



GARDNER Group

TO: WALDEN WOODS OF KALAMAZOO CONDOS
FROM: GARDNER MANAGEMENT
DATE: MARCH 7, 2023
RE: OPERATING REPORT FOR MONTH ENDED

FEBRUARY 28, 2023

Table with 5 columns: Description, CURRENT ACTUAL, 2 MONTH YTD ACTUAL, 2 MONTH YTD BUDGETED, 2 MONTH YTD VARIANCE. Rows include Financial Status - Operating (Revenue, Expenses, Net Income) and Financial Status - Reserve (Revenue, Expenses, Net Reserve Income). Total Net Combined Operating / Reserve Income / (Loss) is 16,105.15.

OPERATING CASH ACCOUNT

Ending balance 65,849.32

RESERVE ACCOUNT

Beginning Cash Balance 109,713.97
+ monthly deposit 7,693.00
+ other deposits -
- withdrawals -
+ interest 87.54
- service charges -
Total Reserve Cash 117,494.51

CD- CONSUMERS CU (maturity date 2.8.22)

Beginning Balance \$ 95,496.47
+ deposit \$ -
- withdrawal \$ -
+ interest \$ 32.05
\$ 95,528.52

Current balance to remain on balance sheet pending Advia opening balance statement - Withdrawal represents banking fee's associated with withdrawing funds

CD- Southern Michigan#5987 (maturity date 12.16.23)

Beginning Balance \$ 81,534.43
+ deposit \$ -
- withdrawal \$ -
+ interest \$ 181.45
\$ 81,715.88

DELINQUENCIES & PREPAIDS

Details on Page 2

Total Delinquencies: \$ 2,614.36
Total Prepaids: \$ (5,260.00)
Accounts Receivable Total: \$ (2,645.64)

CD - Consumers CU x6718 \$ 95,528.52
CD - Consumers CU x2245 \$ 81,715.88
CD Account Balance Total: \$ 177,244.40

Financial Notes can be found on Page 3



GARDNER Group

TO: WALDEN WOODS OF KALAMAZOO CONDOS  
FROM: GARDNER MANAGEMENT  
DATE: MARCH 7, 2023  
RE: OPERATING REPORT FOR MONTH ENDED

FEBRUARY 28, 2023

**Financial Notes for February**

1. Current Association Dues over budget due to budgeting for 98 units, current actual is 101.
2. Current Management Fee charged for 98 units. Current actual occupied units 101. Reconciliation to occur in March Financials.
3. Current Clubhouse - Cable / Internet over budget due to Spectrum billing. Awaiting explanation from Spectrum / refund information.
4. Current Security Monitoring over budget due to two EPS invoices totaling \$279.95.
5. Current Utilities - Water/Sewer over budget due to usage during the coverage period (\$155.33) and Michigan Department of the Environment reporting fee (\$200).
6. Current Maintenance - GMC over budget due to 15 GMC invoices totaling \$3070.
7. Current Maintenance - Supplies over budget due to three GMc invoices for softener salt and mailboxes (\$560.37), drywall tape / mud and HQ sealant (\$63.13), and photo senser (\$15.37).
8. Current Other Repairs - Maintenance over budget due to one invoice from Thompson Home Improvement for roofing repair.

*This is a preliminary financial statement . An updated report will be provided as soon as the 2022 year end financial statement is complete and adjusting journal entries have been made (if applicable). In addition, we are aware there is a discrepancy between the Net Income on the Balance Sheet and the Actual Net Income from the Income Statement. This discrepancy is due to the fact that we have not closed 2022 financials so the net income per the balance sheet represents 14 months of net income. Once we close 2022 in our accounting system, the 2022 net income will roll into Retained Earnings.*

Feb 2023 Balance Sheet Net Income	\$ 111,773.79
2022 Net Income	82,557.38
Feb 2023 Income statement net income	\$ 29,216.41

# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 08, 2023

## Balance Sheet

### Walden Woods of Kalamazoo

As of: Feb 28, 2023

Account #	Description	Net
<b>ASSETS</b>		
1120-03501	Cash - General Operating	\$65,849.32
1129-03501	Reserve Shares	\$25.00
1130-03501	Accounts Receivable	\$2,614.36
1150-03501	Cash - Reserve	\$117,494.51
1162-03501	Cash - Reserve / CD Account	\$177,244.40
1240-03501	Prepaid Insurance	\$20,804.33
1250-03501	Prepaid Taxes - 1120H	\$250.00
<b>TOTAL ASSETS:</b>		<b>\$384,281.92</b>
<b>LIABILITIES</b>		
2110-03501	Accounts Payable	\$4,532.00
2210-03501	Prepaid Dues	\$5,260.00
<b>TOTAL LIABILITIES:</b>		<b>\$9,792.00</b>
<b>EQUITY</b>		
3901-03501	Retained Earnings	\$262,716.13
3950-03501	Net Income / (Loss)	\$111,773.79
<b>TOTAL EQUITY:</b>		<b>\$374,489.92</b>
		<b>\$384,281.92</b>

## Statement of Income

### Walden Woods of Kalamazoo

From Jan 01, 2023 to Feb 28, 2023

Account #	Description	February			Year - to - Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Fund</b>								
<b>REVENUE</b>								
5108-03501	Buy-In Fees	\$720.00	\$720.00	\$0.00	\$720.00	\$1,440.00	(\$720.00)	\$4,320.00
5110-03501	Association Dues	\$28,641.36	\$27,868.50	\$772.86	\$56,228.36	\$55,737.00	\$491.36	\$338,363.00
<b>TOTAL REVENUE:</b>		<b>\$29,361.36</b>	<b>\$28,588.50</b>	<b>\$772.86</b>	<b>\$56,948.36</b>	<b>\$57,177.00</b>	<b>(\$228.64)</b>	<b>\$342,683.00</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSES</b>								
6001-03501	Accounting Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
6010-03501	Copies / Postage	\$35.21	\$37.50	(\$2.29)	\$35.21	\$75.00	(\$39.79)	\$450.00
6018-03501	Misc Admin	\$28.90	\$41.67	(\$12.77)	\$430.59	\$83.34	\$347.25	\$500.00
6026-03501	Management Fee	\$2,940.00	\$2,970.00	(\$30.00)	\$5,880.00	\$5,940.00	(\$60.00)	\$36,060.00
6061-03501	Website Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00	(\$175.00)	\$700.00
<b>Total ADMIN EXPENSES:</b>		<b>\$3,004.11</b>	<b>\$3,049.17</b>	<b>(\$45.06)</b>	<b>\$6,345.80</b>	<b>\$6,273.34</b>	<b>\$72.46</b>	<b>\$39,210.00</b>
<b>CLUBHOUSE UTILITIES</b>								
6111-03501	Clubhouse - Cable/Internet	\$217.05	\$83.33	\$133.72	\$525.46	\$166.66	\$358.80	\$1,000.00
6115-03501	Clubhouse - Security Mon.	\$279.95	\$185.00	\$94.95	\$403.55	\$325.00	\$78.55	\$1,300.00
<b>Total CLUBHOUSE UTILITIES:</b>		<b>\$497.00</b>	<b>\$268.33</b>	<b>\$228.67</b>	<b>\$929.01</b>	<b>\$491.66</b>	<b>\$437.35</b>	<b>\$2,300.00</b>
<b>OPERATING EXPENSES</b>								
6230-03501	Cleaning - Contract	\$0.00	\$350.00	(\$350.00)	\$0.00	\$700.00	(\$700.00)	\$4,200.00
6245-03501	Social Committee	\$0.00	\$0.00	\$0.00	\$763.04	\$0.00	\$763.04	\$1,500.00
6284-03501	Utilities - Water / Sewer	\$410.28	\$21.00	\$389.28	\$410.28	\$57.00	\$353.28	\$25,000.00
6285-03501	Utilities - Gas	\$247.46	\$288.00	(\$40.54)	\$523.93	\$497.00	\$26.93	\$2,500.00
6286-03501	Utilities - Common Electricity	\$215.59	\$230.00	(\$14.41)	\$462.11	\$414.00	\$48.11	\$7,000.00
6290-03501	Pest Control	\$0.00	\$118.00	(\$118.00)	\$0.00	\$398.00	(\$398.00)	\$3,500.00
6295-03501	Trash Removal	\$1,318.50	\$1,485.00	(\$166.50)	\$1,318.50	\$2,970.00	(\$1,651.50)	\$18,030.00
<b>Total OPERATING EXPENSES:</b>		<b>\$2,191.83</b>	<b>\$2,492.00</b>	<b>(\$300.17)</b>	<b>\$3,477.86</b>	<b>\$5,036.00</b>	<b>(\$1,558.14)</b>	<b>\$61,730.00</b>
<b>MAINTENANCE EXPENSES</b>								
6402-03501	Maintenance - GMC	\$3,070.00	\$1,422.00	\$1,648.00	\$3,430.00	\$2,786.00	\$644.00	\$20,000.00
6404-03501	Maintenance - Supplies	\$638.87	\$94.00	\$544.87	\$672.28	\$486.00	\$186.28	\$3,000.00

