

Balance Sheet

Properties: DELAFIELD COUNTRY AIRE CONDOMINIUMS - 4821 - 4887 Easy Street Hartland, WI 53029

As of: 02/28/2026

GL Account Map: CONDO CASHFLOW

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	29,575.42
Reserve Account - 1	105,068.95
Total Cash	134,644.37
TOTAL ASSETS	134,644.37
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Funds	14,145.00
Total Liabilities	14,145.00
Capital	
Owner Withdrawal/Transfers	-35,000.00
Accumulated Retained Earnings	122,941.65
Calculated Retained Earnings	5,352.56
Calculated Prior Years Retained Earnings	27,205.16
Total Capital	120,499.37
TOTAL LIABILITIES & CAPITAL	134,644.37

Cash Flow

Real Estate Specialists

Properties: DELAFIELD COUNTRY AIRE CONDOMINIUMS - 4821 - 4887 Easy Street Hartland, WI 53029

Date Range: 02/01/2026 to 02/28/2026

Additional Cash GL Accounts: None

GL Account Map: CONDO CASHFLOW

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				
INCOME				
Association Dues	19,915.00	96.19	39,015.00	97.44
Capital/Sale Fees	560.00	2.70	560.00	1.40
Total INCOME	20,475.00	98.90	39,575.00	98.84
Late Fee	50.00	0.24	200.00	0.50
Miscellaneous Income	100.00	0.48	100.00	0.25
Interest Income	78.41	0.38	164.36	0.41
Total Operating Income	20,703.41	100.00	40,039.36	100.00
Expense				
Snow Removal	5,012.25	24.21	10,024.50	25.04
Pest control	199.00	0.96	199.00	0.50
Property Insurance	5,858.50	28.30	5,858.50	14.63
Accounting	40.00	0.19	65.00	0.16
Other/Misc Admin	86.00	0.42	303.04	0.76
General Repairs	985.16	4.76	1,254.12	3.13
Electricity	1,028.33	4.97	1,980.90	4.95
Water Softener	1,269.61	6.13	2,266.30	5.66
Garbage and Recycling	1,713.78	8.28	3,447.66	8.61
Sewer/Well Repairs and Water Testing	932.32	4.50	3,408.20	8.51
Bank or Loan Fees	29.58	0.14	29.58	0.07
Management fees	1,911.00	9.23	3,822.00	9.55
Total Operating Expense	19,065.53	92.09	32,658.80	81.57
NOI - Net Operating Income	1,637.88	7.91	7,380.56	18.43
Other Income & Expense				
Other Expense				
Reserve Contribution	1,014.00	4.90	2,028.00	5.07
Total Other Expense	1,014.00	4.90	2,028.00	5.07
Net Other Income	-1,014.00	-4.90	-2,028.00	-5.07
Total Income	20,703.41	100.00	40,039.36	100.00
Total Expense	20,079.53	96.99	34,686.80	86.63

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Net Income	623.88	3.01	5,352.56	13.37
Other Items				
Prepaid Funds	-1,380.00		6,360.00	
Net Other Items	-1,380.00		6,360.00	
Cash Flow	-756.12		11,712.56	
Beginning Cash	30,409.95		18,027.22	
Beginning Cash + Cash Flow	29,653.83		29,739.78	
Actual Ending Cash	29,575.42		29,575.42	

Annual Budget - Comparative

Properties: DELAFIELD COUNTRY AIRE CONDOMINIUMS - 4821 - 4887 Easy Street Hartland, WI 53029

