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Arbor Pointe Condominium Assoc Inc

08/06/26

Balance Sheet

Accrual Basis

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Forte Checking	33,412.37
Reserve Accounts	
Forte MM Account	109,060.11
Total Reserve Accounts	109,060.11
Total Checking/Savings	142,472.48
Accounts Receivable	
A/R	-21,310.00
Total Accounts Receivable	-21,310.00
Other Current Assets	
Tax Estimates	
Federal Tax Estimates	2,541.00
Wisconsin Tax Estimates	660.00
Total Tax Estimates	3,201.00
Total Other Current Assets	3,201.00
Total Current Assets	124,363.48
TOTAL ASSETS	124,363.48
LIABILITIES & EQUITY	
Equity	
Retained Earnings	255,793.68
Net Income	-131,430.20
Total Equity	124,363.48
TOTAL LIABILITIES & EQUITY	124,363.48

Arbor Pointe Condominium Assoc Inc

08/06/26

Profit & Loss

Accrual Basis

July 2026

	Jul 26	Jan - Jul 26	% of Income
Ordinary Income/Expense			
Income			
Association Dues	44,890.00	299,322.50	89.6%
Closing Cost Income	0.00	1,400.00	0.0%
Interest	161.86	2,381.25	0.3%
Late Fees	25.00	25.00	0.0%
Phase 5 Initiation	5,000.00	17,500.00	10.0%
Total Income	50,076.86	320,628.75	100.0%
Gross Profit	50,076.86	320,628.75	100.0%
Expense			
Accounting	1,000.00	7,000.00	2.0%
Dues & Licenses	0.00	25.00	0.0%
Grounds Maintenance			
Condo Repairs	25,457.13	352,302.04	50.8%
Landscaping	0.00	850.00	0.0%
Lawn Care	7,740.00	23,220.00	15.5%
Snow Plowing	0.00	30,960.00	0.0%
Total Grounds Maintenance	33,197.13	407,332.04	66.3%
Insurance Expense	1,303.00	30,373.58	2.6%
Legal	472.00	3,645.00	0.9%
Office Supplies	34.72	337.73	0.1%
Professional Fees	64.00	348.00	0.1%
Rent Expense	0.00	60.00	0.0%
Utilities	246.44	1,638.60	0.5%
Total Expense	36,317.29	450,759.95	72.5%
Net Ordinary Income	13,759.57	(130,131.20)	27.5%
Other Income/Expense			
Other Expense			
Taxes			
Federal Corp Tax	0.00	959.00	0.0%
WI Corp Tax	0.00	340.00	0.0%
Total Taxes	0.00	1,299.00	0.0%
Total Other Expense	0.00	1,299.00	0.0%
Net Other Income	0.00	(1,299.00)	0.0%
Net Income	13,759.57	(131,430.20)	27.5%