Budget Detail

RSM Property Management and Realty

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

Period Range: Jun 2026 to May 2027

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Total	Percent
Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051 - FY '26-'27 Budget														
Income														
FEES														
HOA Dues	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	19,200.00	230,400.00	96.00
Bank Interest	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	4.00
Total FEES	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**240,000.00**	**100.00**
Total Budgeted Operating Income	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	**240,000.00**	**100.00**
Expense														
LANDSCAPING														
Landscaping	0.00	0.00	5,910.00	3,600.00	0.00	5,490.00	0.00	0.00	0.00	0.00	2,000.00	0.00	17,000.00	7.09
Snow Removal	0.00	0.00	0.00	0.00	0.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	0.00	0.00	18,000.00	7.50
Lawn Cutting	5,200.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	0.00	0.00	0.00	0.00	0.00	5,300.00	37,000.00	15.42
Total LANDSCAPING	**5,200.00**	**5,300.00**	**11,210.00**	**8,900.00**	**5,300.00**	**14,390.00**	**3,600.00**	**3,600.00**	**3,600.00**	**3,600.00**	**2,000.00**	**5,300.00**	**72,000.00**	**30.01**
CLEANING AND MAINTENANCE														
Pressure Washing	0.00	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.00	0.85
Pond Maint/ Mgmt	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	2.50
Total CLEANING AND MAINTENANCE	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**2,550.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**8,050.00**	**3.36**
INSURANCE														
Property Insurance	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.34	4,333.34	4,333.34	4,333.34	52,000.00	21.68
Total INSURANCE	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.33**	**4,333.34**	**4,333.34**	**4,333.34**	**4,333.34**	**52,000.00**	**21.68**

Budget Detail

Account Name	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Total	Percent
LEGAL AND OTHER PROFESSIONAL FEES														
Accounting	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.21
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**	**0.21**
MANAGEMENT FEES														
Management fees	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	10,080.00	4.20
Total MANAGEMENT FEES	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**10,080.00**	**4.20**
REPAIRS														
Repairs - Other	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.66	1,866.66	1,866.66	1,866.66	22,400.00	9.34
Total REPAIRS	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.67**	**1,866.66**	**1,866.66**	**1,866.66**	**1,866.66**	**22,400.00**	**9.34**
OTHER														
Licenses, Fees & Permits	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.01
Reserve Transfer	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	74,400.00	31.01
Office Supplies	0.00	150.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	450.00	0.19
Total OTHER	**6,200.00**	**6,375.00**	**6,200.00**	**6,200.00**	**6,200.00**	**6,200.00**	**6,200.00**	**6,500.00**	**6,200.00**	**6,200.00**	**6,200.00**	**6,200.00**	**74,875.00**	**31.21**
Total Budgeted Operating Expense	**18,940.00**	**19,215.00**	**25,450.00**	**22,640.00**	**19,040.00**	**30,180.00**	**17,340.00**	**17,640.00**	**17,340.00**	**17,340.00**	**15,740.00**	**19,040.00**	**239,905.00**	**100.00**
Total Budgeted Operating Income	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00	100.00
Total Budgeted Operating Expense	18,940.00	19,215.00	25,450.00	22,640.00	19,040.00	30,180.00	17,340.00	17,640.00	17,340.00	17,340.00	15,740.00	19,040.00	239,905.00	100.00
Net Operating Income	**1,060.00**	**785.00**	**-5,450.00**	**-2,640.00**	**960.00**	**-10,180.00**	**2,660.00**	**2,360.00**	**2,660.00**	**2,660.00**	**4,260.00**	**960.00**	**95.00**	**100.00**

Budget Detail

Account Name	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Total	Percent
Total Budgeted Income	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00	100.00
Total Budgeted Expense	18,940.00	19,215.00	25,450.00	22,640.00	19,040.00	30,180.00	17,340.00	17,640.00	17,340.00	17,340.00	15,740.00	19,040.00	239,905.00	100.00
Net Income	**1,060.00**	**785.00**	**-5,450.00**	**-2,640.00**	**960.00**	**-10,180.00**	**2,660.00**	**2,360.00**	**2,660.00**	**2,660.00**	**4,260.00**	**960.00**	**95.00**	**100.00**

Cash Flow

RSM Property Management and Realty

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

Owned By: Lone Oak Estates Condominium Association Inc.