## Statement of Income

### Walden Woods of Kalamazoo

From Jan 01, 2023 to Feb 28, 2023

Account #	Description	February			Year - to - Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
6406-03501	Other Repairs / Maintenance	\$2,000.00	\$0.00	\$2,000.00	\$3,200.00	\$0.00	\$3,200.00	\$12,000.00
6414-03501	Landscape - Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00
6418-03501	Landscape - Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
6422-03501	Landscape - Mulch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
6428-03501	Landscape - Projects	\$0.00	\$5,612.00	(\$5,612.00)	\$0.00	\$5,612.00	(\$5,612.00)	\$13,000.00
6470-03501	Snow Removal - Contract	\$7,768.00	\$7,500.00	\$268.00	\$12,814.00	\$15,000.00	(\$2,186.00)	\$27,500.00
6473-03501	Snow Removal - Salt	\$0.00	\$750.00	(\$750.00)	\$0.00	\$1,500.00	(\$1,500.00)	\$3,000.00
6499-03501	Arboretum Master Assoc.	\$0.00	\$0.00	\$0.00	\$8,504.00	\$8,400.00	\$104.00	\$15,800.00
6540-03501	Holiday Lighting	\$0.00	\$0.00	\$0.00	\$143.00	\$250.00	(\$107.00)	\$1,500.00
6560-03501	Pool - Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,000.00
6615-03501	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
6630-03501	Maintenance - Contingency	\$0.00	\$333.33	(\$333.33)	\$0.00	\$666.66	(\$666.66)	\$4,000.00
<b>Total</b>	<b>MAINTENANCE EXPENSES:</b>	<b>\$13,476.87</b>	<b>\$15,711.33</b>	<b>(\$2,234.46)</b>	<b>\$28,763.28</b>	<b>\$34,700.66</b>	<b>(\$5,937.38)</b>	<b>\$212,800.00</b>
	<b>T &amp; I EXPENSES</b>							
7001-03501	Fidelity Bond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
7030-03501	Property Insurance	\$2,080.44	\$2,187.50	(\$107.06)	\$4,160.88	\$4,375.00	(\$214.12)	\$26,250.00
<b>Total</b>	<b>T &amp; I EXPENSES:</b>	<b>\$2,080.44</b>	<b>\$2,187.50</b>	<b>(\$107.06)</b>	<b>\$4,160.88</b>	<b>\$4,375.00</b>	<b>(\$214.12)</b>	<b>\$26,550.00</b>
<b>TOTAL EXPENSES:</b>		<b>\$21,250.25</b>	<b>\$23,708.33</b>	<b>(\$2,458.08)</b>	<b>\$43,676.83</b>	<b>\$50,876.66</b>	<b>(\$7,199.83)</b>	<b>\$342,590.00</b>
<b>Operating Fund - Net Income:</b>		<b>\$8,111.11</b>	<b>\$4,880.17</b>	<b>\$3,230.94</b>	<b>\$13,271.53</b>	<b>\$6,300.34</b>	<b>\$6,971.19</b>	<b>\$93.00</b>

