

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				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
6020- Snow Removal	965.24	960.00	2,895.72	2,880.00	15.72	-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
TOTAL Landscaping	1,930.48	1,920.00	5,791.44	5,760.00	31.44	-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	1,327.79	541.67	1,452.21	1,625.01	(172.80)	10.63%	6,500.00
6020- Gen Maint & Rep	1,095.26	541.67	2,005.83	1,625.01	380.82	-23.43%	6,500.00
6000- Common Area Clean	345.00	195.83	852.95	587.49	265.46	-45.19%	2,350.00
6020- Common Area Clean	345.00	195.83	852.96	587.49	265.47	-45.19%	2,350.00
6000- Elevator Inspection/ I	50.00	0.00	768.31	625.00	143.31	-22.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	668.31	625.00	43.31	-6.93%	2,500.00
6000- Garage Door Mainte	1,250.00	0.00	1,250.00	0.00	1,250.00	-100.00%	1,000.00
6020- Garage Door Mainte	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	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	4,413.05	1,475.00	44,116.90	9,275.00	34,841.90	-375.65%	30,400.00
<u>Reserve</u>							
Reserve Transfer	15,473.75	15,473.75	15,473.75	15,473.75	0.00	0.00%	61,895.00
TOTAL Reserve	15,473.75	15,473.75	15,473.75	15,473.75	0.00	0.00%	61,895.00
<u>Utility</u>							
6000- Electric & Gas	583.61	708.33	1,851.71	2,124.99	(273.28)	12.86%	8,500.00
6020- Electric & Gas	954.74	708.33	3,047.08	2,124.99	922.09	-43.39%	8,500.00
6000- Water & Sewer	0.00	0.00	1,894.08	2,000.00	(105.92)	5.30%	12,000.00
6020- Water & Sewer	0.00	0.00	2,004.17	2,000.00	4.17	-0.21%	12,000.00
6000- Refuse Disposal	496.87	500.00	1,548.69	1,500.00	48.69	-3.25%	6,000.00
6020- Refuse Disposal	496.87	500.00	1,688.79	1,500.00	188.79	-12.59%	6,000.00
6000- Internet (Security)	108.36	166.67	343.28	500.01	(156.73)	31.35%	2,000.00
6020- Internet (Security)	105.71	166.67	356.95	500.01	(143.06)	28.61%	2,000.00
6000- Cable	0.00	83.33	37.91	249.99	(212.08)	84.84%	1,000.00
6020- Cable	0.00	83.33	37.91	249.99	(212.08)	84.84%	1,000.00
6000- Phone Lines	108.36	116.67	292.26	350.01	(57.75)	16.50%	1,400.00
6020- Phone Lines	105.71	116.67	309.92	350.01	(40.09)	11.45%	1,400.00
TOTAL Utility	2,960.23	3,150.00	13,412.75	13,450.00	(37.25)	0.28%	61,800.00
TOTAL Expense	27,031.98	23,387.09	84,015.31	50,258.77	33,756.54	-67.17%	228,000.00
Excess Revenue / Expense	(5,230.99)	(4,387.09)	9,154.83	6,741.23	2,413.60	-35.80%	38,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

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

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	\$ Var	% Var	Annual
Income							
<u>Other Revenue</u>							
Interest	61.77	0.00	185.34	0.00	185.34	-100.00%	0.00
Reserve Fund	15,473.75	15,473.75	15,473.75	15,473.75	0.00	0.00%	61,895.00
TOTAL Other Revenue	15,535.52	15,473.75	15,659.09	15,473.75	185.34	-1.20%	61,895.00
TOTAL Income	15,535.52	15,473.75	15,659.09	15,473.75	185.34	-1.20%	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	15,535.52	15,473.75	(15,340.91)	15,473.75	(30,814.66)	199.14%	23,895.00