Date Range: 05/01/2026 to 05/31/2026

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	9,250.00	32.68	26,875.00	10.56
FEES				
HOA Dues	18,075.00	63.87	216,000.00	84.85
Bank Interest	975.70	3.45	11,700.64	4.60
Total FEES	**19,050.70**	**67.32**	**227,700.64**	**89.44**
Total Operating Income	**28,300.70**	**100.00**	**254,575.64**	**100.00**
Expense				
LANDSCAPING				
Landscaping	805.38	2.85	21,934.91	8.62
Snow Removal	0.00	0.00	17,500.00	6.87
Lawn Cutting	3,590.19	12.69	27,021.33	10.61
Total LANDSCAPING	**4,395.57**	**15.53**	**66,456.24**	**26.10**
CLEANING AND MAINTENANCE				
Pressure Washing	0.00	0.00	2,050.00	0.81
Pond Maint/Mgmt	6,859.44	24.24	12,019.44	4.72
Total CLEANING AND MAINTENANCE	**6,859.44**	**24.24**	**14,069.44**	**5.53**
INSURANCE				
Property Insurance	4,707.87	16.64	52,054.87	20.45
Total INSURANCE	**4,707.87**	**16.64**	**52,054.87**	**20.45**
LEGAL AND OTHER PROFESSIONAL FEES				
Accounting	0.00	0.00	500.00	0.20
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**500.00**	**0.20**
MANAGEMENT FEES				
Management fees	840.00	2.97	10,080.00	3.96
Total MANAGEMENT FEES	**840.00**	**2.97**	**10,080.00**	**3.96**
REPAIRS				
Painting	0.00	0.00	7,856.00	3.09
Repairs - Other	5,120.00	18.09	23,248.71	9.13
Asphalt/Concrete	0.00	0.00	10,045.00	3.95
Total REPAIRS	**5,120.00**	**18.09**	**41,149.71**	**16.16**

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
OTHER				
Bank Fees	0.00	0.00	10.00	0.00
Licenses, Fees & Permits	0.00	0.00	25.00	0.01
Reserve Transfer	0.00	0.00	60,190.51	23.64
Office Supplies	0.00	0.00	1,259.96	0.49
Reserve Study	0.00	0.00	2,050.00	0.81
Total OTHER	**0.00**	**0.00**	**63,535.47**	**24.96**
Total Operating Expense	**21,922.88**	**77.46**	**247,845.73**	**97.36**
NOI - Net Operating Income	**6,377.82**	**22.54**	**6,729.91**	**2.64**
Total Income	28,300.70	100.00	254,575.64	100.00
Total Expense	21,922.88	77.46	247,845.73	97.36
Net Income	**6,377.82**	**22.54**	**6,729.91**	**2.64**
Other Items				
HOA Reserves	5,097.92		22,188.69	
HOA CD's #12	-326.45		-4,381.71	
HOA CD's #13	0.00		62,074.58	
HOA CD's #14	-319.70		-127,556.12	
Accounts Receivable	0.00		715.16	
Prepaid Rent/Dues	-750.00		-19,290.00	
Net Other Items	**3,701.77**		**-66,249.40**	
Cash Flow	**10,079.59**		**-59,519.49**	
Beginning Cash	**7,825.12**		**21,065.07**	
Beginning Cash + Cash Flow	**17,904.71**		**-38,454.42**	
Actual Ending Cash	**17,597.24**		**17,597.24**	

Cash Flow - 12 Month

RSM Property Management and Realty

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

Owned By: Lone Oak Estates Condominium Association Inc.