As of: Feb 2026

Additional Account Types: None

GL Account Map: CONDO CASHFLOW

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									
INCOME									
Association Dues	19,915.00	20,160.00	-245.00	-1.22%	39,015.00	38,880.00	135.00	0.35%	240,480.00
Capital/Sale Fees	560.00	0.00	560.00	—	560.00	0.00	560.00	—	0.00
Total INCOME	20,475.00	20,160.00	315.00	1.56%	39,575.00	38,880.00	695.00	1.79%	240,480.00
Late Fee	50.00	0.00	50.00	—	200.00	0.00	200.00	—	0.00
Miscellaneous Income	100.00	0.00	100.00	—	100.00	0.00	100.00	—	0.00
Interest Income	78.41	0.00	78.41	—	164.36	0.00	164.36	—	0.00
Total Operating Income	20,703.41	20,160.00	543.41	2.70%	40,039.36	38,880.00	1,159.36	2.98%	240,480.00
Expense									
Snow Removal	5,012.25	5,012.00	-0.25	-0.00%	10,024.50	10,024.00	-0.50	-0.00%	25,062.00
Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,872.00
Fire Protection	0.00	66.67	66.67	100.00%	0.00	133.34	133.34	100.00%	800.00
Pest control	199.00	166.67	-32.33	-19.40%	199.00	333.34	134.34	40.30%	2,000.00
Property Insurance	5,858.50	6,125.00	266.50	4.35%	5,858.50	6,125.00	266.50	4.35%	24,500.00
Legal	0.00	83.33	83.33	100.00%	0.00	166.66	166.66	100.00%	1,000.00
Accounting	40.00	0.00	-40.00	—	65.00	0.00	-65.00	—	250.00
Other/Misc Admin	86.00	133.33	47.33	35.50%	303.04	266.66	-36.38	-13.64%	1,600.00
Painting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	13,500.00
Roof Repair	0.00	250.00	250.00	100.00%	0.00	500.00	500.00	100.00%	3,000.00
General Repairs	985.16	833.33	-151.83	-18.22%	1,254.12	1,666.66	412.54	24.75%	10,000.00
Repairs Structural	0.00	4,176.25	4,176.25	100.00%	0.00	8,352.50	8,352.50	100.00%	50,115.00
Electricity	1,028.33	700.00	-328.33	-46.90%	1,980.90	1,400.00	-580.90	-41.49%	8,400.00
Water Softener	1,269.61	1,316.67	47.06	3.57%	2,266.30	2,633.34	367.04	13.94%	15,800.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Garbage and Recycling	1,713.78	1,649.58	-64.20	-3.89%	3,447.66	3,299.16	-148.50	-4.50%	19,795.00
Sewer/Well Repairs and Water Testing	932.32	800.00	-132.32	-16.54%	3,408.20	1,600.00	-1,808.20	-113.01%	9,600.00
Bank or Loan Fees	29.58	0.00	-29.58	—	29.58	0.00	-29.58	—	0.00
Landscape - Trees & Other	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,000.00
Management fees	1,911.00	1,911.00	0.00	0.00%	3,822.00	3,822.00	0.00	0.00%	22,932.00
Association Meeting Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	90.00
Total Operating Expense	19,065.53	23,223.83	4,158.30	17.91%	32,658.80	40,322.66	7,663.86	19.01%	228,316.00
Total Operating Income	20,703.41	20,160.00	543.41	2.70%	40,039.36	38,880.00	1,159.36	2.98%	240,480.00
Total Operating Expense	19,065.53	23,223.83	4,158.30	17.91%	32,658.80	40,322.66	7,663.86	19.01%	228,316.00
NOI - Net Operating Income	1,637.88	-3,063.83	4,701.71	153.46%	7,380.56	-1,442.66	8,823.22	611.59%	12,164.00
Other Expense									
Reserve Contribution	1,014.00	1,013.67	-0.33	-0.03%	2,028.00	2,027.34	-0.66	-0.03%	12,164.00
Total Other Expense	1,014.00	1,013.67	-0.33	-0.03%	2,028.00	2,027.34	-0.66	-0.03%	12,164.00
Net Other Income	-1,014.00	-1,013.67	-0.33	-0.03%	-2,028.00	-2,027.34	-0.66	-0.03%	-12,164.00
Total Income	20,703.41	20,160.00	543.41	2.70%	40,039.36	38,880.00	1,159.36	2.98%	240,480.00
Total Expense	20,079.53	24,237.50	4,157.97	17.16%	34,686.80	42,350.00	7,663.20	18.09%	240,480.00
Net Income	623.88	-4,077.50	4,701.38	115.30%	5,352.56	-3,470.00	8,822.56	254.25%	0.00