508.32
10/10	888C570836986630 35554 GRUNAU COMPANY I A1871	$508.32
10/10	888C570836986630 35554 LEGACY LANDSCAPI A1873	$1,529.84
10/16	CITY OF CUDAHY UTILITY CUDAHY CONNECTIONTIONS 40121000	$1,922.11
10/16	CITY OF CUDAHY UTILITY CUDAHY CONNECTIONS CON 40126600	$2,067.78
10/21	888C630629740428 35554 ENERCON COMPANIE A1877	$17.50
10/21	SPECTRUM SPECTRUM KIRSTEN CAPPS 9381115	$216.72
10/21	SPECTRUM SPECTRUM KIRSTEN CAPPS 9383113	$216.72
10/21	888C529481588075 35590 GFL MUSKEGO LLC V1878	$1,093.11
10/24	888C609863591937 35554 ENERCON COMPANIE A1879	$150.26
10/29	888C514947839296 35554 FOREST GREEN REA A1881	$1,368.00

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
10/04	1868	$519.15	10/18	1874 *	$711.40
10/11	1869	$527.59	10/23	1876 *	$35,601.12

* Skip in check sequence

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957
Statement Date: 10/31/2024
Linked Statement: None

G/L Balance: 152,273.26
Statement Balance: 152,273.26

Item	Date	Check #	Amount	Balance
			Previous Balance:	152,238.35
Bank Reconcile: Interest Earned	10/31/2024		34.91	152,273.26
	Total Deposits / Adjustments:		**34.91**	
			Statement Balance:	**152,273.26**

Outstanding Items:

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

G/L Balance:	152,273.26
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	152,273.26
Statement Balance:	152,273.26
G/L and Balance Difference:	0.00

* voided check

First Citizens Bank

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

******0957 - CAB MONEY MARKET

Beginning Balance	$152,238.35	Average Daily Balance	$152,238.35
Total Deposits	$0.00	Year-To-Date Interest Paid	$492.59
Total Withdrawals	$0.00	Days in Statement Period	31
Interest Paid	$34.91	Annual Percentage Yield Earned	0.27%
Ending Balance	$152,273.26		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
10/31	INTEREST PYMT	$34.91

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 10/31/2024

Assets		
Cash		
Operating	33,896.82	
Funds with Ogden	1,000.00	
Reserve	152,273.26	
Total Cash	187,170.08	
Total Assets		*187,170.08*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(46,994.11)	
Total Equity	187,170.08	
Total Liabilities & Equity		*187,170.08*

