



Monthly Financial Report

Period Ending: January 31st, 2024

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Presented By:



Kirsten Capps ARM CMCA CPM

Director of Operations

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Cudahy Connection Condominium Association, Inc.
Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654

Statement Date: 1/31/2024

Linked Statement: None

G/L Balance: 15,438.68

Statement Balance: 17,212.53

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,100.47
City of Cudahy	12/27/2023	1738	-81.48	3,018.99
Pekin Insurance	12/27/2023	1739	-5,414.75	-2,395.76
We Energies	12/27/2023	1741	-897.05	-3,292.81
We Energies	12/27/2023	1742	-686.59	-3,979.40
Ener-Con Companies, Inc.	12/29/2023	1746	-15.83	-3,995.23
JL Edwards Co, Inc.	1/3/2024	1747	-31,455.53	-35,450.76
Jan-Pro of Milwaukee	1/10/2024	1748	-345.00	-35,795.76
Legacy Landscaping LLC	1/11/2024	1749	-1,930.48	-37,726.24
SouthData	1/11/2024	1750	-51.48	-37,777.72
Jan-Pro of Milwaukee	1/29/2024	1751	-325.91	-38,103.63
GFL Muskego LLC	1/30/2024	1753	-843.84	-38,947.47
Forest Green Realty & Management	1/30/2024	1754	-1,368.00	-40,315.47
Ener-Con Companies, Inc.	1/30/2024	1756	-35.00	-40,350.47
Jan-Pro of Milwaukee	1/30/2024	1757	-345.00	-40,695.47
Charter Communications	1/31/2024	Auto	-349.98	-41,045.45
Charter Communications	1/31/2024	Auto	-209.41	-41,254.86
		Total Checks:	-44,355.33	
Reserve Transfer to cover payables	12/31/2023		6,000.00	-35,254.86
Transfer to cover flooring down payment	1/1/2024		31,000.00	-4,254.86
Account Void: Void Transaction	1/2/2024		-525.00	-4,779.86
Lockbox	1/2/2024		8,608.00	3,828.14
Lockbox	1/3/2024		1,260.00	5,088.14
Lockbox	1/4/2024		505.00	5,593.14
Lockbox	1/5/2024		250.00	5,843.14
Adjustment Batch	1/8/2024		3,500.00	9,343.14
Lockbox	1/8/2024		800.00	10,143.14
Adjustment Batch	1/9/2024		10.00	10,153.14
Lockbox	1/9/2024		240.00	10,393.14
Lockbox	1/10/2024		250.00	10,643.14
Adjustment Batch	1/16/2024		250.00	10,893.14
Lockbox	1/16/2024		835.00	11,728.14
Spectrum Credit for Cancelling Cable	1/17/2024		103.94	11,832.08
Lockbox	1/19/2024		740.00	12,572.08
Lockbox	1/22/2024		10.00	12,582.08
Lockbox	1/23/2024		10.00	12,592.08
Lockbox	1/24/2024		500.00	13,092.08
Lockbox	1/26/2024		1,010.00	14,102.08
Lockbox	1/29/2024		1,060.00	15,162.08
Lockbox	1/30/2024		20.00	15,182.08
Adjustment Batch	1/31/2024		250.00	15,432.08

* voided check

2/6/2024 3:38:44 PM

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Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank Reconcile: Interest Earned	1/31/2024	0.45	15,432.53
Bank Reconcile: Service Fee Charge	1/31/2024	-10.00	15,422.53
Lockbox	1/31/2024	1,790.00	17,212.53
Total Deposits / Adjustments:		58,467.39	
Statement Balance:			17,212.53

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1752	1/30/2024	We Energies	1,079.88
1755	1/30/2024	We Energies	693.97
			<u>1,773.85</u>

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

G/L Balance:	15,438.68
Uncleared Checks, Credits:	1,773.85
Uncleared Deposits, Debits:	0.00
G/L Difference:	17,212.53
Statement Balance:	17,212.53
G/L and Balance Difference:	0.00

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



1-31-24
274552654

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

27455 265 4 NOW ACCOUNT

Previous Balance	12-31-23	3,100.47
+Deposits/Credits	21	58,898.00
-Checks/Debits	18	44,786.39
-Service Charge		.00
+Interest Paid		.45
Current Balance		17,212.53
Days in Statement Period	31	

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

Interest Earned From	1/01/24 To 1/31/24	
Days in Period		31
Interest Earned		.45
Annual Percentage Yield Earned		.05
Interest Paid this Year		.45
Interest Withheld this Year		.00

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

Date	Description	Amount
1-02	Lockbox Deposit	583.00
1-03	Lockbox Deposit	1260.00
1-04	Lockbox Deposit	505.00
1-05	Lockbox Deposit	250.00
1-08	Lockbox Deposit	800.00
1-08	ACHRET 16668 ALVIN KEIKER	10.00-
1-09	Lockbox Deposit	240.00
1-10	Lockbox Deposit	250.00
1-12	Image Deposit	3510.00
1-16	Lockbox Deposit	835.00
1-18	Image Deposit	250.00
1-19	Lockbox Deposit	740.00
1-22	Lockbox Deposit	10.00
1-23	WEB TFR FR 000274850957	37000.00
	FUNDS TRANSFER VIA ONLINE	
	092335002084	
1-23	Lockbox Deposit	10.00
1-24	Lockbox Deposit	500.00
1-26	Lockbox Deposit	1010.00
1-29	Lockbox Deposit	1060.00
1-30	Lockbox Deposit	20.00
1-31	Lockbox Deposit	1790.00
1-31	Image Deposit	250.00
1-31	Interest Pymt	.45

* - - - - - EFT ACTIVITY - - - - - *

Date	Description	Amount
1-02	CUDAHY CONNECTIO Assoc Pmt	8025.00
	202336771	
	-SETT-A228SFTP5	

Continued on Next Page

1-31-24
274552654

ENER-CON COMP INC AGENT FOR					
1-02		888C140018932354 35554		15.83-	
		EnerCon Companie			
		A1746			
1-05		ALVIN KEIKER R02 ACCCLO		525.00-	
		4821781778			
		16668			
1-11		888C889765896192 35554		345.00-	
		JanPro of Milwau			
		A1748			
1-12		888C058487346841 35554		1930.48-	
		Legacy Landscapi			
		A1749			
1-22		SPECTRUM SPECTRUM		209.41-	
		KIRSTEN CAPPS			
		1656270			
1-22		SPECTRUM SPECTRUM		246.04-	
		KIRSTEN CAPPS			
		1652616			
1-30		888C901534392609 35554		325.91-	
		JanPro of Milwau			
		A1751			
1-31		888C759409006765 35554		35.00-	
		EnerCon Companie			
		A1756			
1-31		888C759409006765 35554		345.00-	
		JanPro of Milwau			
		A1757			
1-31		888C581453538018 35590		843.84-	
		GFL Muskego LLC			
		V1753			
1-31		888C759409006765 35554		1368.00-	
		Forest Green Rea			
		A1754			
* - - - - - - - - - -CHECKS PAID- - - - - *					
	No.	Date	Amount	No.	Date
	1738	1-09	81.48	1739	1-05
	1741*	1-10	897.05	1742	1-10
	1747*	1-22	31455.53	1750*	1-25
					51.48
* - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - *					
	Date	Balance	Date	Balance	Date
	12-31	3100.47	1-02	11692.64	1-03
	1-04	13457.64	1-05	7767.89	1-08
	1-09	8716.41	1-10	7382.77	1-11
	1-12	8617.29	1-16	9452.29	1-18
	1-19	10442.29	1-22	21458.69-	1-23
	1-24	16051.31	1-25	15999.83	1-26
	1-29	18069.83	1-30	17763.92	1-31
					17212.53
* - - - - - - - - - -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: 1/31/2024