Period Range: Jun 2025 to May 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Operating Income & Expense													
Income													
Prepaid Income	0.00	0.00	0.00	0.00	5,250.00	2,250.00	10,125.00	2,625.00	-3,675.00	-75.00	1,125.00	9,250.00	26,875.00
FEES													
HOA Dues	18,000.00	18,000.00	18,000.00	18,000.00	17,625.00	18,750.00	17,625.00	18,000.00	18,000.00	18,000.00	17,925.00	18,075.00	216,000.00
Bank Interest	853.14	721.01	811.36	1,054.62	1,063.40	1,095.36	1,058.87	1,163.10	994.45	906.21	1,003.42	975.70	11,700.64
Total FEES	**18,853.14**	**18,721.01**	**18,811.36**	**19,054.62**	**18,688.40**	**19,845.36**	**18,683.87**	**19,163.10**	**18,994.45**	**18,906.21**	**18,928.42**	**19,050.70**	**227,700.64**
Total Operating Income	**18,853.14**	**18,721.01**	**18,811.36**	**19,054.62**	**23,938.40**	**22,095.36**	**28,808.87**	**21,788.10**	**15,319.45**	**18,831.21**	**20,053.42**	**28,300.70**	**254,575.64**
Expense													
LANDSCAPING													
Landscaping	3,163.13	2,675.40	4,685.85	1,846.95	814.95	5,696.25	0.00	0.00	0.00	0.00	2,247.00	805.38	21,934.91
Snow Removal	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	0.00	0.00	17,500.00
Lawn Cutting	3,590.19	3,590.19	3,590.19	7,180.38	1,890.00	0.00	0.00	0.00	0.00	0.00	3,590.19	3,590.19	27,021.33
Total LANDSCAPING	**6,753.32**	**6,265.59**	**8,276.04**	**9,027.33**	**2,704.95**	**9,196.25**	**3,500.00**	**3,500.00**	**3,500.00**	**3,500.00**	**5,837.19**	**4,395.57**	**66,456.24**
CLEANING AND MAINTENANCE													
Pressure Washing	0.00	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.00
Pond	1,395.18	2,073.52	734.44	734.04	113.00	0.00	43.78	17.57	18.11	30.36	0.00	6,859.44	12,019.44

Cash Flow - 12 Month

Account Name	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Maint/ Mgmt													
Total CLEANING AND MAINTENANCE	**1,395.18**	**2,073.52**	**734.44**	**734.04**	**113.00**	**2,050.00**	**43.78**	**17.57**	**18.11**	**30.36**	**0.00**	**6,859.44**	**14,069.44**
INSURANCE													
Property Insurance	4,304.30	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,304.27	4,707.87	52,054.87
Total INSURANCE	**4,304.30**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,304.27**	**4,707.87**	**52,054.87**
LEGAL AND OTHER PROFESSIONAL FEES													
Accounting	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**
MANAGEMENT FEES													
Management fees	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	10,080.00
Total MANAGEMENT FEES	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**840.00**	**10,080.00**
REPAIRS													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,856.00	0.00	0.00	0.00	7,856.00
Repairs - Other	694.93	2,800.45	3,327.19	491.73	575.00	1,076.25	2,585.66	0.00	0.00	0.00	6,577.50	5,120.00	23,248.71
Asphalt/ Concrete	0.00	0.00	0.00	0.00	4,870.00	5,175.00	0.00	0.00	0.00	0.00	0.00	0.00	10,045.00
Total REPAIRS	**694.93**	**2,800.45**	**3,327.19**	**491.73**	**5,445.00**	**6,251.25**	**2,585.66**	**0.00**	**7,856.00**	**0.00**	**6,577.50**	**5,120.00**	**41,149.71**
OTHER													
Bank Fees	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00