## Statement of Income

### Walden Woods of Kalamazoo

From Jan 01, 2023 to Feb 28, 2023

Account #	Description	February			Year - to - Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Fund</b>								
<b>REVENUE</b>								
5050-03501	Interest Income	\$301.04	\$62.50	\$238.54	\$558.88	\$125.00	\$433.88	\$750.00
5330-03501	Reserve Contribution	\$7,693.00	\$7,771.50	(\$78.50)	\$15,386.00	\$15,543.00	(\$157.00)	\$94,357.00
<b>TOTAL REVENUE:</b>		<b>\$7,994.04</b>	<b>\$7,834.00</b>	<b>\$160.04</b>	<b>\$15,944.88</b>	<b>\$15,668.00</b>	<b>\$276.88</b>	<b>\$95,107.00</b>
<b>EXPENSES</b>								
<b>TOTAL EXPENSES:</b>		<b>\$0.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	
<b>Reserve Fund - Net Income:</b>		<b>\$7,994.04</b>	<b>\$7,834.00</b>	<b>\$160.04</b>	<b>\$15,944.88</b>	<b>\$15,668.00</b>	<b>\$276.88</b>	<b>\$95,107.00</b>
<b>Net Income:</b>		<b>\$16,105.15</b>	<b>\$12,714.17</b>	<b>\$3,390.98</b>	<b>\$29,216.41</b>	<b>\$21,968.34</b>	<b>\$7,248.07</b>	<b>\$95,200.00</b>

# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 07, 2023

## Aged AP Detail

### Walden Woods of Kalamazoo

As of Feb 28, 2023

Invoice #	Category	Invoice Date	Due Date	Arrears Amt	30 Days	60 Days	90 Days	Over 90 Days
<b>CITY OF KALAMAZOO</b>								
WGA00388403	FEB2023	Feb 25, 2023	Mar 27, 2023	\$51.83	\$51.83	\$0.00	\$0.00	\$0.00
DEK00350102	FEB2023	Feb 25, 2023	Mar 27, 2023	\$51.67	\$51.67	\$0.00	\$0.00	\$0.00
<b>Total for CITY OF KALAMAZOO:</b>				<b>\$103.50</b>	<b>\$103.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Gardner Management</b>								
GMC7894		Mar 20, 2023	Apr 19, 2023	\$160.00	\$160.00	\$0.00	\$0.00	\$0.00
GMC7814		Feb 03, 2023	Mar 05, 2023	\$973.13	\$973.13	\$0.00	\$0.00	\$0.00
GMC7838		Feb 07, 2023	Mar 09, 2023	\$1,080.00	\$1,080.00	\$0.00	\$0.00	\$0.00
GMC7893		Feb 13, 2023	Mar 15, 2023	\$80.00	\$80.00	\$0.00	\$0.00	\$0.00
GMC7843		Feb 06, 2023	Mar 08, 2023	\$135.37	\$135.37	\$0.00	\$0.00	\$0.00
<b>Total for Gardner Management:</b>				<b>\$2,428.50</b>	<b>\$2,428.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>THOMPSON HOME IMPROVEMENT</b>								
3492 DUNNS RIDGE		Feb 10, 2023	Mar 12, 2023	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00
<b>Total for THOMPSON HOME IMPROVEMENT:</b>				<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total:</b>				<b>\$4,532.00</b>	<b>\$4,532.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 07, 2023

## Check Register Report

### Walden Woods of Kalamazoo

From Feb 01, 2023 to Feb 28, 2023

Bank Code	Check #	Check Date	Posting Date	Void Date	Vendor Name	Payee	Check Amount
WALDN-OP	2546	Feb 01, 2023	Feb 01, 2023		CITY OF KALAMAZOO		\$54.95
WALDN-OP	2547	Feb 01, 2023	Feb 01, 2023		CITY OF KALAMAZOO		\$51.83
WALDN-OP	2548	Feb 07, 2023	Feb 07, 2023		EPS		\$169.95
WALDN-OP	MACH-217 10	Feb 07, 2023	Feb 07, 2023		BEST WAY DISPOSAL		\$1,318.50
WALDN-OP	2549	Feb 15, 2023	Feb 15, 2023		EPS		\$110.00
WALDN-OP	MACCH-21 891	Feb 16, 2023	Feb 16, 2023		Consumers Energy		\$37.58
WALDN-OP	MACH-218 55	Feb 16, 2023	Feb 16, 2023		SPECTRUM		\$217.05
WALDN-OP	2550	Feb 20, 2023	Feb 20, 2023		MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY	STATE OF MICHIGA	\$200.00
WALDN-OP	MACH-219 72	Feb 21, 2023	Feb 21, 2023		Consumers Energy		\$425.47
WALDN-OP	2551	Feb 27, 2023	Feb 27, 2023		Gardner Management		\$1,582.68
WALDN-OP	2552	Feb 27, 2023	Feb 27, 2023		SANDSTONE CREATION		\$7,768.00
WALDN-OP	2553	Feb 27, 2023	Feb 27, 2023		The Copy Company		\$35.21
<b>Total:</b>							<b>\$11,971.22</b>



# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 07, 2023

## Disbursement Report

Walden Woods of Kalamazoo

From Feb 01, 2023 to Feb 28, 2023

Account #	Account Description	Check No	Check Posting Date	Vendor Name	Amount	Description
<b>6010-03501</b>	<b>Copies / Postage</b>					
		2553	Feb 27, 2023	The Copy Company	\$35.21	COPIES AND POSTAGE
					<u>\$35.21</u>	
<b>6018-03501</b>	<b>Misc Admin</b>					
		2551	Feb 27, 2023	Gardner Management	\$28.90	COMMERCIAL SERVICE CHARGES 09/22 - 12/22
					<u>\$28.90</u>	
<b>6111-03501</b>	<b>Clubhouse - Cable/Internet</b>					
		MACH-21855	Feb 16, 2023	SPECTRUM	\$217.05	INTERNET/TV
					<u>\$217.05</u>	
<b>6115-03501</b>	<b>Clubhouse - Security Mon.</b>					
		2548	Feb 07, 2023	EPS	\$169.95	ACCESS CONTROL
		2549	Feb 15, 2023	EPS	\$110.00	SERVICE CALL LABOR
					<u>\$279.95</u>	
<b>6284-03501</b>	<b>Utilities - Water / Sewer</b>					
		2546	Feb 01, 2023	CITY OF KALAMAZOO	\$54.95	WATER/SEWER
		2547	Feb 01, 2023	CITY OF KALAMAZOO	\$51.83	WATER SERVICE
		2550	Feb 20, 2023	MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY	\$200.00	2022 WATER USE REPORTING FEE
					<u>\$306.78</u>	
<b>6285-03501</b>	<b>Utilities - Gas</b>					
		MACH-21972	Feb 21, 2023	Consumers Energy	\$247.46	GAS SERVICES
					<u>\$247.46</u>	

Account #	Account Description	Check No	Check Posting Date	Vendor Name	Amount	Description
6286-03501	<b>Utilities - Common Electricity</b>					
		MACCH-21891	Feb 16, 2023	Consumers Energy	\$37.58	ELECTRIC SERVICE
		MACH-21972	Feb 21, 2023	Consumers Energy	\$178.01	ELECTRIC SERVICES
					<b>\$215.59</b>	
6295-03501	<b>Trash Removal</b>					
		MACH-21710	Feb 07, 2023	BEST WAY DISPOSAL	\$1,318.50	TRASH SERVICE
					<b>\$1,318.50</b>	
6402-03501	<b>Maintenance - GMC</b>					
		2551	Feb 27, 2023	Gardner Management	\$80.00	01/16: RESTOCK CLUBHOUSE RESTROOMS, INSPECT GALVANIZED PIPES BY CLUBHOUSE, RELAY POOL HEATER PRICING TO C. JOHNSON
		2551	Feb 27, 2023	Gardner Management	\$80.00	01/17: REPLACED GARAGE LIGHT BULBS
		2551	Feb 27, 2023	Gardner Management	\$80.00	01/19: REPLACED GARAGE LIGHT SENSOR
		2551	Feb 27, 2023	Gardner Management	\$80.00	01/23: REPLACED GARAGE LIGHT BULBS
		2551	Feb 27, 2023	Gardner Management	\$80.00	01/23: REPLACE GARAGE LIGHT BULB
		2551	Feb 27, 2023	Gardner Management	\$40.00	02/02: REMOVE ALL CABLE BOXES FOR SPECTRUM
		2551	Feb 27, 2023	Gardner Management	\$40.00	02/02: INSPECT ROOF LEAK IN VALLEY, CALLED WOODY FOR SERVICE
		2551	Feb 27, 2023	Gardner Management	\$40.00	02/02: INSPECT MAILBOX POSTS THAT WERE HIT - NEED REPLACEMENTS
		2551	Feb 27, 2023	Gardner Management	\$120.00	02/03: INSPECT ATTIC WITH JTP AND BILL KENNY, TOOK PICTURES TO SHOW NO SIGNS OF ACTIVE LEAK
		2551	Feb 27, 2023	Gardner Management	\$80.00	02/03: MET WITH SUSAN AND CHECKED OUT ATTIC, UNABLE TO ACCESS DORMER re, SERVICE CALL PLACED WITH WOODY
		2551	Feb 27, 2023	Gardner Management	\$240.00	02/03: REPLACE MAILBOX AND POSTS
						<b>\$960.00</b>
6404-03501	<b>Maintenance - Supplies</b>					
		2551	Feb 27, 2023	Gardner Management	\$33.41	MATERIALS: GARAGE LIGHT SENSOR
		2551	Feb 27, 2023	Gardner Management	\$560.37	MATERIALS: SOFTNER SALT, MAILBOXES AND POSTS
					<b>\$593.78</b>	