Linked Statement: None

G/L Balance: 201,227.03

Statement Balance: 201,227.03

Item	Date	Check #	Amount	Balance
			Previous Balance:	238,159.42
Reserve Transfer to cover payables	12/31/2023		-6,000.00	232,159.42
Transfer to cover flooring down payment	1/1/2024		-31,000.00	201,159.42
Bank Reconcile: Interest Earned	1/31/2024		67.61	201,227.03
Total Deposits / Adjustments:			-36,932.39	
			Statement Balance:	201,227.03

Outstanding Items:

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

G/L Balance:	201,227.03
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	201,227.03
Statement Balance:	201,227.03
G/L and Balance Difference:	0.00

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



1-31-24
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	12-31-23	238,159.42
+Deposits/Credits		.00
-Checks/Debits	1	37,000.00
-Service Charge		.00
+Interest Paid		67.61
Current Balance		201,227.03
Days in Statement Period	31	

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

Interest Earned From	1/01/24 To 1/31/24	
Days in Period		31
Interest Earned		67.61
Annual Percentage Yield Earned		.35
Interest Paid this Year		67.61
Interest Withheld this Year		.00

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

Date	Description	Amount
1-23	WEB TFR TO 000274552654	37000.00-
	FUNDS TRANSFER VIA ONLINE	
	092335002084	
1-31	Interest Pymt	67.61

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

Date	Balance	Date	Balance	Date	Balance
12-31	238159.42	1-23	201159.42	1-31	201227.03

* - - - - - 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 01/31/2024

Assets

Cash

Operating 15,438.68

Reserve 201,227.03

Total Cash 216,665.71

Total Assets 216,665.71

Liabilities & Equity

Equity

Retained Earnings 234,164.19

Net Income (17,498.48)

Total Equity 216,665.71

Total Liabilities & Equity 216,665.71

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

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

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
<u>Assessment Revenue</u>							
Association Fees	1,371.63	19,000.00	1,371.63	19,000.00	(17,628.37)	92.78%	228,000.00
Prepaid Assessments	20,076.95	0.00	20,076.95	0.00	20,076.95	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	21,448.58	19,000.00	21,448.58	19,000.00	2,448.58	-12.89%	266,000.00
<u>Other Revenue</u>							
Late Fees	25.00	0.00	25.00	0.00	25.00	-100.00%	0.00
Returned Check Fee	(10.00)	0.00	(10.00)	0.00	(10.00)	-100.00%	0.00
Interest	0.45	0.00	0.45	0.00	0.45	-100.00%	0.00
Reserve Fund	31,000.00	0.00	31,000.00	0.00	31,000.00	-100.00%	0.00
Coupon Book	(51.48)	0.00	(51.48)	0.00	(51.48)	-100.00%	0.00
TOTAL Other Revenue	30,963.97	0.00	30,963.97	0.00	30,963.97	0.00%	0.00
TOTAL Income	52,412.55	19,000.00	52,412.55	19,000.00	33,412.55	-175.86%	266,000.00
Expense							
<u>Administrative</u>							
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	684.00	684.17	684.00	684.17	(0.17)	0.02%	8,210.00
6020- Management Fees	684.00	684.17	684.00	684.17	(0.17)	0.02%	8,210.00
6000- Legal Counsel Fees	0.00	250.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	250.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	32.50	0.00	32.50	(32.50)	100.00%	112.50
6020- Licenses, Fees & Per	0.00	32.50	0.00	32.50	(32.50)	100.00%	112.50
6000- Accounting Services	0.00	102.50	0.00	102.50	(102.50)	100.00%	102.50
6020- Accounting Services	0.00	102.50	0.00	102.50	(102.50)	100.00%	102.50
TOTAL Administrative	1,368.00	2,138.34	1,368.00	2,138.34	(770.34)	36.03%	17,550.00
<u>Fire Protection</u>							
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	500.00	0.00	500.00	(500.00)	100.00%	1,500.00
6020- Fire Protection Insp/F	0.00	500.00	0.00	500.00	(500.00)	100.00%	1,500.00
TOTAL Fire Protection	0.00	1,000.00	0.00	1,000.00	(1,000.00)	100.00%	4,350.00
<u>Insurance</u>							
6000- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
6020- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	21,680.00
<u>Landscaping</u>							
6000- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	7,000.00
6020- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	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
6000- Snow Removal	965.24	960.00	965.24	960.00	5.24	-0.55%	4,800.00
6020- Snow Removal	965.24	960.00	965.24	960.00	5.24	-0.55%	4,800.00
6000- Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00%	650.00
6020- Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00%	650.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

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

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	1,930.48	1,920.00	1,930.48	1,920.00	10.48	-0.55%	29,900.00
<u>Professional Reports</u>							
Reserve Study	0.00	425.00	0.00	425.00	(425.00)	100.00%	425.00
TOTAL Professional Reports	0.00	425.00	0.00	425.00	(425.00)	100.00%	425.00
<u>Repairs and Maintenance</u>							
6000- Gen Maint & Rep	50.29	541.67	50.29	541.67	(491.38)	90.72%	6,500.00
6020- Gen Maint & Rep	85.29	541.67	85.29	541.67	(456.38)	84.25%	6,500.00
6000- Common Area Clean	507.95	195.83	507.95	195.83	312.12	-159.38%	2,350.00
6020- Common Area Clean	507.96	195.83	507.96	195.83	312.13	-159.39%	2,350.00
6000- Elevator Inspection / I	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00
6020- Elevator Inspection /	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00
6000- Garage Door Maint	0.00	0.00	0.00	0.00	0.00	0.00%	1,000.00
6020- Garage Door Maint	0.00	0.00	0.00	0.00	0.00	0.00%	1,000.00
6000- Building Improvemen	15,727.76	0.00	15,727.76	0.00	15,727.76	-100.00%	0.00
6020- Building Improvemen	15,727.77	0.00	15,727.77	0.00	15,727.77	-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	1,000.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6020- Carpet Cleaning	0.00	1,000.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Common Furniture	0.00	250.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Common Furniture	0.00	250.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Dryer Vent Cleaning	0.00	550.00	0.00	550.00	(550.00)	100.00%	550.00
6020- Dryer Vent Cleaning	0.00	550.00	0.00	550.00	(550.00)	100.00%	550.00
TOTAL Repairs and Maintene	32,607.02	5,075.00	32,607.02	5,075.00	27,532.02	-542.50%	30,400.00
<u>Reserve</u>							
Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
<u>Utility</u>							
6000- Electric & Gas	693.97	708.33	693.97	708.33	(14.36)	2.03%	8,500.00
6020- Electric & Gas	1,079.88	708.33	1,079.88	708.33	371.55	-52.45%	8,500.00
6000- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00%	12,000.00
6020- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00%	12,000.00
6000- Refuse Disposal	351.87	500.00	351.87	500.00	(148.13)	29.63%	6,000.00
6020- Refuse Disposal	491.97	500.00	491.97	500.00	(8.03)	1.61%	6,000.00
6000- Internet (Security)	123.71	166.67	123.71	166.67	(42.96)	25.78%	2,000.00
6020- Internet (Security)	140.03	166.67	140.03	166.67	(26.64)	15.98%	2,000.00
6000- Cable	0.00	83.33	0.00	83.33	(83.33)	100.00%	1,000.00
6020- Cable	0.00	83.33	0.00	83.33	(83.33)	100.00%	1,000.00
6000- Phone Lines	85.70	116.67	85.70	116.67	(30.97)	26.54%	1,400.00
6020- Phone Lines	106.01	116.67	106.01	116.67	(10.66)	9.14%	1,400.00
TOTAL Utility	3,073.14	3,150.00	3,073.14	3,150.00	(76.86)	2.44%	61,800.00
TOTAL Expense	38,978.64	13,708.34	38,978.64	13,708.34	25,270.30	-184.34%	228,000.00
Excess Revenue / Expense	13,433.91	5,291.66	13,433.91	5,291.66	8,142.25	-153.87%	38,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