A/R Delinquency

Tuesday, April 2, 2024

14:25

Posted Date 03/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17149	Owner Late Fee	Chavez,Carol	25.00	140.00	0.00	0.00	165.00
12001	Owner Late Fee	Castro,Damary	25.00	130.00	0.00	0.00	155.00
18055	Owner	Habaneck,Debra	150.00	0.00	0.00	0.00	150.00
Count: 3			200.00	270.00	0.00	0.00	470.00

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	140.00
Assessment	40019	130.00
Late Fee	40019	50.00
Transfer Fee	40019	150.00
		470.00

Advanced Payments

Tuesday, April 2, 2024

14:26

Posted Date 03/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17093	Owner	Hoya,Jessica and Richard	-4.00	0.00	0.00	0.00	-4.00
10669	Owner	Beckemeier,Laureen	0.00	-20.00	0.00	0.00	-20.00
12232	Owner	Nameth,Mary S.	-40.00	0.00	0.00	0.00	-40.00
10682	Owner	Behr,Jim and Nancy	-150.00	0.00	0.00	0.00	-150.00
10686	Owner Late Fee	Foro,Jennifer	-190.00	0.00	0.00	0.00	-190.00
17046	Owner	Martinez,Phillip and Idalia	-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
11225	Owner	Ludke,Barbara J.	-250.00	0.00	0.00	0.00	-250.00
10687	Owner	Kloosterman,John and Sally	-250.00	0.00	0.00	0.00	-250.00
10674	Owner	Leonhardt,Terry L	-250.00	0.00	0.00	0.00	-250.00
10667	Owner	LeMere,Ruth	-250.00	0.00	0.00	0.00	-250.00
10657	Owner Late Fee	Malek,James and Linda	-250.00	0.00	0.00	0.00	-250.00
10651	Owner	Cooper,Adrienne	-250.00	0.00	0.00	0.00	-250.00
11997	Owner	McRae,Georgia	-250.00	0.00	0.00	0.00	-250.00
17315	Owner	Kramer,David	-250.00	0.00	0.00	0.00	-250.00
18034	Owner	Keiker,Alexis	-250.00	0.00	0.00	0.00	-250.00
11766	Owner	Hoffmann,Amy	-250.00	0.00	-65.37	0.00	-315.37
10685	Owner	Hanson,Barbara	0.00	-400.00	0.00	0.00	-400.00
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-120.00	0.00	0.00	-410.00
10662	Owner	Bowen,James	-300.00	-150.00	0.00	0.00	-450.00
11203	Owner	Marinello,Pamela A.	-300.00	-150.00	0.00	0.00	-450.00
18056	Owner	Thompson Kane & Company, I	-500.00	0.00	0.00	0.00	-500.00
12105	Owner	Shahabuddin,Syed	-250.00	0.00	-250.00	0.00	-500.00
10655	Owner	Burazin,Colleen	-750.00	0.00	0.00	0.00	-750.00
10670	Owner	Schuman,Laura	-250.00	-250.00	-250.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
15615	Owner	Grochowski,Vera	-250.00	-250.00	-250.00	0.00	-750.00
17541	Owner	Juchniewicz,Toni	-500.00	-255.00	0.00	0.00	-755.00
16743	Owner	Vedder,Anne and Robert	-250.00	-250.00	-250.00	-240.00	-990.00
10615	Owner	Morris,Sharon	-1,250.00	0.00	0.00	0.00	-1,250.00
10654	Owner	Investments LLC,Grandville	-150.00	0.00	-2,335.00	0.00	-2,485.00
10676	Owner	Neuburg,Mary	0.00	0.00	0.00	-2,717.00	-2,717.00
10636	Owner	Normington,Roy	0.00	0.00	0.00	-2,750.00	-2,750.00
Count: 33			-8,674.00	-2,095.00	-3,650.37	-5,707.00	-20,126.37