Cash Flow - 12 Month

Account Name	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Licenses, Fees & Permits	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Reserve Transfer	6,687.84	6,687.84	6,687.84	6,687.84	6,687.83	0.00	0.00	13,375.66	6,687.83	6,687.83	0.00	0.00	60,190.51
Office Supplies	0.00	115.50	0.00	0.00	0.00	0.00	0.00	1,144.46	0.00	0.00	0.00	0.00	1,259.96
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	2,050.00
Total OTHER	**6,687.84**	**6,828.34**	**6,687.84**	**6,697.84**	**6,687.83**	**0.00**	**0.00**	**14,520.12**	**6,687.83**	**8,737.83**	**0.00**	**0.00**	**63,535.47**
Total Operating Expense	**20,675.57**	**23,112.17**	**24,669.78**	**22,095.21**	**20,095.05**	**22,641.77**	**11,273.71**	**23,181.96**	**23,206.21**	**17,412.46**	**17,558.96**	**21,922.88**	**247,845.73**
NOI - Net Operating Income	**-1,822.43**	**-4,391.16**	**-5,858.42**	**-3,040.59**	**3,843.35**	**-546.41**	**17,535.16**	**-1,393.86**	**-7,886.76**	**1,418.75**	**2,494.46**	**6,377.82**	**6,729.91**
Total Income	18,853.14	18,721.01	18,811.36	19,054.62	23,938.40	22,095.36	28,808.87	21,788.10	15,319.45	18,831.21	20,053.42	28,300.70	254,575.64
Total Expense	20,675.57	23,112.17	24,669.78	22,095.21	20,095.05	22,641.77	11,273.71	23,181.96	23,206.21	17,412.46	17,558.96	21,922.88	247,845.73
Net Income	**-1,822.43**	**-4,391.16**	**-5,858.42**	**-3,040.59**	**3,843.35**	**-546.41**	**17,535.16**	**-1,393.86**	**-7,886.76**	**1,418.75**	**2,494.46**	**6,377.82**	**6,729.91**
Other Items													
HOA Reserves	-6,739.19	-6,747.59	-6,752.01	57,074.41	-6,604.99	12,659.49	6,677.22	-18,934.58	-6,704.76	-3,208.65	-3,628.58	5,097.92	22,188.69
HOA CD's #12	-406.90	-346.47	-384.75	-386.03	-374.83	-388.57	-377.29	-416.45	-334.56	-303.04	-336.37	-326.45	-4,381.71
HOA CD's #13	0.00	0.00	-715.16	62,789.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,074.58
HOA CD's #14	0.00	0.00	0.00	-125,000.00	-314.08	-325.36	-315.68	-327.02	-327.87	-296.92	-329.49	-319.70	-127,556.12

Cash Flow - 12 Month

Account Name	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Accounts Receivable	0.00	0.00	715.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	715.16
Prepaid Rent/ Dues	12,720.00	-30.00	-4,785.00	-1,125.00	-9,750.00	-7,125.00	-4,125.00	-1,125.00	-1,125.00	-1,125.00	-945.00	-750.00	-19,290.00
Net Other Items	**5,573.91**	**-7,124.06**	**-11,921.76**	**-6,646.88**	**-17,043.90**	**4,820.56**	**1,859.25**	**-20,803.05**	**-8,492.19**	**-4,933.61**	**-5,239.44**	**3,701.77**	**-66,249.40**
Cash Flow	**3,751.48**	**-11,515.22**	**-17,780.18**	**-9,687.47**	**-13,200.55**	**4,274.15**	**19,394.41**	**-22,196.91**	**-16,378.95**	**-3,514.86**	**-2,744.98**	**10,079.59**	**-59,519.49**
Beginning Cash	**21,065.07**	**31,109.50**	**25,967.33**	**14,512.55**	**11,149.29**	**4,283.56**	**8,191.79**	**27,230.91**	**18,005.58**	**7,999.37**	**10,886.91**	**7,825.12**	**21,065.07**
Beginning Cash + Cash Flow	**24,816.55**	**19,594.28**	**8,187.15**	**4,825.08**	**-2,051.26**	**8,557.71**	**27,586.20**	**5,034.00**	**1,626.63**	**4,484.51**	**8,141.93**	**17,904.71**	**-38,454.42**
Actual Ending Cash	**31,109.50**	**25,967.33**	**14,512.55**	**11,149.29**	**4,283.56**	**8,191.79**	**27,230.91**	**18,005.58**	**7,999.37**	**10,886.91**	**7,825.12**	**17,597.24**	**17,597.24**