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

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
<u>Other Revenue</u>							
Interest	67.61	0.00	67.61	0.00	67.61	-100.00%	0.00
Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
TOTAL Other Revenue	67.61	0.00	67.61	0.00	67.61	0.00%	61,895.00
TOTAL Income	67.61	0.00	67.61	0.00	67.61	0.00%	61,895.00
Expense							
<u>Reserve</u>							
Reserve Transfer	31,000.00	0.00	31,000.00	0.00	31,000.00	-100.00%	38,000.00
TOTAL Reserve	31,000.00	0.00	31,000.00	0.00	31,000.00	0.00%	38,000.00
TOTAL Expense	31,000.00	0.00	31,000.00	0.00	31,000.00	0.00%	38,000.00
Excess Revenue / Expense	(30,932.39)	0.00	(30,932.39)	0.00	(30,932.39)	0.00%	23,895.00

Posted Date 01/31/2024

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	30.00	25.00	15.00	95.00
10620	Owner Late Fee	Swezey,Bruce	0.00	10.00	0.00	0.00	10.00
11000	Owner Late Fee	Rahn,Jacob Glicklich and Sara	0.00	10.00	0.00	0.00	10.00
Count: 3			25.00	50.00	25.00	15.00	115.00

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	25.00
Late Fee	40019	90.00
		115.00

Advanced Payments

Wednesday, February 7, 2024

9:35

Posted Date 01/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12232	Owner	Nameth,Mary S.	-20.00	0.00	0.00	0.00	-20.00
10669	Owner	Beckemeier,Laureen	0.00	-20.00	0.00	0.00	-20.00
10639	Owner	Sala,Suzanne	-100.58	0.00	0.00	0.00	-100.58
11210	Owner Late Fee	Steil,Jennifer	-250.00	0.00	0.00	0.00	-250.00
11225	Owner Late Fee	Ludke,Barbara J.	-250.00	0.00	0.00	0.00	-250.00
10657	Owner	Malek,James and Linda	-250.00	0.00	0.00	0.00	-250.00
10667	Owner	LeMere,Ruth	-250.00	0.00	0.00	0.00	-250.00
10651	Owner	Cooper,Adrienne	-250.00	0.00	0.00	0.00	-250.00
10655	Owner	Burazin,Colleen	0.00	-10.00	0.00	-240.00	-250.00
10687	Owner Late Fee	Kloosterman,John and Sally	-250.00	0.00	0.00	0.00	-250.00
10681	Owner	Bandoszeski,David	-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
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
17046	Owner Late Fee	Martinez,Phillip and Idalia	-250.00	0.00	0.00	0.00	-250.00
17093	Owner	Hoya,Jessica and Richard	-254.00	0.00	0.00	0.00	-254.00
17541	Owner	Juchniewicz,Toni	0.00	0.00	-255.00	0.00	-255.00
10682	Owner	Behr,Jim and Nancy	-250.00	-50.00	0.00	0.00	-300.00
10685	Owner	Hanson,Barbara	-300.00	0.00	0.00	0.00	-300.00
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-40.00	0.00	0.00	-330.00
10662	Owner	Bowen,James	-300.00	-50.00	0.00	0.00	-350.00
11203	Owner	Marinello,Pamela A.	-300.00	-50.00	0.00	0.00	-350.00
10686	Owner	Foro,Jennifer	-250.00	-190.00	0.00	0.00	-440.00
10615	Owner	Morris,Sharon	0.00	-500.00	0.00	0.00	-500.00
11766	Owner	Hoffmann,Amy	-250.00	-250.00	-65.37	0.00	-565.37
10670	Owner	Schuman,Laura	-250.00	-500.00	0.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
15615	Owner	Grochowski,Vera	-250.00	-500.00	0.00	0.00	-750.00
12105	Owner	Shahabuddin,Syed	-250.00	-250.00	-250.00	0.00	-750.00
16743	Owner	Vedder,Anne and Robert	-250.00	-250.00	-490.00	0.00	-990.00
10654	Owner	Investments LLC,Grandville	-2,835.00	0.00	0.00	0.00	-2,835.00
10676	Owner	Neuburg,Mary	0.00	0.00	0.00	-3,217.00	-3,217.00
10636	Owner	Normington,Roy	0.00	0.00	-1,640.60	-1,609.40	-3,250.00
Count: 33			-9,149.58	-2,910.00	-2,950.97	-5,066.40	-20,076.95

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 Credit	6009	-50.29
6020 Maintenance Credit	6009-1	-50.29

Advanced Payments

Wednesday, February 7, 2024

9:35

Posted Date 01/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
Coupon Book		40019	10.00				
Payment		10000	-20,136.37				
Transfer Fee		40019	150.00				
			-20,076.95				

AP Check Register with Detail

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

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #			Expense	Department	Amount	Status
			Memo			
Operating						12
Auto	1/31/2024	25101	Charter Communications		349.98	PAID
Inv. # 0149028010124		6023-1	6020- Internet (Security) January 2024 Internet	Operating	150.90	
Inv. # 0149028010124		6024-1	6020- Cable January 2024 Cable	Operating	82.19	
Inv. # 0149028010124		6032-1	6020- Phone Lines January 2024 Phone Lines	Operating	116.89	
Auto	1/31/2024	25102	Charter Communications		209.41	PAID
Inv. # 0146669010124		6023	6000- Internet (Security) January 2024 Internet	Operating	123.71	
Inv. # 0146669010124		6032	6000- Phone Lines January 2024 Phone Lines	Operating	85.70	
1747	1/3/2024	24882	JL Edwards Co, Inc.		31,455.53	PAID
Inv. # 14121122023		6029	6000- Building Improvements Down Payment for carpet replacement	Operating	15,727.76	
Inv. # 14121122023		6029-1	6020- Building Improvements Down Payment for carpet replacement	Operating	15,727.77	
1748	1/10/2024	24940	R.E. Johnsen LLC		345.00	PAID
Inv. # 161060		6026	6000- Common Area Cleaning January 2024 Janitorial	Operating	172.50	
Inv. # 161060		6026-1	6020- Common Area Cleaning January 2024 Janitorial	Operating	172.50	
1749	1/11/2024	24956	Legacy Landscaping LLC		1,930.48	PAID
Inv. # 226666		6004-1	6020- Snow Removal 3 of 5 Snow Removal	Operating	965.24	
Inv. # 226666		6004	6000- Snow Removal 3 of 5 Snow Removal	Operating	965.24	
1750	1/11/2024	24957	SouthData		51.48	PAID
Inv. # 994129809		40060	Coupon Book 6 Coupon Books	Operating	51.48	
1751	1/29/2024	25021	R.E. Johnsen LLC		325.91	PAID
Inv. # 161865		6026-1	6020- Common Area Cleaning Cleaning Supplies	Operating	162.96	
Inv. # 161865		6026	6000- Common Area Cleaning Cleaning Supplies	Operating	162.95	
1752	1/30/2024	25036	We Energies		1,079.88	PAID
Inv. # 4881837609		6000-1	6020- Electric & Gas 6020 - 12/14/23 - 1/16/24 Gas & Electric	Operating	1,079.88	
1753	1/30/2024	25048	Wrangler Holdco Corp.		843.84	PAID
Inv. # U80000287869		6022	6000- Refuse Disposal February 2023 Refuse	Operating	351.87	
Inv. # U80000287869		6022-1	6020- Refuse Disposal February 2024 Refuse	Operating	491.97	