Property Totals

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

Charge Code Summary

Description	G/L Acct #	Amount
Payment	10000	-20,126.37
		-20,126.37

AP Check Register with Detail

Check Date 3/1/2024 To 3/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #			Expense	Department	Amount	Status
			Memo			
Operating						22
Auto	3/19/2024	26492	Charter Communications		211.42	PAID
Inv. # 0149028030124		6023-1	6020- Internet (Security) March 2024 Internet	Operating	105.71	
Inv. # 0149028030124		6032-1	6020- Phone Lines March 2024 Phone Lines	Operating	105.71	
1774	3/1/2024	25359	Ener-Con Companies, Inc.		308.86	PAID
Inv. # 47850		6009-1	6020- Gen Maint & Rep 2/9/24 Property Rounds	Operating	154.43	
Inv. # 47850		6009	6000- Gen Maint & Rep 2/9/24 Property Rounds	Operating	154.43	
1775	3/1/2024	25360	Ener-Con Companies, Inc.		35.00	PAID
Inv. # 47852		6009	6000- Gen Maint & Rep Post elevator permit	Operating	17.50	
Inv. # 47852		6009-1	6020- Gen Maint & Rep Post elevator permit	Operating	17.50	
1776	3/1/2024	25361	Ener-Con Companies, Inc.		162.54	PAID
Inv. # 47845		6009	6000- Gen Maint & Rep Replace bulbs, Replace Fan motor in bath fan, Test comm room furnace	Operating	162.54	
1777	3/1/2024	25367	Ener-Con Companies, Inc.		140.00	PAID
Inv. # 47853		6009	6000- Gen Maint & Rep Meeting with insurance company to show components due to water loss	Operating	140.00	
1778	3/2/2024	25377	R.E. Johnsen LLC		345.00	PAID
Inv. # 163634		6026-1	6020- Common Area Cleaning March 2024 Janitorial	Operating	172.50	
Inv. # 163634		6026	6000- Common Area Cleaning March 2024 Janitorial	Operating	172.50	
1779	3/4/2024	25382	GEIS Building Products, Inc.		1,250.00	PAID
Inv. # 0433095-IN		6028	6000- Garage Door Maintenance Replace bottom panel - billed back to owner who damaged	Operating	1,250.00	
1780	3/14/2024	26433	Legacy Landscaping LLC		1,930.48	PAID
Inv. # 226822		6004-1	6020- Snow Removal 5 of 5 Snow Removal	Operating	965.24	
Inv. # 226822		6004	6000- Snow Removal 5 of 5 Snow Removal	Operating	965.24	
1781	3/14/2024	26434	Paul M. Weidner		370.00	PAID
Inv. # 2328		6009	6000- Gen Maint & Rep Exercised building main water shut off valve	Operating	370.00	
1782	3/14/2024	26435	Paul M. Weidner		370.00	PAID
Inv. # 2329		6009-1	6020- Gen Maint & Rep Exercised building main water shut off valve	Operating	370.00	
1783	3/14/2024	26437	Richard Kulakowski		446.00	PAID