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	18,970.00	19,000.00	171,959.83	190,000.00	(18,040.17)	9.49%	228,000.00
Prepaid Assessments	6,197.00	0.00	23,273.62	0.00	23,273.62	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	25,167.00	19,000.00	195,233.45	190,000.00	5,233.45	-2.75%	266,000.00
Other Revenue							
Late Fees	0.00	0.00	415.00	0.00	415.00	-100.00%	0.00
Interest	1.18	0.00	11.04	0.00	11.04	-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	1,100.00	0.00	1,100.00	-100.00%	0.00
Maint. Charge Back	0.00	0.00	1,517.50	0.00	1,517.50	-100.00%	0.00
Fines	50.00	0.00	50.00	0.00	50.00	-100.00%	0.00
Coupon Book	0.00	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	0.00	0.00	3,795.42	0.00	3,795.42	-100.00%	0.00
TOTAL Other Revenue	51.18	0.00	133,640.31	0.00	133,640.31	0.00%	0.00
TOTAL Income	25,218.18	19,000.00	328,873.76	190,000.00	138,873.76	-73.09%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	0.00	166.52	50.00	116.52	-233.04%	100.00
6020- Office Supplies	0.00	0.00	166.53	50.00	116.53	-233.06%	100.00
6000- Management Fees	684.00	684.17	8,065.00	6,841.70	1,223.30	-17.88%	8,210.00
6020- Management Fees	684.00	684.17	8,065.00	6,841.70	1,223.30	-17.88%	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	80.00	92.50	112.50	(20.00)	17.78%	112.50
6020- Licenses, Fees & Pe	0.00	80.00	92.50	112.50	(20.00)	17.78%	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	1,528.34	17,782.05	14,713.40	3,068.65	-20.86%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	508.32	0.00	508.32	675.00	(166.68)	24.69%	675.00
6020- Fire Alarm Monitoring	508.32	0.00	508.32	675.00	(166.68)	24.69%	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	1,016.64	0.00	2,611.49	2,350.00	261.49	-11.13%	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
6000- Restoration Repairs	(7,710.00)	0.00	(7,710.00)	0.00	(7,710.00)	-92.78%	0.00
TOTAL Insurance	(7,710.00)	0.00	34,084.00	21,680.00	12,404.00	-57.21%	21,680.00
Landscaping							
6000- Landscape Maint.	764.92	1,000.00	5,485.79	6,000.00	(514.21)	8.57%	7,000.00
6020- Landscape Maint.	764.92	1,000.00	5,485.79	6,000.00	(514.21)	8.57%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6020- Landscape Improv.	0.00	0.00	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
6020- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6000- Irrigation System	137.50	0.00	576.00	650.00	(74.00)	11.38%	650.00
6020- Irrigation System	137.50	0.00	576.00	650.00	(74.00)	11.38%	650.00
TOTAL Landscaping	1,804.84	2,000.00	18,037.84	24,060.00	(6,022.16)	25.03%	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	430.83	541.67	3,040.20	5,416.70	(2,376.50)	43.87%	6,500.00
6020- Gen Maint & Rep	448.33	541.67	6,772.26	5,416.70	1,355.56	-25.03%	6,500.00
6000- Common Area Clean	172.50	195.83	2,014.64	1,958.30	56.34	-2.88%	2,350.00
6020- Common Area Clean	172.50	195.83	2,014.65	1,958.30	56.35	-2.88%	2,350.00
6000- Elevator Inspection/ I	0.00	0.00	2,004.93	1,875.00	129.93	-6.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	1,904.93	1,875.00	29.93	-1.60%	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	0.00	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	1,224.16	1,475.00	130,460.34	24,100.00	106,360.34	-441.33%	30,400.00
Reserve							
Reserve Transfer	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	0.00	708.33	5,109.59	7,083.30	(1,973.71)	27.86%	8,500.00
6020- Electric & Gas	491.48	708.33	6,990.71	7,083.30	(92.59)	1.31%	8,500.00
6000- Water & Sewer	1,922.11	2,000.00	9,465.43	10,000.00	(534.57)	5.35%	12,000.00
6020- Water & Sewer	2,067.78	2,000.00	10,114.93	10,000.00	114.93	-1.15%	12,000.00
6000- Refuse Disposal	546.55	500.00	5,175.82	5,000.00	175.82	-3.52%	6,000.00
6020- Refuse Disposal	546.56	500.00	5,315.95	5,000.00	315.95	-6.32%	6,000.00
6000- Internet (Security)	108.36	166.67	1,101.80	1,666.70	(564.90)	33.89%	2,000.00
6020- Internet (Security)	108.36	166.67	1,115.47	1,666.70	(551.23)	33.07%	2,000.00
6000- Cable	0.00	83.33	37.91	833.30	(795.39)	95.45%	1,000.00
6020- Cable	0.00	83.33	37.91	833.30	(795.39)	95.45%	1,000.00
6000- Phone Lines	108.36	116.67	1,050.78	1,166.70	(115.92)	9.94%	1,400.00
6020- Phone Lines	108.36	116.67	1,068.44	1,166.70	(98.26)	8.42%	1,400.00
TOTAL Utility	6,007.92	7,150.00	46,584.74	51,500.00	(4,915.26)	9.54%	61,800.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
TOTAL Expense	3,711.56	12,153.34	295,981.71	185,249.65	110,732.06	-59.77%	228,000.00
Excess Revenue / Expense	21,506.62	6,846.66	32,892.05	4,750.35	28,141.70	-592.41%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 10/1/2024 To 10/31/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	34.91	0.00	492.59	0.00	492.59	-100.00%	0.00
Reserve Fund	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Other Revenue	34.91	0.00	46,913.84	46,421.25	492.59	-1.06%	61,895.00
TOTAL Income	34.91	0.00	46,913.84	46,421.25	492.59	-1.06%	61,895.00
Expense							
Reserve							
Reserve Transfer	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	34.91	0.00	(79,886.16)	46,421.25	(126,307.41)	272.09%	23,895.00

A/R Delinquency

Wednesday, November 6, 2024 9:27

Posted Date 10/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12001	Owner	Late Fee	Castro,Damary	0.00	55.00	0.00	0.00	55.00
Count:	1			0.00	55.00	0.00	0.00	55.00

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
Assessment	40019	30.00
Late Fee	40019	25.00
		55.00