AP Check Register with Detail

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

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #			Expense	Department	Amount	Status
			Memo			
1754	1/30/2024	25062	Ener-Con Companies, Inc.		1,368.00	PAID
Inv. # 47656		6012	6000- Management Fees February 2024 Management Fees	Operating	684.00	
Inv. # 47656		6012-1	6020- Management Fees February 2024 Management Fees	Operating	684.00	
1755	1/30/2024	25063	We Energies		693.97	PAID
Inv. # 4887445091		6000	6000- Electric & Gas 6000 - 12/19/23 - 01/21/24 Gas & Electric	Operating	693.97	
1756	1/30/2024	25064	Ener-Con Companies, Inc.		35.00	PAID
Inv. # 47742		6009-1	6020- Gen Maint & Rep Inspect entry lock for issue per owner reports	Operating	35.00	
1757	1/30/2024	25066	R.E. Johnsen LLC		345.00	PAID
Inv. # 162296		6026	6000- Common Area Cleaning February 2024 Janitorial	Operating	172.50	
Inv. # 162296		6026-1	6020- Common Area Cleaning February 2024 Janitorial	Operating	172.50	
Total					39,033.48	
Voided					0.00	
Operating TOTAL \$					39,033.48	



Monthly Financial Report

Period Ending: February 29th, 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:



Kirsten Capps ARM CMCA CPM

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654

Statement Date: 2/29/2024

Linked Statement: None

G/L Balance: 16,390.59

Statement Balance: 18,289.68

Item	Date	Check #	Amount	Balance
			Previous Balance:	17,212.53
We Energies	1/30/2024	1752	-1,079.88	16,132.65
We Energies	1/30/2024	1755	-693.97	15,438.68
Ener-Con Companies, Inc.	2/1/2024	1758	-240.92	15,197.76
TK Elevator Corporation	2/3/2024	1759	-1,236.62	13,961.14
Ener-Con Companies, Inc.	2/5/2024	1760	-74.13	13,887.01
Legacy Landscaping LLC	2/8/2024	1761	-1,930.48	11,956.53
Wisconsin Fuel & Heating, Inc.	2/8/2024	1762	-4,810.80	7,145.73
PIEPER ELECTRIC, INC.	2/9/2024	1763	-291.23	6,854.50
Ener-Con Companies, Inc.	2/9/2024	1764	-185.63	6,668.87
Ener-Con Companies, Inc.	2/9/2024	1765	-75.82	6,593.05
Ener-Con Companies, Inc.	2/16/2024	1767	-61.25	6,531.80
SouthData	2/17/2024	1768	-8.61	6,523.19
GFL Muskego LLC	2/29/2024	1771	-1,399.90	5,123.29
Forest Green Realty & Management	2/29/2024	1772	-1,368.00	3,755.29
Total Checks:			-13,457.24	
2023 Elevator Permits	2/1/2024		-100.00	3,655.29
6000 2024 Elevator Permit	2/1/2024		-50.00	3,605.29
Lockbox	2/1/2024		9,199.42	12,804.71
Lockbox	2/2/2024		740.00	13,544.71
Lockbox	2/5/2024		520.00	14,064.71
Lockbox	2/6/2024		250.00	14,314.71
Lockbox	2/8/2024		500.00	14,814.71
Lockbox	2/9/2024		300.00	15,114.71
Lockbox	2/12/2024		490.00	15,604.71
Lockbox	2/15/2024		525.00	16,129.71
Reimbursement from Custom Restoration for Screen Da	2/15/2024		61.25	16,190.96
Lockbox	2/16/2024		250.00	16,440.96
Income from Charter	2/20/2024		1,254.95	17,695.91
Internet & Phone Lines - Spectrum	2/20/2024		-418.82	17,277.09
Lockbox	2/20/2024		1,300.00	18,577.09
Water & Sewer	2/20/2024		-3,898.25	14,678.84
WDFI Annual Report	2/20/2024		-25.00	14,653.84
Lockbox	2/21/2024		295.00	14,948.84
Lockbox	2/23/2024		750.00	15,698.84
Lockbox	2/26/2024		250.00	15,948.84
Lockbox	2/27/2024		1,000.00	16,948.84
Lockbox	2/28/2024		800.00	17,748.84
Bank Reconcile: Interest Earned	2/29/2024		0.84	17,749.68
Lockbox	2/29/2024		540.00	18,289.68
Total Deposits / Adjustments:			14,534.39	

* voided check

3/5/2024 12:03:50 PM

Page 1 of 2

Cudahy Connection Condominium Association, Inc.
Bank Reconciliation Expanded Detail Consolidated

Statement Balance: 18,289.68

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
* Auto	2/28/2024	Charter Communications	209.41
* Auto	2/28/2024	City of Cudahy Water/Sewer Dept.	1,894.08
* Auto	2/28/2024	City of Cudahy Water/Sewer Dept.	2,004.17
			<u>4,107.66</u>

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1766	2/15/2024	Sheri Fredericks	107.50
1769	2/17/2024	Stecker and Associates, Inc.	205.00
1770	2/29/2024	We Energies	1,012.46
1773	2/29/2024	We Energies	574.13
			<u>1,899.09</u>

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

G/L Balance:	16,390.59
Uncleared Checks, Credits:	1,899.09
Uncleared Deposits, Debits:	0.00
G/L Difference:	18,289.68
Statement Balance:	18,289.68
G/L and Balance Difference:	0.00

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



2-29-24
 274552654

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

27455 265 4 NOW ACCOUNT

Previous Balance	1-31-24	17,212.53
+Deposits/Credits	19	19,025.62
-Checks/Debits	21	17,949.31
-Service Charge		.00
+Interest Paid		.84
Current Balance		18,289.68
Days in Statement Period	29	

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

Interest Earned From	2/01/24 To 2/29/24	
Days in Period		29
Interest Earned		.84
Annual Percentage Yield Earned		.05
Interest Paid this Year		1.29
Interest Withheld this Year		.00