AP Check Register with Detail

Check Date 3/1/2024 To 3/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #			Expense Memo			
Inv. # 31124		6009	6000- Gen Maint & Rep Reimbursement for batteries, drill bits and dummy cameras	Operating	223.00	
Inv. # 31124		6009-1	6020- Gen Maint & Rep Reimbursement for batteries, drill bits and dummy cameras	Operating	223.00	
1784	3/19/2024	26493	Charter Communications		216.72	PAID
Inv. # 0146669030124		6023	6000- Internet (Security) March 2024 Internet	Operating	108.36	
Inv. # 0146669030124		6032	6000- Phone Lines March 2024 Phone Lines	Operating	108.36	
1785	3/19/2024	26502	Grunau Company, Inc.		726.47	PAID
Inv. # 1052-F252554		6015	6000- Fire Protection Insp/Rep 2024 Fire Extinguisher Inspection	Operating	363.23	
Inv. # 1052-F252554		6015-1	6020- Fire Protection Insp/Rep 2024 Fire Extinguisher Inspection	Operating	363.24	
1786	3/24/2024	26525	Ener-Con Companies, Inc.		70.00	PAID
Inv. # 48074		6009-1	6020- Gen Maint & Rep Inspect #209 for water spots - will need future caulk on balcony	Operating	70.00	
1787	3/25/2024	26527	Ener-Con Companies, Inc.		453.99	PAID
Inv. # 48057		6009-1	6020- Gen Maint & Rep 3/12/24 Property Rounds	Operating	227.00	
Inv. # 48057		6009	6000- Gen Maint & Rep 3/12/24 Property Rounds	Operating	226.99	
1788	3/25/2024	26530	Ener-Con Companies, Inc.		66.66	PAID
Inv. # 48078		6009	6000- Gen Maint & Rep New door stopper for entry door	Operating	33.33	
Inv. # 48078		6009-1	6020- Gen Maint & Rep New door stopper for entry door	Operating	33.33	
1789	3/28/2024	26572	We Energies		954.74	PAID
Inv. # 4955614796		6000-1	6020- Electric & Gas 6020 - 2/13/24 - 3/17/24 Gas & Electric	Operating	954.74	
1790	3/28/2024	26574	We Energies		583.61	PAID
Inv. # 4961062590		6000	6000- Electric & Gas 6000 - 2/18/24 - 3/20/24 Gas & Electric	Operating	583.61	
1791	3/28/2024	26576	National Elevator Inspection Services, Inc.		160.00	PAID
Inv. # RI24007484		6019-1	6020- Licenses, Fees & Permits Annual State Elevator Inspection	Operating	80.00	
Inv. # RI24007484		6019	6000- Licenses, Fees Annual State Elevator Inspection	Operating	80.00	
1792	3/29/2024	26580	Wrangler Holdco Corp.		993.74	PAID
Inv. # U80000300836		6022	6000- Refuse Disposal April 2024 Refuse	Operating	496.87	
Inv. # U80000300836		6022-1	6020- Refuse Disposal April 2024 Refuse	Operating	496.87	
1793	3/29/2024	26591	Ener-Con Companies, Inc.		1,368.00	PAID

AP Check Register with Detail

Check Date 3/1/2024 To 3/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Inv. # 48094		6012-1	6020- Management Fees	Operating	684.00	
			April 2024 Management Fees			
Inv. # 48094		6012	6000- Management Fees	Operating	684.00	
			April 2024 Management Fees			
1794	3/29/2024	26599	R.E. Johnsen LLC		345.00	PAID
Inv. # 164940		6026	6000- Common Area Cleaning	Operating	172.50	
			April 2024 Janitorial			
Inv. # 164940		6026-1	6020- Common Area Cleaning	Operating	172.50	
			April 2024 Janitorial			
Total					11,508.23	
Voided					0.00	
Operating TOTAL \$					11,508.23	

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957

Statement Date: 3/31/2024

Linked Statement: None

G/L Balance: 216,818.51

Statement Balance: 216,818.51

Item	Date	Check #	Amount	Balance
			Previous Balance:	201,282.99
2024 1st Quarter Reserve Transfer	3/19/2024		15,473.75	216,756.74
Bank Reconcile: Interest Earned	3/31/2024		61.77	216,818.51
Total Deposits / Adjustments:			15,535.52	
			Statement Balance:	216,818.51

Outstanding Items:

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

G/L Balance:	216,818.51
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	216,818.51
Statement Balance:	216,818.51
G/L and Balance Difference:	0.00

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



3-31-24
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	2-29-24	18,289.68
+Deposits/Credits	21	21,800.00
-Checks/Debits	23	26,735.22
-Service Charge		.00
+Interest Paid		.99
Current Balance		13,355.45
Days in Statement Period	31	

