Cash Flow

RSM Property Management and Realty

Properties: Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040

Owned By: Chief Kewaskum Condo Association

Date Range: 07/01/2026 to 07/31/2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Prepaid Income	0.00	0.00	-625.00	-1.70
FEES				
HOA Dues	5,400.00	99.72	37,200.00	101.21
Late Fee	10.00	0.18	75.00	0.20
Bank Interest	5.16	0.10	104.11	0.28
Total FEES	**5,415.16**	**100.00**	**37,379.11**	**101.70**
Total Operating Income	**5,415.16**	**100.00**	**36,754.11**	**100.00**
Expense				
LANDSCAPING				
Landscaping	0.00	0.00	110.00	0.30
Lawn and Snow	1,435.50	26.51	8,853.50	24.09
Total LANDSCAPING	**1,435.50**	**26.51**	**8,963.50**	**24.39**
INSURANCE				
Property Insurance	0.00	0.00	20,114.00	54.73
Total INSURANCE	**0.00**	**0.00**	**20,114.00**	**54.73**
LEGAL AND OTHER PROFESSIONAL FEES				
Legal	0.00	0.00	1,140.50	3.10
Accounting	0.00	0.00	495.00	1.35
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**1,635.50**	**4.45**
MANAGEMENT FEES				
Management fees	375.00	6.93	2,625.00	7.14
Total MANAGEMENT FEES	**375.00**	**6.93**	**2,625.00**	**7.14**
OTHER				
Licenses, Fees & Permits	0.00	0.00	25.00	0.07
Rental Expense	0.00	0.00	285.00	0.78
Reserve Transfer	1,075.00	19.85	7,525.00	20.47
Office Supplies	0.00	0.00	34.64	0.09
Total OTHER	**1,075.00**	**19.85**	**7,869.64**	**21.41**
CAPITAL EXPENSES				
New Roof	0.00	0.00	26,073.00	70.94
Total CAPITAL	**0.00**	**0.00**	**26,073.00**	**70.94**

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
EXPENSES				
Total Operating Expense	**2,885.50**	**53.29**	**67,280.64**	**183.06**
NOI - Net Operating Income	**2,529.66**	**46.71**	**-30,526.53**	**-83.06**
Total Income	5,415.16	100.00	36,754.11	100.00
Total Expense	2,885.50	53.29	67,280.64	183.06
Net Income	**2,529.66**	**46.71**	**-30,526.53**	**-83.06**
Other Items				
HOA Reserves	-1,080.00		39,445.44	
Net Other Items	**-1,080.00**		**39,445.44**	
Cash Flow	**1,449.66**		**8,918.91**	
Beginning Cash	**18,885.22**		**23,865.97**	
Beginning Cash + Cash Flow	**20,334.88**		**32,784.88**	
Actual Ending Cash	**21,109.88**		**21,109.88**	

Annual Budget - Comparative

Properties: Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040

As of: Jul 2026

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income									
Prepaid Income	0.00	0.00	0.00	0.00%	-625.00	0.00	-625.00	–	0.00
FEES									
HOA Dues	5,400.00	5,400.00	0.00	0.00%	37,200.00	37,800.00	-600.00	-1.59%	64,800.00
Late Fee	10.00	0.00	10.00	–	75.00	0.00	75.00	–	0.00
Bank Interest	5.16	83.33	-78.17	-93.81%	104.11	583.35	-479.24	-82.15%	1,000.00
Total FEES	**5,415.16**	**5,483.33**	**-68.17**	**-1.24%**	**37,379.11**	**38,383.35**	**-1,004.24**	**-2.62%**	**65,800.00**
Total Operating Income	**5,415.16**	**5,483.33**	**-68.17**	**-1.24%**	**36,754.11**	**38,383.35**	**-1,629.24**	**-4.24%**	**65,800.00**
Expense									
LANDSCAPING									
Landscaping	0.00	41.67	41.67	100.00%	110.00	291.69	181.69	62.29%	500.00
Lawn and Snow	1,435.50	1,333.33	-102.17	-7.66%	8,853.50	9,333.35	479.85	5.14%	16,000.00
Total LANDSCAPING	**1,435.50**	**1,375.00**	**-60.50**	**-4.40%**	**8,963.50**	**9,625.04**	**661.54**	**6.87%**	**16,500.00**
INSURANCE									
Property Insurance	0.00	0.00	0.00	0.00%	20,114.00	21,000.00	886.00	4.22%	21,300.00
Total INSURANCE	**0.00**	**0.00**	**0.00**	**0.00%**	**20,114.00**	**21,000.00**	**886.00**	**4.22%**	**21,300.00**
LEGAL AND OTHER PROFESSIONAL FEES									
Legal	0.00	41.67	41.67	100.00%	1,140.50	291.69	-848.81	-291.00%	500.00
Accounting	0.00	0.00	0.00	0.00%	495.00	405.00	-90.00	-22.22%	405.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**41.67**	**41.67**	**100.00%**	**1,635.50**	**696.69**	**-938.81**	**-134.75%**	**905.00**
MANAGEMENT									