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

Date	Description	Amount
2-01	Lockbox Deposit	1800.00
2-02	Lockbox Deposit	740.00
2-05	Lockbox Deposit	520.00
2-06	Lockbox Deposit	250.00
2-08	Lockbox Deposit	500.00
2-09	Lockbox Deposit	300.00
2-12	Lockbox Deposit	490.00
2-15	Lockbox Deposit	525.00
2-16	Lockbox Deposit	250.00
2-16	Image Deposit	61.25
2-20	Lockbox Deposit	1300.00
2-21	Lockbox Deposit	295.00
2-22	Image Deposit	1254.95
2-23	Lockbox Deposit	750.00
2-26	Lockbox Deposit	250.00
2-27	Lockbox Deposit	1000.00
2-28	Lockbox Deposit	800.00
2-29	Lockbox Deposit	540.00
2-29	Interest Pymt	.84

* - - - - - EFT ACTIVITY - - - - - *

Date	Description	Amount
2-01	CUDAHY CONNECTIO Assoc Pmt 202336771	7399.42
2-02	-SETT-A228SFTP5 WI DSPS COMMEPAY CappsKirsten	50.00-
2-02	WISCOM#####2925 WI DSPS COMMEPAY CappsKirsten	100.00-

Continued on Next Page

2-29-24

274552654

ENER-CON COMP INC AGENT FOR

2-02	WISCOM#####2877 888C844657552718 35554 EnerCon Companie A1758	240.92-
2-05	888C289000845288 35590 TK Elevator Corp V1759	1236.62-
2-06	888C507562080907 35554 EnerCon Companie A1760	74.13-
2-08	888C096152792568 35554 Legacy Landscapi A1761	1930.48-
2-12	888C372987627083 35554 EnerCon Companie A1765	75.82-
2-12	888C372987627083 35554 EnerCon Companie A1764	185.63-
2-12	888C372987627083 35554 PIEPER ELECTRIC A1763	291.23-
2-16	888C302002141687 35554 EnerCon Companie A1767	61.25-
2-16	CITY OF CUDAHY UTILITY CUDAHY CONNECTION UNIT 40121000	1894.08-
2-16	CITY OF CUDAHY UTILITY OWNER/OCCUPANT 40126600	2004.17-
2-20	SPECTRUM SPECTRUM KIRSTEN CAPPS 0925346	209.41-
2-20	SPECTRUM SPECTRUM KIRSTEN CAPPS 0942677	209.41-
2-21	Dept of Financia WI DFI ECK SkibickiAndrew WS2EFI#####1958	25.00-
2-29	888C821999699712 35554 Forest Green Rea A1772	1368.00-
2-29	888C858927897422 35590 GFL Muskego LLC V1771	1399.90-

* - - - - -CHECKS PAID- - - - - *

No.	Date	Amount	No.	Date	Amount
1752	2-15	1079.88	1755*	2-15	693.97
1762*	2-13	4810.80	1768*	2-28	8.61

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

Date	Balance	Date	Balance	Date	Balance
1-31	17212.53	2-01	26411.95	2-02	26761.03
2-05	26044.41	2-06	26220.28	2-08	24789.80
2-09	25089.80	2-12	25027.12	2-13	20216.32
2-15	18967.47	2-16	15319.22	2-20	16200.40
2-21	16470.40	2-22	17725.35	2-23	18475.35
2-26	18725.35	2-27	19725.35	2-28	20516.74
2-29	18289.68				

* - - - - -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: 2/29/2024

Linked Statement: None

G/L Balance: 201,282.99

Statement Balance: 201,282.99

Item	Date	Check #	Amount	Balance
			Previous Balance:	201,227.03
Bank Reconcile: Interest Earned	2/29/2024		55.96	201,282.99
Total Deposits / Adjustments:			55.96	
			Statement Balance:	201,282.99

Outstanding Items:

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

G/L Balance:	201,282.99
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	201,282.99
Statement Balance:	201,282.99
G/L and Balance Difference:	0.00

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



2-29-24
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	1-31-24	201,227.03
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		55.96
Current Balance		201,282.99
Days in Statement Period	29	

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

Interest Earned From	2/01/24 To	2/29/24	
Days in Period			29
Interest Earned			55.96
Annual Percentage Yield Earned			.35
Interest Paid this Year			123.57
Interest Withheld this Year			.00

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

Date	Description	Amount
2-29	Interest Pymt	55.96

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

Date	Balance	Date	Balance
1-31	201227.03	2-29	201282.99

* - - - - -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 02/29/2024

Assets

Cash

Operating 16,390.59

Reserve 201,282.99

Total Cash 217,673.58

Total Assets 217,673.58

Liabilities & Equity

Equity

Retained Earnings 234,164.19

Net Income (16,490.61)