Annual Budget - Comparative

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

As of: May 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	9,250.00	0.00	9,250.00	–	26,875.00	0.00	26,875.00	–	0.00
FEES									
HOA Dues	18,075.00	18,000.00	75.00	0.42%	216,000.00	216,000.00	0.00	0.00%	216,000.00
Bank Interest	975.70	1,000.00	-24.30	-2.43%	11,700.64	12,000.00	-299.36	-2.49%	12,000.00
Total FEES	**19,050.70**	**19,000.00**	**50.70**	**0.27%**	**227,700.64**	**228,000.00**	**-299.36**	**-0.13%**	**228,000.00**
Total Operating Income	**28,300.70**	**19,000.00**	**9,300.70**	**48.95%**	**254,575.64**	**228,000.00**	**26,575.64**	**11.66%**	**228,000.00**
Expense									
LANDSCAPING									
Landscaping	805.38	3,167.20	2,361.82	74.57%	21,934.91	15,836.00	-6,098.91	-38.51%	15,836.00
Snow Removal	0.00	0.00	0.00	0.00%	17,500.00	17,500.00	0.00	0.00%	17,500.00
Lawn Cutting	3,590.19	3,511.57	-78.62	-2.24%	27,021.33	24,581.00	-2,440.33	-9.93%	24,581.00
Tree and Shrub Care	0.00	1,627.57	1,627.57	100.00%	0.00	11,393.00	11,393.00	100.00%	11,393.00
Total LANDSCAPING	**4,395.57**	**8,306.34**	**3,910.77**	**47.08%**	**66,456.24**	**69,310.00**	**2,853.76**	**4.12%**	**69,310.00**
CLEANING AND MAINTENANCE									
Pressure Washing	0.00	0.00	0.00	0.00%	2,050.00	1,715.00	-335.00	-19.53%	1,715.00
Pond Maint/ Mgmt	6,859.44	1,000.00	-5,859.44	-585.94%	12,019.44	7,200.00	-4,819.44	-66.94%	7,200.00
Total CLEANING AND MAINTENANCE	**6,859.44**	**1,000.00**	**-5,859.44**	**-585.94%**	**14,069.44**	**8,915.00**	**-5,154.44**	**-57.82%**	**8,915.00**
INSURANCE									
Property Insurance	4,707.87	4,000.00	-707.87	-17.70%	52,054.87	47,500.00	-4,554.87	-9.59%	47,500.00
Total	**4,707.87**	**4,000.00**	**-707.87**	**-17.70%**	**52,054.87**	**47,500.00**	**-4,554.87**	**-9.59%**	**47,500.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
INSURANCE									
LEGAL AND OTHER PROFESSIONAL FEES									
Accounting	0.00	0.00	0.00	0.00%	500.00	500.00	0.00	0.00%	500.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**0.00**	**0.00%**	**500.00**	**500.00**	**0.00**	**0.00%**	**500.00**
MANAGEMENT FEES									
Management fees	840.00	840.00	0.00	0.00%	10,080.00	10,080.00	0.00	0.00%	10,080.00
Total MANAGEMENT FEES	**840.00**	**840.00**	**0.00**	**0.00%**	**10,080.00**	**10,080.00**	**0.00**	**0.00%**	**10,080.00**
REPAIRS									
Painting	0.00	0.00	0.00	0.00%	7,856.00	0.00	-7,856.00	–	0.00
Repairs - Other	5,120.00	833.33	-4,286.67	-514.40%	23,248.71	10,000.00	-13,248.71	-132.49%	10,000.00
Asphalt/ Concrete	0.00	0.00	0.00	0.00%	10,045.00	0.00	-10,045.00	–	0.00
Total REPAIRS	**5,120.00**	**833.33**	**-4,286.67**	**-514.40%**	**41,149.71**	**10,000.00**	**-31,149.71**	**-311.50%**	**10,000.00**
TAXES									
Income Tax	0.00	0.00	0.00	0.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00
Total TAXES	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**1,000.00**	**1,000.00**	**100.00%**	**1,000.00**
OTHER									
Bank Fees	0.00	0.00	0.00	0.00%	10.00	70.00	60.00	85.71%	70.00
Licenses, Fees & Permits	0.00	0.00	0.00	0.00%	25.00	50.00	25.00	50.00%	50.00
Reserve Transfer	0.00	6,687.83	6,687.83	100.00%	60,190.51	80,254.00	20,063.49	25.00%	80,254.00
Office Supplies	0.00	0.00	0.00	0.00%	1,259.96	120.00	-1,139.96	-949.97%	120.00
Reserve Study	0.00	0.00	0.00	0.00%	2,050.00	0.00	-2,050.00	–	0.00
Total OTHER	**0.00**	**6,687.83**	**6,687.83**	**100.00%**	**63,535.47**	**80,494.00**	**16,958.53**	**21.07%**	**80,494.00**
Total Operating Expense	**21,922.88**	**21,667.50**	**-255.38**	**-1.18%**	**247,845.73**	**227,799.00**	**-20,046.73**	**-8.80%**	**227,799.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Total Operating Income	28,300.70	19,000.00	9,300.70	48.95%	254,575.64	228,000.00	26,575.64	11.66%	228,000.00
Total Operating Expense	21,922.88	21,667.50	-255.38	-1.18%	247,845.73	227,799.00	-20,046.73	-8.80%	227,799.00
NOI - Net Operating Income	**6,377.82**	**-2,667.50**	**9,045.32**	**339.09%**	**6,729.91**	**201.00**	**6,528.91**	**3248.21%**	**201.00**
Total Income	28,300.70	19,000.00	9,300.70	48.95%	254,575.64	228,000.00	26,575.64	11.66%	228,000.00
Total Expense	21,922.88	21,667.50	-255.38	-1.18%	247,845.73	227,799.00	-20,046.73	-8.80%	227,799.00
Net Income	**6,377.82**	**-2,667.50**	**9,045.32**	**339.09%**	**6,729.91**	**201.00**	**6,528.91**	**3248.21%**	**201.00**