<b>Account #</b>	<b>Account Description</b>	<b>Check No</b>	<b>Check Posting Date</b>	<b>Vendor Name</b>	<b>Amount</b>	<b>Description</b>
6470-03501	Snow Removal - Contract	2552	Feb 27, 2023	SANDSTONE CREATION	\$7,768.00	SNOW REMOVAL
					<u>\$7,768.00</u>	
				<b>Total:</b>	<u><u>\$11,971.22</u></u>	

# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 07, 2023

## Bank Reconciliation

Bank: Mercantile Bank of Michigan - WALDN-OP - 4100034671

Walden Woods of Kalamazoo

Statement Date: Feb 28, 2023

### RECONCILED ITEMS

Date	Reference	Deposit Amount	Payment Amount
Jan 06, 2023	CK-2535, Owner Reimbursements	\$0.00	\$104.14
Jan 27, 2023	CK-2543, SOUTHWEST MICHIGAN WILDLIFE REMOVAL	\$0.00	\$400.00
Jan 30, 2023	CK-2545, THOMPSON HOME IMPROVEMENT	\$0.00	\$1,200.00
Feb 01, 2023	CK-2546, CITY OF KALAMAZOO	\$0.00	\$54.95
Feb 01, 2023	CK-2547, CITY OF KALAMAZOO	\$0.00	\$51.83
Feb 07, 2023	CK-2548, EPS	\$0.00	\$169.95
Feb 07, 2023	CK-MACH-21710, BEST WAY DISPOSAL	\$0.00	\$1,318.50
Feb 15, 2023	CK-2549, EPS	\$0.00	\$110.00
Feb 16, 2023	CK-MACH-21855, SPECTRUM	\$0.00	\$217.05
Feb 16, 2023	CK-MACCH-21891, Consumers Energy	\$0.00	\$37.58
Feb 21, 2023	CK-MACH-21972, Consumers Energy	\$0.00	\$425.47
Feb 27, 2023	CK-2551, Gardner Management	\$0.00	\$1,582.68
Feb 27, 2023	CK-2553, The Copy Company	\$0.00	\$35.21
Feb 09, 2023	JE-10386, GE - General Journal Entry, Mgmt fee	\$0.00	\$2,940.00
Feb 13, 2023	JE-10414, GE - General Journal Entry, Jan Res Contribution	\$0.00	\$7,693.00
Feb 03, 2023	Owner Batch-7738	\$1,800.00	\$0.00
Feb 07, 2023	Owner Batch-7768	\$2,460.00	\$0.00
Feb 08, 2023	A/R EFT-30	\$22,680.00	\$0.00
Feb 08, 2023	Owner Batch-7807	\$360.00	\$0.00
Feb 14, 2023	Owner Batch-7832	\$720.00	\$0.00
Feb 21, 2023	A/R EFT-31	\$3,600.00	\$0.00
Feb 22, 2023	Owner Batch-7874	\$360.00	\$0.00
<b>Total:</b>		<b>\$31,980.00</b>	<b>\$16,340.36</b>

<b>Per Bank Statement:</b>	<b>\$73,817.32</b>
<b>Outstanding Cheques: —</b>	<b>\$7,968.00</b>
<b>Outstanding Deposits: +</b>	<b>\$0.00</b>
<b>Adjusted Bank Balance:</b>	<b>\$65,849.32</b>
<b>G/L Bank Balance:</b>	<b>\$65,849.32</b>