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

Interest Earned From	3/01/24 To 3/31/24	
Days in Period		31
Interest Earned		.99
Annual Percentage Yield Earned		.05
Interest Paid this Year		2.28
Interest Withheld this Year		.00

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

Date	Description	Amount
3-01	Lockbox Deposit	1800.00
3-04	Image Deposit	900.00
3-04	Lockbox Deposit	750.00
3-06	Lockbox Deposit	1010.00
3-07	Lockbox Deposit	750.00
3-08	Lockbox Deposit	1000.00
3-11	Lockbox Deposit	250.00
3-12	Lockbox Deposit	50.00
3-13	Lockbox Deposit	1250.00
3-18	Lockbox Deposit	550.00
3-18	Image Deposit	500.00
3-19	WEB TFR TO 000274850957 145838002443	15473.75-
3-19	Lockbox Deposit	500.00
3-20	Lockbox Deposit	250.00
3-22	Lockbox Deposit	250.00
3-25	Image Deposit	650.00
3-25	Lockbox Deposit	500.00
3-26	Lockbox Deposit	550.00
3-27	Lockbox Deposit	1000.00
3-28	Lockbox Deposit	250.00
3-29	Lockbox Deposit	540.00
3-29	Interest Pymt	.99

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

Date	Description	Amount
3-01	CUDAHY CONNECTIO Assoc Pmt 202336771	8500.00
3-01	-SETT-A228SFTP5 888C331151321246 35554	35.00-

Continued on Next Page

ENER-CON COMP INC AGENT FOR

		EnerCon Companie			
		A1775			
3-01		888C924998697164 35554			140.00-
		EnerCon Companie			
		A1777			
3-01		888C331151321246 35554			162.54-
		EnerCon Companie			
		A1776			
3-01		888C331151321246 35554			308.86-
		EnerCon Companie			
		A1774			
3-04		888C367556992827 35554			345.00-
		JanPro of Milwau			
		A1778			
3-15		888C297610692461 35554			1930.48-
		Legacy Landscapi			
		A1780			
3-19		888C011106617050 35554			726.47-
		Grunau Company I			
		A1785			
3-20		SPECTRUM SPECTRUM			211.42-
		KIRSTEN CAPPS			
		0073372			
3-20		SPECTRUM SPECTRUM			216.72-
		KIRSTEN CAPPS			
		0076169			
3-25		888C976446166853 35554			70.00-
		EnerCon Companie			
		A1786			
3-26		888C465821819575 35554			66.66-
		EnerCon Companie			
		A1788			
3-26		888C465821819575 35554			453.99-
		EnerCon Companie			
		A1787			
3-29		WI DSPS COMMEPAY			50.00-
		CappsKirsten			
		WISCOM#####5433			
3-29		888C166068524163 35590			160.00-
		National Elevato			
		V1791			
3-29		888C835834542424 35590			993.74-
		GFL Muskego LLC			
		V1792			
3-29		888C646141564906 35554			1368.00-
		Forest Green Rea			
		A1793			

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

No.	Date	Amount	No.	Date	Amount
1770	3-12	1012.46	1773*	3-12	574.13
1779*	3-14	1250.00	1781*	3-25	370.00
1782	3-25	370.00	1783	3-26	446.00

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

Date	Balance	Date	Balance	Date	Balance
2-29	18289.68	3-01	27943.28	3-04	29248.28
3-06	30258.28	3-07	31008.28	3-08	32008.28
3-11	32258.28	3-12	30721.69	3-13	31971.69
3-14	30721.69	3-15	28791.21	3-18	29841.21
3-19	14140.99	3-20	13962.85	3-22	14212.85
3-25	14552.85	3-26	14136.20	3-27	15136.20
3-28	15386.20	3-29	13355.45		

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

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

Continued on Next Page

3-31-24
274552654

ENER-CON COMP INC AGENT FOR
END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 04/30/2024