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
FEES									
Management fees	375.00	375.00	0.00	0.00%	2,625.00	2,625.00	0.00	0.00%	4,500.00
Total MANAGEMENT FEES	**375.00**	**375.00**	**0.00**	**0.00%**	**2,625.00**	**2,625.00**	**0.00**	**0.00%**	**4,500.00**
REPAIRS									
Repairs - Other	0.00	250.00	250.00	100.00%	0.00	1,750.00	1,750.00	100.00%	3,000.00
Asphalt/ Concrete	0.00	0.00	0.00	0.00%	0.00	4,000.00	4,000.00	100.00%	4,000.00
Decks	0.00	0.00	0.00	0.00%	0.00	1,625.00	1,625.00	100.00%	1,625.00
Total REPAIRS	**0.00**	**250.00**	**250.00**	**100.00%**	**0.00**	**7,375.00**	**7,375.00**	**100.00%**	**8,625.00**
TAXES									
Income Tax	0.00	0.00	0.00	0.00%	0.00	675.00	675.00	100.00%	675.00
Total TAXES	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**675.00**	**675.00**	**100.00%**	**675.00**
OTHER									
Licenses, Fees & Permits	0.00	0.00	0.00	0.00%	25.00	25.00	0.00	0.00%	25.00
Rental Expense	0.00	0.00	0.00	0.00%	285.00	0.00	-285.00	–	200.00
Reserve Transfer	1,075.00	1,075.00	0.00	0.00%	7,525.00	7,525.00	0.00	0.00%	12,900.00
Office Supplies	0.00	0.00	0.00	0.00%	34.64	0.00	-34.64	–	0.00
Total OTHER	**1,075.00**	**1,075.00**	**0.00**	**0.00%**	**7,869.64**	**7,550.00**	**-319.64**	**-4.23%**	**13,125.00**
CAPITAL EXPENSES									
New Roof	0.00	0.00	0.00	0.00%	26,073.00	0.00	-26,073.00	–	0.00
Total CAPITAL EXPENSES	**0.00**	**0.00**	**0.00**	**0.00%**	**26,073.00**	**0.00**	**-26,073.00**	**–**	**0.00**
Total Operating Expense	**2,885.50**	**3,116.67**	**231.17**	**7.42%**	**67,280.64**	**49,546.73**	**-17,733.91**	**-35.79%**	**65,630.00**
Total Operating Income	5,415.16	5,483.33	-68.17	-1.24%	36,754.11	38,383.35	-1,629.24	-4.24%	65,800.00
Total Operating Expense	2,885.50	3,116.67	231.17	7.42%	67,280.64	49,546.73	-17,733.91	-35.79%	65,630.00
NOI - Net	**2,529.66**	**2,366.66**	**163.00**	**6.89%**	**-30,526.53**	**-11,163.38**	**-19,363.15**	**-173.45%**	**170.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Operating Income									
Total Income	5,415.16	5,483.33	-68.17	-1.24%	36,754.11	38,383.35	-1,629.24	-4.24%	65,800.00
Total Expense	2,885.50	3,116.67	231.17	7.42%	67,280.64	49,546.73	-17,733.91	-35.79%	65,630.00
Net Income	**2,529.66**	**2,366.66**	**163.00**	**6.89%**	**-30,526.53**	**-11,163.38**	**-19,363.15**	**-173.45%**	**170.00**

Check Register Detail

Property: Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040
Bank Accounts: All
Payees: All
Date Range: 07/01/2026 - 07/31/2026
Include Voided Payments: No
Show ACH Payments Only: No

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
	Chief Kewaskum Checking	RSM Property Management and Realty	Bill Pay	Y		07/02/2026	375.00					
								Chief Kewaskum Trio Condominiums Owners Association, Inc.	6270	Management fees	375.00	Management fees for 07/ 2026
	Chief Kewaskum Checking	J. Wulff Services LLC	Bill Pay	Y		07/09/2026	1,435.50					
								Chief Kewaskum Trio Condominiums Owners Association, Inc.	6025	Lawn and Snow	1,435.50	Aug and Herbicide 6/ 22
Total							**1,810.50**					

Balance Sheet

Properties: Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040
As of: 07/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	21,109.88
HOA Reserves	13,114.79
HOA CD's #1	11,000.00
HOA CD's #2	10,000.00
Total Cash	**55,224.67**
TOTAL ASSETS	**55,224.67**
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	**0.00**
Capital	
Appfolio Import Offset	122,569.82
Calculated Retained Earnings	-30,526.53
Calculated Prior Years Retained Earnings	-36,818.62
Total Capital	**55,224.67**
TOTAL LIABILITIES & CAPITAL	**55,224.67**

Homeowner Delinquency

Properties: Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 0.00

Include future dated charges: No

Unit	Name	Tags	Phone Numbers	Amount Receivable	0-30	30+	Last Payment	Payment Amount	Late Count
Chief Kewaskum Trio Condominiums Owners Association, Inc. - 700-864 Chief Kewaskum Place 700-704, 720-724, 740-744, 760-764, 780-784, 800-804, 820-824, 840-844, & 860-864 Kewaskum, WI 53040									
780 Chief Kewaskum Pl.	Gardner, Patti		Phone: (715) 891-9489	300.00	300.00	0.00	05/29/2026	300.00	0
820 Chief Kewaskum Pl.	Trust, Hinze		Mobile: (414) 507-5077, Phone: (414) 840-6030	600.00	300.00	300.00	07/09/2026	300.00	2
				900.00	**600.00**	**300.00**		**600.00**	**2**
Total				**900.00**	**600.00**	**300.00**		**600.00**	**2**