Total Equity 217,673.58

Total Liabilities & Equity 217,673.58

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
<u>Assessment Revenue</u>							
Association Fees	0.00	19,000.00	20,401.63	38,000.00	(17,598.37)	46.31%	228,000.00
Prepaid Assessments	17,709.42	0.00	18,596.37	0.00	18,596.37	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	17,709.42	19,000.00	38,998.00	38,000.00	998.00	-2.63%	266,000.00
<u>Other Revenue</u>							
Late Fees	0.00	0.00	25.00	0.00	25.00	-100.00%	0.00
Returned Check Fee	0.00	0.00	(10.00)	0.00	(10.00)	-100.00%	0.00
Interest	0.84	0.00	1.29	0.00	1.29	-100.00%	0.00
Reserve Fund	0.00	0.00	31,000.00	0.00	31,000.00	-100.00%	0.00
Transfer Fees	0.00	0.00	150.00	0.00	150.00	-100.00%	0.00
Coupon Book	(8.61)	0.00	(50.09)	0.00	(50.09)	-100.00%	0.00
Income from Charter Comrn	1,254.95	0.00	1,254.95	0.00	1,254.95	-100.00%	0.00
TOTAL Other Revenue	1,247.18	0.00	32,371.15	0.00	32,371.15	0.00%	0.00
TOTAL Income	18,956.60	19,000.00	71,369.15	38,000.00	33,369.15	-87.81%	266,000.00
Expense							
<u>Administrative</u>							
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	684.00	684.17	1,368.00	1,368.34	(0.34)	0.02%	8,210.00
6020- Management Fees	684.00	684.17	1,368.00	1,368.34	(0.34)	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	12.50	0.00	12.50	32.50	(20.00)	61.54%	112.50
6020- Licenses, Fees & Pe	12.50	0.00	12.50	32.50	(20.00)	61.54%	112.50
6000- Accounting Services	102.50	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	102.50	0.00	102.50	102.50	0.00	0.00%	102.50
TOTAL Administrative	1,598.00	1,368.34	2,966.00	3,506.68	(540.68)	15.42%	17,550.00
<u>Fire Protection</u>							
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	0.00	500.00	(500.00)	100.00%	1,500.00
6020- Fire Protection Insp/F	0.00	0.00	0.00	500.00	(500.00)	100.00%	1,500.00
TOTAL Fire Protection	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	4,350.00
<u>Insurance</u>							
6000- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
6020- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	21,680.00
<u>Landscaping</u>							
6000- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	7,000.00
6020- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	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
6000- Snow Removal	965.24	960.00	1,930.48	1,920.00	10.48	-0.55%	4,800.00
6020- Snow Removal	965.24	960.00	1,930.48	1,920.00	10.48	-0.55%	4,800.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
6000- Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00%	650.00
6020- Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00%	650.00
TOTAL Landscaping	1,930.48	1,920.00	3,860.96	3,840.00	20.96	-0.55%	29,900.00
<u>Professional Reports</u>							
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
<u>Repairs and Maintenance</u>							
6000- Gen Maint & Rep	74.13	541.67	124.42	1,083.34	(958.92)	88.52%	6,500.00
6020- Gen Maint & Rep	825.28	541.67	910.57	1,083.34	(172.77)	15.95%	6,500.00
6000- Common Area Clean	0.00	195.83	507.95	391.66	116.29	-29.69%	2,350.00
6020- Common Area Clean	0.00	195.83	507.96	391.66	116.30	-29.69%	2,350.00
6000- Elevator Inspection/ I	718.31	625.00	718.31	625.00	93.31	-14.93%	2,500.00
6020- Elevator Inspection /	668.31	625.00	668.31	625.00	43.31	-6.93%	2,500.00
6000- Garage Door Maint	0.00	0.00	0.00	0.00	0.00	0.00%	1,000.00
6020- Garage Door Maint	0.00	0.00	0.00	0.00	0.00	0.00%	1,000.00
6000- Building Improvemen	0.00	0.00	15,727.76	0.00	15,727.76	-100.00%	0.00
6020- Building Improvemen	0.00	0.00	15,727.77	0.00	15,727.77	-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	2,405.40	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
6020- Dryer Vent Cleaning	2,405.40	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
TOTAL Repairs and Maintena	7,096.83	2,725.00	39,703.85	7,800.00	31,903.85	-409.02%	30,400.00
<u>Reserve</u>							
Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
<u>Utility</u>							
6000- Electric & Gas	574.13	708.33	1,268.10	1,416.66	(148.56)	10.49%	8,500.00
6020- Electric & Gas	1,012.46	708.33	2,092.34	1,416.66	675.68	-47.70%	8,500.00
6000- Water & Sewer	1,894.08	2,000.00	1,894.08	2,000.00	(105.92)	5.30%	12,000.00
6020- Water & Sewer	2,004.17	2,000.00	2,004.17	2,000.00	4.17	-0.21%	12,000.00
6000- Refuse Disposal	699.95	500.00	1,051.82	1,000.00	51.82	-5.18%	6,000.00
6020- Refuse Disposal	699.95	500.00	1,191.92	1,000.00	191.92	-19.19%	6,000.00
6000- Internet (Security)	111.21	166.67	234.92	333.34	(98.42)	29.53%	2,000.00
6020- Internet (Security)	111.21	166.67	251.24	333.34	(82.10)	24.63%	2,000.00
6000- Cable	37.91	83.33	37.91	166.66	(128.75)	77.25%	1,000.00
6020- Cable	37.91	83.33	37.91	166.66	(128.75)	77.25%	1,000.00
6000- Phone Lines	98.20	116.67	183.90	233.34	(49.44)	21.19%	1,400.00
6020- Phone Lines	98.20	116.67	204.21	233.34	(29.13)	12.48%	1,400.00
TOTAL Utility	7,379.38	7,150.00	10,452.52	10,300.00	152.52	-1.48%	61,800.00
TOTAL Expense	18,004.69	13,163.34	56,983.33	26,871.68	30,111.65	-112.06%	228,000.00
Excess Revenue / Expense	951.91	5,836.66	14,385.82	11,128.32	3,257.50	-29.27%	38,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
<u>Other Revenue</u>							
Interest	55.96	0.00	123.57	0.00	123.57	-100.00%	0.00
Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00%	61,895.00
TOTAL Other Revenue	55.96	0.00	123.57	0.00	123.57	0.00%	61,895.00
TOTAL Income	55.96	0.00	123.57	0.00	123.57	0.00%	61,895.00
Expense							
<u>Reserve</u>							
Reserve Transfer	0.00	0.00	31,000.00	0.00	31,000.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	31,000.00	0.00	31,000.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	31,000.00	0.00	31,000.00	0.00%	38,000.00
Excess Revenue / Expense	55.96	0.00	(30,876.43)	0.00	(30,876.43)	0.00%	23,895.00

Posted Date 02/29/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17980	Owner	Wobick,Dorothy	1,250.00	0.00	0.00	0.00	1,250.00
Count: 1			1,250.00	0.00	0.00	0.00	1,250.00

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
6000 Maintenance Chargeb	40019	1,250.00
Assessment	40019	250.00
Payment	10000	-250.00
		1,250.00

Posted Date 02/29/2024

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	-4.00	0.00	0.00	-4.00
10669	Owner	Beckemeier, Lauren	0.00	0.00	-20.00	0.00	-20.00
12232	Owner	Nameth, Mary S.	-10.00	-20.00	0.00	0.00	-30.00
10682	Owner	Behr, Jim and Nancy	-50.00	0.00	-50.00	0.00	-100.00
12001	Owner Late Fee	Castro, Damary	-215.00	30.00	25.00	40.00	-120.00
10686	Owner	Foro, Jennifer	250.00	-250.00	-190.00	0.00	-190.00
17315	Owner	Kramer, David	-250.00	0.00	0.00	0.00	-250.00
18034	Owner Late Fee	Keiker, Alexis	-250.00	0.00	0.00	0.00	-250.00
11997	Owner	McRae, Georgia	-250.00	0.00	0.00	0.00	-250.00
11333	Owner	Johnson, Michael G.	0.00	-250.00	0.00	0.00	-250.00
11000	Owner Late Fee	Rahn, Jacob Glicklich and Sara	-260.00	10.00	0.00	0.00	-250.00
11225	Owner	Ludke, Barbara J.	0.00	-250.00	0.00	0.00	-250.00
10687	Owner	Kloosterman, John and Sally	0.00	-250.00	0.00	0.00	-250.00
10655	Owner	Burazin, Colleen	0.00	0.00	-10.00	-240.00	-250.00
10681	Owner	Bandoszeski, David	0.00	-250.00	0.00	0.00	-250.00
10674	Owner	Leonhardt, Terry L	-250.00	0.00	0.00	0.00	-250.00
10667	Owner	LeMere, Ruth	0.00	-250.00	0.00	0.00	-250.00
10651	Owner	Cooper, Adrienne	0.00	-250.00	0.00	0.00	-250.00
10615	Owner	Morris, Sharon	250.00	0.00	-500.00	0.00	-250.00
17046	Owner	Martinez, Phillip and Idalia	0.00	-250.00	0.00	0.00	-250.00
11766	Owner	Hoffmann, Amy	0.00	0.00	-250.00	-65.37	-315.37
10685	Owner	Hanson, Barbara	-50.00	-300.00	0.00	0.00	-350.00
17699	Owner	Ebarp, Judy Berdan and Erik	-330.00	0.00	-40.00	0.00	-370.00
10662	Owner	Bowen, James	-50.00	-300.00	-50.00	0.00	-400.00
11203	Owner	Marinello, Pamela A.	-50.00	-300.00	-50.00	0.00	-400.00
12105	Owner	Shahabuddin, Syed	0.00	0.00	-250.00	-250.00	-500.00
17541	Owner	Juchniewicz, Toni	-250.00	0.00	0.00	-255.00	-505.00
10670	Owner	Schuman, Laura	0.00	-250.00	-500.00	0.00	-750.00
11702	Owner	Gonzalez, Gloria	0.00	-250.00	-250.00	-250.00	-750.00
15615	Owner	Grochowski, Vera	0.00	-250.00	-500.00	0.00	-750.00
16743	Owner	Vedder, Anne and Robert	0.00	-250.00	-250.00	-490.00	-990.00
10654	Owner	Investments LLC, Grandville	250.00	-2,835.00	0.00	0.00	-2,585.00
10676	Owner	Neuburg, Mary	250.00	0.00	0.00	-3,217.00	-2,967.00
10636	Owner	Normington, Roy	250.00	0.00	0.00	-3,250.00	-3,000.00
Count: 34			-1,015.00	-6,719.00	-2,885.00	-7,977.37	-18,596.37