Assets

Cash

Operating 3,820.45

Reserve 191,874.42

Total Cash 195,694.87

Total Assets 195,694.87

Liabilities & Equity

Equity

Retained Earnings 234,164.19

Net Income (38,469.32)

Total Equity 195,694.87

Total Liabilities & Equity 195,694.87

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 4/1/2024 To 4/30/2024 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	18,750.00	19,000.00	57,856.63	76,000.00	(18,143.37)	23.87%	228,000.00
Prepaid Assessments	415.00	0.00	20,541.37	0.00	20,541.37	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	19,165.00	19,000.00	78,398.00	76,000.00	2,398.00	-3.16%	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	1.83	0.00	4.11	0.00	4.11	-100.00%	0.00
Reserve Fund	25,000.00	0.00	56,000.00	0.00	56,000.00	-100.00%	0.00
Transfer Fees	150.00	0.00	450.00	0.00	450.00	-100.00%	0.00
Maint. Charge Back	140.00	0.00	1,390.00	0.00	1,390.00	-100.00%	0.00
Coupon Book	0.00	0.00	(50.09)	0.00	(50.09)	-100.00%	0.00
Income from Charter Comrr	0.00	0.00	1,254.95	0.00	1,254.95	-100.00%	0.00
TOTAL Other Revenue	25,291.83	0.00	59,228.97	0.00	59,228.97	0.00%	0.00
TOTAL Income	44,456.83	19,000.00	137,626.97	76,000.00	61,626.97	-81.09%	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	0.00	684.17	2,052.00	2,736.68	(684.68)	25.02%	8,210.00
6020- Management Fees	0.00	684.17	2,052.00	2,736.68	(684.68)	25.02%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	32.50	60.00	-184.62%	112.50
6020- Licenses, Fees & 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	929.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	929.00	1,368.34	5,423.00	6,243.36	(820.36)	13.14%	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	363.23	500.00	(136.77)	27.35%	1,500.00
6020- Fire Protection Insp/F	0.00	0.00	363.24	500.00	(136.76)	27.35%	1,500.00
TOTAL Fire Protection	0.00	0.00	726.47	1,000.00	(273.53)	27.35%	4,350.00
<u>Insurance</u>							
6000- Insurance	20,897.00	10,840.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	20,897.00	10,840.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
TOTAL Insurance	41,794.00	21,680.00	41,794.00	21,680.00	20,114.00	-92.78%	21,680.00
<u>Landscaping</u>							
6000- Landscape Maint.	764.92	0.00	764.92	0.00	764.92	-100.00%	7,000.00
6020- Landscape Maint.	764.92	0.00	764.92	0.00	764.92	-100.00%	7,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 4/1/2024 To 4/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
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	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6020- Snow Removal	0.00	0.00	2,895.72	2,880.00	15.72	-0.55%	4,800.00
6000- Irrigation System	0.00	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	1,529.84	0.00	7,321.28	5,760.00	1,561.28	-27.11%	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	285.00	541.67	1,737.21	2,166.68	(429.47)	19.82%	6,500.00
6020- Gen Maint & Rep	487.77	541.67	2,493.60	2,166.68	326.92	-15.09%	6,500.00
6000- Common Area Clean	0.00	195.83	852.95	783.32	69.63	-8.89%	2,350.00
6020- Common Area Clean	0.00	195.83	852.96	783.32	69.64	-8.89%	2,350.00
6000- Elevator Inspection / I	0.00	0.00	768.31	625.00	143.31	-22.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	668.31	625.00	43.31	-6.93%	2,500.00
6000- Garage Door Mainter	0.00	1,000.00	1,250.00	1,000.00	250.00	-25.00%	1,000.00
6020- Garage Door Mainter	0.00	1,000.00	0.00	1,000.00	(1,000.00)	100.00%	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	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 Maintenc	772.77	3,475.00	44,889.67	12,750.00	32,139.67	-252.08%	30,400.00
<u>Reserve</u>							
Reserve Transfer	0.00	0.00	15,473.75	15,473.75	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	15,473.75	15,473.75	0.00	0.00%	61,895.00
<u>Utility</u>							
6000- Electric & Gas	585.56	708.33	2,437.27	2,833.32	(396.05)	13.98%	8,500.00
6020- Electric & Gas	750.22	708.33	3,797.30	2,833.32	963.98	-34.02%	8,500.00
6000- Water & Sewer	1,869.15	2,000.00	3,763.23	4,000.00	(236.77)	5.92%	12,000.00
6020- Water & Sewer	2,138.26	2,000.00	4,142.43	4,000.00	142.43	-3.56%	12,000.00
6000- Refuse Disposal	496.87	500.00	2,045.56	2,000.00	45.56	-2.28%	6,000.00
6020- Refuse Disposal	496.87	500.00	2,185.66	2,000.00	185.66	-9.28%	6,000.00
6000- Internet (Security)	108.36	166.67	451.64	666.68	(215.04)	32.26%	2,000.00
6020- Internet (Security)	108.36	166.67	465.31	666.68	(201.37)	30.20%	2,000.00
6000- Cable	0.00	83.33	37.91	333.32	(295.41)	88.63%	1,000.00
6020- Cable	0.00	83.33	37.91	333.32	(295.41)	88.63%	1,000.00
6000- Phone Lines	108.36	116.67	400.62	466.68	(66.06)	14.16%	1,400.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 4/1/2024 To 4/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
6020- Phone Lines	108.36	116.67	418.28	466.68	(48.40)	10.37%	1,400.00
TOTAL Utility	6,770.37	7,150.00	20,183.12	20,600.00	(416.88)	2.02%	61,800.00
TOTAL Expense	51,795.98	33,673.34	135,811.29	83,932.11	51,879.18	-61.81%	228,000.00
Excess Revenue / Expense	(7,339.15)	(14,673.34)	1,815.68	(7,932.11)	9,747.79	122.89%	38,000.00