Check Register Detail

Property: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051
Bank Accounts: All
Payees: All
Date Range: 05/01/2026 - 05/31/2026
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
Lone Oaks Checking	Tomorrow Landscaping LLC	Bill Pay	Y		05/01/2026	3,590.19					
							Lone Oak Estates Condominium Association Inc.	6026	Lawn Cutting	3,590.19	May
Lone Oaks Checking	RSM Property Management and Realty	Bill Pay	Y		05/01/2026	840.00					
							Lone Oak Estates Condominium Association Inc.	6270	Management fees	840.00	Management fees for 05/2026
Lone Oaks Checking	We Energies	ACH	Y		05/04/2026	44.94					
							Lone Oak Estates Condominium Association Inc.	6087	Pond Maint/Mgmt	44.94	3/24-4/27/26
Lone Oaks Checking	A New Leaf Tree Service	Bill Pay	Y		05/11/2026	357.00					
							Lone Oak Estates Condominium Association Inc.	6023	Landscaping	357.00	Spray apple scab and rust disease total of 18 crab trees and 1 Hawthorne
Lone Oaks Checking	Rural Mutual Insurance	ACH	Y		05/13/2026	4,707.87					
							Lone Oak Estates Condominium Association Inc.	6091	Property Insurance	4,707.87	
Lone Oaks Checking	Wisconsin Lake & Pond Resource, LLC	Bill Pay	Y		05/13/2026	6,814.50					
							Lone Oak	6087	Pond Maint/Mgmt	6,814.50	

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
								Estates Condominium Association Inc.				
	Lone Oaks Money Market Reserve	Evraets Bros Waterproofing	Bill Pay	Y		05/21/2026	3,890.00					
								Lone Oak Estates Condominium Association Inc.	6147	Repairs - Other	3,890.00	Final Pymt for Radliff foundation crack repair
	Lone Oaks Checking	3rd Coast Tree Service, LLC	Bill Pay			05/28/2026	448.38					
								Lone Oak Estates Condominium Association Inc.	6023	Landscaping	448.38	Remove two spruce trees
	Lone Oaks Money Market Reserve	Evraets Bros Waterproofing	Bill Pay			05/28/2026	1,230.00					
								Lone Oak Estates Condominium Association Inc.	6147	Repairs - Other	1,230.00	Final Bill Downspout Extensions
Total							**21,922.88**					