## UNRECONCILED ITEMS

Date	Reference	Deposit Amount	Payment Amount
Feb 20, 2023	CK-2550, MICHIGAN DEPARTMENT OF ENVIRONMENT, GRE	\$0.00	\$200.00
Feb 27, 2023	CK-2552, SANDSTONE CREATION	\$0.00	\$7,768.00
	<b>Total:</b>	<b>\$0.00</b>	<b>\$7,968.00</b>

WALDEN WOODS OF KALAMAZOO  
 CONDOMINIUM ASSOCIATION  
 GENERAL OPERATING  
 5770 VENTURE PARK DR  
 KALAMAZOO MI 49009-1846

**COMMERCIAL ANALYSIS CHECKING ACCOUNT XXXXXX4671**

Statement Dates				02/01/23 thru 02/28/23
7 Credits	\$31,980.00	Beginning Balance		\$58,177.68
15 Debits	\$16,340.36	Ending Balance		\$73,817.32

TOTAL DAYS IN STATEMENT PERIOD 02/01/23 THROUGH 02/28/23: 28

**Credits**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/03	REMOTE CAPTURE DEPOSIT	1,800.00
02/07	REMOTE CAPTURE DEPOSIT	2,460.00
02/08	Gardner Manageme Revenue XXXXX7029	22,680.00
02/09	RENTPAYMENT REMITTANCE 25080580075	360.00
02/14	REMOTE CAPTURE DEPOSIT	720.00
02/21	Gardner Manageme Revenue XXXXX7029	3,600.00
02/22	REMOTE CAPTURE DEPOSIT	360.00

**Debits**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/08	DISPOSAL BEST WAY MICH 240210--5500529	1,318.50
02/09	Internet Transfer to COML ANALYSIS CK XXXXXX2166 on 2/09/23 at 8:16	2,940.00
02/13	Internet Transfer to BUSINESS MONEY M XXXXXX9236 on 2/13/23 at 10:03	7,693.00
02/17	CONSUMERS ENERGY ENERGYBILL 103035596974	37.58
02/17	SPECTRUM SPECTRUM 9017332	217.05
02/22	CONSUMERS ENERGY ENERGYBILL 103030120697	425.47

**Checks**

<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>
02/01	2535*	\$104.14	02/09	2546	\$54.95	02/22	2549*	\$110.00
02/08	2543*	\$400.00	02/09	2547	\$51.83	02/27	2551*	\$1,582.68
02/03	2545	\$1,200.00	02/13	2548	\$169.95	02/28	2553	\$35.21

(\*) INDICATES A GAP IN CHECK NUMBER SEQUENCE

**Daily Balance Information**

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02/01	58,073.54	02/09	79,408.26	02/21	75,610.68
02/03	58,673.54	02/13	71,545.31	02/22	75,435.21
02/07	61,133.54	02/14	72,265.31	02/27	73,852.53
02/08	82,095.04	02/17	72,010.68	02/28	73,817.32

# Gardner Management

5770 Venture Park, Kalamazoo, MI 49009  
Phone: (269)323-7774 Fax: (269)323-7778

Date: Mar 07, 2023

## Bank Reconciliation

Bank: Mercantile Bank of Michigan - WALDN-RES - 4100239236

Walden Woods of Kalamazoo

Statement Date: Feb 28, 2023

### RECONCILED ITEMS

Date	Reference	Deposit Amount	Payment Amount
Feb 13, 2023	JE-10414, GE - General Journal Entry, Jan Res Contribution	\$7,693.00	\$0.00
Feb 28, 2023	10521 - Bank Interest Earned	\$87.54	\$0.00
<b>Total:</b>		<b>\$7,780.54</b>	<b>\$0.00</b>

<b>Per Bank Statement:</b>		<b>\$117,494.51</b>
<b>Outstanding Cheques:</b>	—	<b>\$0.00</b>
<b>Outstanding Deposits:</b>	+	<b>\$0.00</b>
<b>Adjusted Bank Balance:</b>		<b>\$117,494.51</b>
<b>G/L Bank Balance:</b>		<b>\$117,494.51</b>