Monthly Financial Report

Period Ending: May 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 AMS

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654

Statement Date: 5/31/2024

Linked Statement: None

G/L Balance: 7,031.17

Statement Balance: 81,550.66

Item	Date	Check #	Amount	Balance
			Previous Balance:	47,272.73
Stecker and Associates, Inc.	2/17/2024	1769	-205.00	47,067.73
Robertson Ryan - Waukesha	4/17/2024	1795	-562.00	46,505.73
We Energies	4/25/2024	1800	-750.22	45,755.51
Hartford Underwriters Insurance Company	4/29/2024	Auto	-41,232.00	4,523.51
Sheri Fredericks	4/29/2024	1803	-117.50	4,406.01
We Energies	4/30/2024	1804	-585.56	3,820.45
TK Elevator Corporation	5/2/2024	1805	-1,236.62	2,583.83
Forest Green Realty & Management	5/2/2024	1806	-1,368.00	1,215.83
Jan-Pro of Milwaukee	5/5/2024	1807	-345.00	870.83
Legacy Landscaping LLC	5/5/2024	1808	-1,529.84	-659.01
Ener-Con Companies, Inc.	5/6/2024	1809	-296.52	-955.53
Ener-Con Companies, Inc.	5/16/2024	1810	-127.50	-1,083.03
Charter Communications	5/16/2024	Auto	-216.72	-1,299.75
Charter Communications	5/16/2024	Auto	-216.72	-1,516.47
GFL Muskego LLC	5/24/2024	1811	-993.74	-2,510.21
Ener-Con Companies, Inc.	5/25/2024	1813	-175.00	-2,685.21
Forest Green Realty & Management	5/28/2024	1815	-1,368.00	-4,053.21
Jan-Pro of Milwaukee	5/31/2024	1818	-345.00	-4,398.21
Total Checks:			-51,670.94	
Lockbox	5/1/2024		9,085.00	4,686.79
Lockbox	5/2/2024		1,060.00	5,746.79
Lockbox	5/3/2024		500.00	6,246.79
Adjustment Batch	5/6/2024		900.00	7,146.79
Lockbox	5/6/2024		750.00	7,896.79
Lockbox	5/8/2024		550.00	8,446.79
Lockbox	5/9/2024		250.00	8,696.79
Lockbox	5/14/2024		300.00	8,996.79
Lockbox	5/15/2024		250.00	9,246.79
Lockbox	5/16/2024		955.00	10,201.79
Lockbox	5/20/2024		250.00	10,451.79
Lockbox	5/21/2024		250.00	10,701.79
Charter Income	5/22/2024		1,258.18	11,959.97
Lockbox	5/22/2024		250.00	12,209.97
Lockbox	5/23/2024		500.00	12,709.97
Lockbox	5/24/2024		1,000.00	13,709.97
Lockbox	5/28/2024		300.00	14,009.97
Lockbox	5/29/2024		500.00	14,509.97
Lockbox	5/30/2024		500.00	15,009.97
Bank Reconcile: Interest Earned	5/31/2024		0.69	15,010.66
Lockbox	5/31/2024		1,540.00	16,550.66