Balance Sheet

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	17,597.24
HOA Reserves	53,057.03
Money Market	2,723.55
HOA CD's #12	118,957.36
HOA CD's #1	111,999.23
HOA CD's #14	127,556.12
Total Cash	**431,890.53**
Accounts Receivable	-2,195.96
TOTAL ASSETS	**429,694.57**
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	**0.00**
Capital	
Appfolio Import Offset	1,066,723.18
Calculated Retained Earnings	6,729.91
Calculated Prior Years Retained Earnings	-643,758.52
Total Capital	**429,694.57**
TOTAL LIABILITIES & CAPITAL	**429,694.57**

Homeowner Delinquency

Properties: Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051

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
Lone Oak Estates Condominium Association Inc. - Marvel Dr., Blue Heron Dr., and Raven Way Menomonee Falls, WI 53051									
N65 W15328 Blue Heron Dr.	Jensen, Kathleen		Mobile: (414) 322-3967, Phone: (262) 293-3384	25.00	25.00	0.00	04/04/2026	1,125.00	0
N66 W15450 Raven Way	Prinz, Duane		Mobile: (262) 951-0638, Home: (262) 703-9849	400.00	400.00	0.00	03/19/2026	750.00	0
N66 W15452 Raven Way	Hess, Dave		Home: (262) 251-2313	25.00	25.00	0.00	01/26/2026	2,250.00	0
N66 W15489 Raven Way	Tuszkiewicz, Jacquelyn		Mobile: (414) 881-2971	25.00	25.00	0.00	06/01/2026	375.00	0
W154 N6540 Marvel Dr.	Behrens, Susan		Mobile: (262) 510-8358, Mobile: (262) 720-1363	375.00	375.00	0.00	05/28/2026	25.00	0
W154 N6561 Marvel Dr.	Schuld, Dennis		Home: (262) 703-0989, Mobile: (262) 875-1006	400.00	400.00	0.00	05/03/2026	450.00	0
W154 N6563 Marvel Dr.	Kinlow, Arvis		Mobile: (414) 350-8434	25.00	25.00	0.00	04/13/2026	1,125.00	0
W154 N6583 Marvel Dr.	Westcott, Pat		Home: (262) 703-9742, Mobile: (414) 975-0752	400.00	400.00	0.00	06/01/2025	4,500.00	0
W154 N6624 Marvel Dr.	Strand, Orlean		Mobile: (414) 559-0761	25.00	25.00	0.00	06/01/2026	375.00	0
W154 N6646 Marvel Dr.	De Raimo, Jr., Frank		Mobile: (414) 807-3457	400.00	400.00	0.00	05/08/2026	375.00	0
W155 N6540 Blue Heron Dr.	Cesarec, Michael		Mobile: (262) 391-4523, Home: (262) 415-5101, Mobile: (262) 993-9693	25.00	25.00	0.00	06/01/2026	375.00	0
W155 N6551 Blue Heron Dr.	Radliff, Lori		Mobile: (262) 271-7142	25.00	25.00	0.00	05/26/2026	375.00	0
W155 N6567 Blue Heron Dr.	Schwartz, Judy		Mobile: (414) 587-6896	400.00	400.00	0.00	05/06/2026	375.00	0
W155 N6589 Blue	Polyak, Pamela		Mobile: (262)	400.00	400.00	0.00	05/05/2026	375.00	0

Homeowner Delinquency

Unit	Name	Tags	Phone Numbers	Amount Receivable	0-30	30+	Last Payment	Payment Amount	Late Count
Heron Dr.			844-4719						
W155 N6631 Blue Heron Dr.	Rockelman, Geoffrey		Home: (262) 252-4270, Mobile: (414) 510-5663	25.00	25.00	0.00	05/26/2026	375.00	1
				2,975.00	**2,975.00**	**0.00**		**13,225.00**	**1**
Total				**2,975.00**	**2,975.00**	**0.00**		**13,225.00**	**1**