### UNRECONCILED ITEMS

Date	Reference	Deposit Amount	Payment Amount
		\$0.00	\$0.00
<b>Total:</b>		<b>\$0.00</b>	<b>\$0.00</b>



WALDEN WOODS OF KALAMAZOO  
 CONDOMINIUM ASSOCIATION  
 RESERVE  
 5770 VENTURE PARK DR  
 KALAMAZOO MI 49009-1846

**BUSINESS MONEY MARKET ACCOUNT XXXXXX9236**

Statement Dates	02/01/23 thru 02/28/23		
2 Credits	\$7,780.54	Beginning Balance	\$109,713.97
Debits	\$ .00	Ending Balance	\$117,494.51
Interest	\$87.54	Minimum Balance	\$109,713.97
Average Available Balance	\$114,109.97	Average Balance	\$114,109.97

TOTAL DAYS IN STATEMENT PERIOD 02/01/23 THROUGH 02/28/23: 28

**Credits**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/13	Internet Transfer from COML ANALYSIS CK XXXXXX4671 on 2/13/23 at 10:03	7,693.00
02/28	INTEREST	87.54

**Interest Summary**

Average Balance This Statement	\$114,109.97	Annual Percentage Yield Earned	1.00%
Days in Period	02/01/23-02/28/23: 28	INTEREST PAID 2023	\$135.96
Interest Paid	\$87.54		

**Daily Balance Information**

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02/13	117,406.97	02/28	117,494.51		

*Walden Woods*  
OF KALAMAZOO CONDOS  
RESERVE ACCOUNT ACTIVITY

2023

\$78.50  
per Unit

<u>DESCRIPTION</u>	<u>DATE</u>	<u>DEPOSIT AMOUNT</u>	<u>INTEREST</u>	<u>WITHDRAWAL</u>	<u>BALANCE</u>
Beginning Balance	1/1/2023				101,972.55
January Contribution	1/18/2023	7,693.00			109,665.55
January Interest	1/31/2023		48.42		109,713.97
February Contribution	2/13/2023	7,693.00			117,406.97
February Interest	2/28/2023		87.54		117,494.51



**Transaction history**  
Account: Walden 5987  
Date: 3/7/2023

**11 transactions**

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
2/16/2023	<b>INTEREST ADDED BACK</b>		<b>\$181.45</b>	\$81,715.88
2/16/2023	<b>CD INTEREST PAYMENT</b>	-\$181.45		\$81,534.43
1/13/2023	<b>INTEREST ADDED BACK</b>		<b>\$181.04</b>	\$81,534.43
1/13/2023	<b>CD INTEREST PAYMENT</b>	-\$181.04		\$81,353.39
12/16/2022	<b>INTEREST ADDED BACK</b>		<b>\$174.82</b>	\$81,353.39
12/16/2022	<b>CD INTEREST PAYMENT</b>	-\$174.82		\$81,178.57
11/16/2022	<b>INTEREST ADDED BACK</b>		<b>\$180.25</b>	\$81,178.57
11/16/2022	<b>CD INTEREST PAYMENT</b>	-\$180.25		\$80,998.32
10/14/2022	<b>INTEREST ADDED BACK</b>		<b>\$179.84</b>	\$80,998.32
10/14/2022	<b>CD INTEREST PAYMENT</b>	-\$179.84		\$80,818.48
9/16/2022	<b>DEPOSIT</b>		<b>\$80,818.48</b>	\$80,818.48
Totals	Transactions: 11	- \$897.40	<b>\$81,715.88</b>	

# *Walden Woods*

## CD ACCOUNTS

2023

		WALDEN WOODS CD - Consumers Credit Union Account Ending 6212				WALDEN WOODS CD - Southern Michigan Account Ending 5987				TOTAL
DESCRIPTION	DATE	DEPOSIT	INTEREST	WITHDRAWAL	BALANCE	DEPOSIT	INTEREST	WITHDRAWAL	BALANCE	.
Beginning Balance	1/1/2023				\$ 95,468.09				\$ 81,353.39	\$ 176,821.48
January Activity	1/31/2023		\$ 28.38		\$ 95,496.47		\$ 181.04		\$ 81,534.43	\$ 177,030.90
February Activity	2/28/2023		32.05		95,528.52		181.45		\$ 81,715.88	\$ 177,244.40