* voided check

6/5/2024 10:28:17 AM

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Reserve Transfer	5/31/2024	5,000.00	21,550.66
Transfer to cover carpet replacement	5/31/2024	60,000.00	81,550.66
Total Deposits / Adjustments:		85,948.87	
Statement Balance:			81,550.66

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
1812	5/24/2024	We Energies	510.59
1814	5/28/2024	Sheri Fredericks	107.50
1816	5/31/2024	JL Edwards Co, Inc.	73,395.62
1817	5/31/2024	We Energies	505.78
			<u>74,519.49</u>

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

G/L Balance:	7,031.17
Uncleared Checks, Credits:	74,519.49
Uncleared Deposits, Debits:	0.00
G/L Difference:	81,550.66
Statement Balance:	81,550.66
G/L and Balance Difference:	0.00

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



5-31-24
 274552654

ENER-CON COMPANIES 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	4-30-24	47,272.73
+Deposits/Credits	23	85,948.18
-Checks/Debits	18	51,670.94
-Service Charge		.00
+Interest Paid		.69
Current Balance		81,550.66
Days in Statement Period	31	

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

Interest Earned From	5/01/24 To 5/31/24	
Days in Period		31
Interest Earned		.69
Annual Percentage Yield Earned		.05
Interest Paid this Year		4.80
Interest Withheld this Year		.00

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

Date	Description	Amount
5-01	Lockbox Deposit	2250.00
5-02	Lockbox Deposit	1060.00
5-03	Lockbox Deposit	500.00
5-06	Image Deposit	900.00
5-06	Lockbox Deposit	750.00
5-08	Lockbox Deposit	550.00
5-09	Lockbox Deposit	250.00
5-14	Lockbox Deposit	300.00
5-15	Lockbox Deposit	250.00
5-16	Lockbox Deposit	955.00
5-20	Lockbox Deposit	250.00
5-21	Lockbox Deposit	250.00
5-22	Lockbox Deposit	250.00
5-23	Lockbox Deposit	500.00
5-24	Image Deposit	1258.18
5-24	Lockbox Deposit	1000.00
5-28	Lockbox Deposit	300.00
5-29	Lockbox Deposit	500.00
5-30	Lockbox Deposit	500.00
5-31	WEB TFR FR 000274850957 CARPET	60000.00
	113357008736	
5-31	WEB TFR FR 000050963295 FUNDS TRANSFER VIA ONLINE	5000.00
	113746008743	
5-31	Lockbox Deposit	1540.00
5-31	Interest Pymt	.69

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