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Assessment	40019	8,515.00
Late Fee	40019	165.00
Payment	10000	-27,276.37
		-18,596.37

AP Check Register with Detail

Check Date 2/1/2024 To 2/29/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

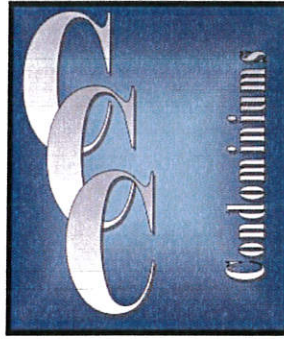
Check #	Check Date	Ctrl #	Vendor			
Invoice #			Expense Memo	Department	Amount	Status
Operating						17
Auto	2/28/2024	25288	Charter Communications		209.41	VOIDED
Inv. # 0149028020124		6023-1	6020- Internet (Security) February 2024 Internet	Operating	97.98	
Inv. # 0149028020124		6032-1	6020- Phone Lines February 2024 Phone Lines	Operating	84.97	
Inv. # 0149028020124		6024-1	6020- Cable Final balance on cancelling cable services	Operating	26.46	
Auto	2/28/2024	25289	Charter Communications		209.41	VOIDED
Inv. # 0146669020124		6023	6000- Internet (Security) February 2024 Internet	Operating	111.21	
Inv. # 0146669020124		6032	6000- Phone Lines February 2024 Phone Lines	Operating	98.20	
Auto	2/28/2024	25286	City of Cudahy Water/Sewer Dept.		2,004.17	VOIDED
Inv. # 4012660002052024		6001-1	6020- Water & Sewer 6020 - 11/1/23 - 12/31/23 Water & Sewer	Operating	2,004.17	
Auto	2/28/2024	25287	City of Cudahy Water/Sewer Dept.		1,894.08	VOIDED
Inv. # 4012100002052024		6001	6000- Water & Sewer 6000 - 11/1/23 - 12/31/23 Water & Sewer	Operating	1,894.08	
1758	2/1/2024	25118	Ener-Con Companies, Inc.		240.92	PAID
Inv. # 47644		6009-1	6020- Gen Maint & Rep Monthly Property Inspection	Operating	120.46	
Inv. # 47644		6009-1	6020- Gen Maint & Rep Monthly Property Inspection	Operating	120.46	
1759	2/3/2024	25132	TK Elevator Corporation		1,236.62	PAID
Inv. # 3007698905		6027	6000- Elevator Inspection/ Maintenanc Elevator Inspections	Operating	618.31	
Inv. # 3007698905		6027-1	6020- Elevator Inspection / Maintenanc Elevator Inspections	Operating	618.31	
1760	2/5/2024	25138	Ener-Con Companies, Inc.		74.13	PAID
Inv. # 47743		6009	6000- Gen Maint & Rep Troubleshoot garage heater - recommend Ideal Mechanical inspect for flame	Operating	74.13	
1761	2/8/2024	25155	Legacy Landscaping LLC		1,930.48	PAID
Inv. # 226743		6004	6000- Snow Removal 4 of 5 Snow Removal	Operating	965.24	
Inv. # 226743		6004-1	6020- Snow Removal 4 of 5 Snow Removal	Operating	965.24	
1762	2/8/2024	25158	Wisconsin Fuel & Heating, Inc.		4,810.80	PAID
Inv. # 137995		6034	6000- Dryer Vent Cleaning 2023 Dryer Vent Cleaning	Operating	2,405.40	
Inv. # 137995		6034-1	6020- Dryer Vent Cleaning 2023 Dryer Vent Cleaning	Operating	2,405.40	
1763	2/9/2024	25200	PIEPER ELECTRIC, INC.		291.23	PAID
Inv. # CD99003451		6009-1	6020- Gen Maint & Rep 11/21 - Garage Heater - Clean flame sensor and cycle unit	Operating	291.23	
1764	2/9/2024	25203	Ener-Con Companies, Inc.		185.63	PAID

AP Check Register with Detail

Check Date 2/1/2024 To 2/29/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #			Expense Memo	Department	Amount	Status
Inv. # 47819		6009-1	6020- Gen Maint & Rep Replace light fixture in community room	Operating	185.63	
1765	2/9/2024	25204	Ener-Con Companies, Inc.		75.82	PAID
Inv. # 47810		6024	6000- Cable Digital converter boxes for community rooms	Operating	37.91	
Inv. # 47810		6024-1	6020- Cable Digital converter box for community room	Operating	37.91	
1766	2/15/2024	25237	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	
1767	2/16/2024	25247	Ener-Con Companies, Inc.		61.25	PAID
Inv. # 47785		20000	Accounts Payable Repair window screen from tuckpointing - billed to contractor	Operating	61.25	
1768	2/17/2024	25254	SouthData		8.61	PAID
Inv. # 994154499		40060	Coupon Book 1 Coupon Book	Operating	8.61	
1769	2/17/2024	25255	Stecker and Associates, Inc.		205.00	PAID
Inv. # 14106022024		6035-1	6020- Accounting Services 2023 Tax Return	Operating	102.50	
Inv. # 14106022024		6035	6000- Accounting Services 2023 Tax Return	Operating	102.50	
1770	2/29/2024	25336	We Energies		1,012.46	PAID
Inv. # 4919273133		6000-1	6020- Electric & Gas 6020 - 1/16/24 - 2/13/24 Gas & Electric	Operating	1,012.46	
1771	2/29/2024	25340	Wrangler Holdco Corp.		1,399.90	PAID
Inv. # U80000294264		6022	6000- Refuse Disposal March 2024 Refuse	Operating	699.95	
Inv. # U80000294264		6022-1	6020- Refuse Disposal March 2024 Refuse (Added Trash Bin)	Operating	699.95	
1772	2/29/2024	25353	Ener-Con Companies, Inc.		1,368.00	PAID
Inv. # 47871		6012-1	6020- Management Fees March 2024 Management Fees	Operating	684.00	
Inv. # 47871		6012	6000- Management Fees March 2024 Management Fees	Operating	684.00	
1773	2/29/2024	25356	We Energies		574.13	PAID
Inv. # 4923712981		6000	6000- Electric & Gas 6000 - 1/21/24 - 2/18/24 Gas & Electric	Operating	574.13	
					Total	17,899.55
					Voided	4,317.07
					Operating TOTAL \$	13,582.48



Monthly Financial Report

Period Ending: March 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:



Kirsten Capps ARM CMCA CPM

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654

Statement Date: 3/31/2024

Linked Statement: None

G/L Balance: 11,159.60

Statement Balance: 13,355.45

Item	Date	Check #	Amount	Balance
			Previous Balance:	18,289.68
We Energies	2/29/2024	1770	-1,012.46	17,277.22
We Energies	2/29/2024	1773	-574.13	16,703.09
Ener-Con Companies, Inc.	3/1/2024	1774	-308.86	16,394.23
Ener-Con Companies, Inc.	3/1/2024	1775	-35.00	16,359.23
Ener-Con Companies, Inc.	3/1/2024	1776	-162.54	16,196.69
Ener-Con Companies, Inc.	3/1/2024	1777	-140.00	16,056.69
Jan-Pro of Milwaukee	3/2/2024	1778	-345.00	15,711.69
GEIS Building Products, Inc.	3/4/2024	1779	-1,250.00	14,461.69
Legacy Landscaping LLC	3/14/2024	1780	-1,930.48	12,531.21
PM Plumbing & Mechanical	3/14/2024	1781	-370.00	12,161.21
PM Plumbing & Mechanical	3/14/2024	1782	-370.00	11,791.21
Richard Kulakowski	3/14/2024	1783	-446.00	11,345.21
Charter Communications	3/19/2024	Auto	-211.42	11,133.79
Charter Communications	3/19/2024	1784	-216.72	10,917.07
Grunau Company, Inc.	3/19/2024	1785	-726.47	10,190.60
Ener-Con Companies, Inc.	3/24/2024	1786	-70.00	10,120.60
Ener-Con Companies, Inc.	3/25/2024	1787	-453.99	9,666.61
Ener-Con Companies, Inc.	3/25/2024	1788	-66.66	9,599.95
National Elevator Inspection Services, Inc.	3/28/2024	1791	-160.00	9,439.95
GFL Muskego LLC	3/29/2024	1792	-993.74	8,446.21
Forest Green Realty & Management	3/29/2024	1793	-1,368.00	7,078.21
Total Checks:			-11,211.47	
Lockbox	3/1/2024		10,300.00	17,378.21
Adjustment Batch	3/4/2024		900.00	18,278.21
Lockbox	3/4/2024		750.00	19,028.21
Adjustment Batch	3/5/2024		250.00	19,278.21
Lockbox	3/6/2024		760.00	20,038.21
Lockbox	3/7/2024		750.00	20,788.21
Lockbox	3/8/2024		1,000.00	21,788.21
Lockbox	3/11/2024		250.00	22,038.21
Lockbox	3/12/2024		50.00	22,088.21
Lockbox	3/13/2024		1,250.00	23,338.21
Adjustment Batch	3/18/2024		500.00	23,838.21
Lockbox	3/18/2024		550.00	24,388.21
2024 1st Quarter Reserve Transfer	3/19/2024		-15,473.75	8,914.46
Lockbox	3/19/2024		500.00	9,414.46
Lockbox	3/20/2024		250.00	9,664.46
Lockbox	3/22/2024		250.00	9,914.46
Adjustment Batch	3/25/2024		650.00	10,564.46
Lockbox	3/25/2024		500.00	11,064.46

* voided check

4/2/2024 12:43:02 PM

Page 1 of 2

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Lockbox	3/26/2024	550.00	11,614.46
Lockbox	3/27/2024	1,000.00	12,614.46
6000 Elevator Permit Renewal	3/28/2024	-50.00	12,564.46
Lockbox	3/28/2024	250.00	12,814.46
Lockbox	3/29/2024	540.00	13,354.46
Bank Reconcile: Interest Earned	3/31/2024	0.99	13,355.45
Total Deposits / Adjustments:		6,277.24	
Statement Balance:			13,355.45

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1766	2/15/2024	Sheri Fredericks	107.50
1769	2/17/2024	Stecker and Associates, Inc.	205.00
1789	3/28/2024	We Energies	954.74
1790	3/28/2024	We Energies	583.61
1794	3/29/2024	Jan-Pro of Milwaukee	345.00
			<u>2,195.85</u>

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

G/L Balance:	11,159.60
Uncleared Checks, Credits:	2,195.85
Uncleared Deposits, Debits:	0.00
G/L Difference:	13,355.45
Statement Balance:	13,355.45
G/L and Balance Difference:	0.00

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



3-31-24
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	2-29-24	201,282.99
+Deposits/Credits	1	15,473.75
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		61.77
Current Balance		216,818.51
Days in Statement Period	31	

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

Interest Earned From	3/01/24 To 3/31/24	
Days in Period		31
Interest Earned		61.77
Annual Percentage Yield Earned		.35
Interest Paid this Year		185.34
Interest Withheld this Year		.00

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

Date	Description	Amount
3-19	WEB TFR FR 000274552654 145838002443 145838002443	15473.75
3-29	Interest Pymt	61.77

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

Date	Balance	Date	Balance	Date	Balance
2-29	201282.99	3-19	216756.74	3-29	216818.51

* - - - - -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 03/31/2024

Assets

Cash

Operating	11,159.60
Reserve	216,818.51

<u>Total Cash</u>	<u>227,978.11</u>
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<i>Total Assets</i>		<u><u>227,978.11</u></u>
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Liabilities & Equity

Equity

Retained Earnings	234,164.19
Net Income	(6,186.08)

<u>Total Equity</u>	<u>227,978.11</u>
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<i>Total Liabilities & Equity</i>		<u><u>227,978.11</u></u>
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Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 3/1/2024 To 3/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
<u>Assessment Revenue</u>							
Association Fees	18,870.00	19,000.00	39,106.63	57,000.00	(17,893.37)	31.39%	228,000.00
Prepaid Assessments	1,530.00	0.00	20,126.37	0.00	20,126.37	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	20,400.00	19,000.00	59,233.00	57,000.00	2,233.00	-3.92%	266,000.00
<u>Other Revenue</u>							
Late Fees	0.00	0.00	190.00	0.00	190.00	-100.00%	0.00
Returned Check Fee	0.00	0.00	(10.00)	0.00	(10.00)	-100.00%	0.00
Interest	0.99	0.00	2.28	0.00	2.28	-100.00%	0.00
Reserve Fund	0.00	0.00	31,000.00	0.00	31,000.00	-100.00%	0.00
Transfer Fees	150.00	0.00	300.00	0.00	300.00	-100.00%	0.00
Maint. Charge Back	1,250.00	0.00	1,250.00	0.00	1,250.00	-100.00%	0.00
Coupon Book	0.00	0.00	(50.09)	0.00	(50.09)	-100.00%	0.00
Income from Charter Comrn	0.00	0.00	1,254.95	0.00	1,254.95	-100.00%	0.00
TOTAL Other Revenue	1,400.99	0.00	33,937.14	0.00	33,937.14	0.00%	0.00
TOTAL Income	21,800.99	19,000.00	93,170.14	57,000.00	36,170.14	-63.46%	266,000.00
Expense							
<u>Administrative</u>							
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	684.00	684.17	2,052.00	2,052.51	(0.51)	0.02%	8,210.00
6020- Management Fees	684.00	684.17	2,052.00	2,052.51	(0.51)	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	80.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6020- Licenses, Fees & Pe	80.00	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
TOTAL Administrative	1,528.00	1,368.34	4,494.00	4,875.02	(381.02)	7.82%	17,550.00
<u>Fire Protection</u>							
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	363.23	0.00	363.23	500.00	(136.77)	27.35%	1,500.00
6020- Fire Protection Insp/F	363.24	0.00	363.24	500.00	(136.76)	27.35%	1,500.00
TOTAL Fire Protection	726.47	0.00	726.47	1,000.00	(273.53)	27.35%	4,350.00
<u>Insurance</u>							
6000- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
6020- Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	10,840.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00%	21,680.00
<u>Landscaping</u>							
6000- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	7,000.00
6020- Landscape Maint.	0.00	0.00	0.00	0.00	0.00	0.00%	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
6000- Snow Removal	965.24	960.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00