

Cash Flow

RSM Property Management and Realty

Properties: Devonshire Village Condominium Association - 717-718, 804-806, 809 Canterbury Ct, 820-821, 830-831 Devonshire Lane, 810-815, 817 Rockingham Ct, 721, 723-724, 802-803, 807-808 Worthington Ct West Bend, WI 53090

Owned By: Devonshire Village Condominium Association

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	-935.00	-3.02	2,940.00	1.86
FEES				
HOA Dues	30,660.00	98.88	149,100.00	94.25
Transfer Fee	0.00	0.00	830.00	0.52
NSF Fees Collected	0.00	0.00	25.00	0.02
Late Fee	490.00	1.58	940.00	0.59
Bank Interest	792.84	2.56	4,360.54	2.76
Total FEES	31,942.84	103.02	155,255.54	98.14
Total Operating Income	31,007.84	100.00	158,195.54	100.00
Expense				
LANDSCAPING				
Lawn and Snow	8,971.66	28.93	42,943.31	27.15
Total LANDSCAPING	8,971.66	28.93	42,943.31	27.15
CLEANING AND MAINTENANCE				
Pest Exterminating	1,500.00	4.84	2,550.00	1.61
Fire Hydrant Maintenance	260.00	0.84	260.00	0.16
Dryer Vent Cleaning	2,633.28	8.49	2,633.28	1.66
Total CLEANING AND MAINTENANCE	4,393.28	14.17	5,443.28	3.44
INSURANCE				
Property Insurance	6,708.40	21.63	26,843.23	16.97
Work Comp Insurance	0.00	0.00	65.33	0.04
Total INSURANCE	6,708.40	21.63	26,908.56	17.01
LEGAL AND OTHER PROFESSIONAL FEES				
Legal	900.00	2.90	8,718.64	5.51
Accounting	0.00	0.00	145.00	0.09
Total LEGAL AND OTHER PROFESSIONAL FEES	900.00	2.90	8,863.64	5.60
MANAGEMENT FEES				
Management fees	3,550.00	11.45	17,750.00	11.22
Total MANAGEMENT FEES	3,550.00	11.45	17,750.00	11.22

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
REPAIRS				
Repairs - Other	777.55	2.51	11,090.85	7.01
Total REPAIRS	777.55	2.51	11,090.85	7.01
TAXES				
Income Tax	0.00	0.00	3,115.00	1.97
Total TAXES	0.00	0.00	3,115.00	1.97
UTILITIES				
Electricity	67.12	0.22	322.34	0.20
Water	0.00	0.00	539.28	0.34
Garbage and Recycling	162.59	0.52	795.98	0.50
Total UTILITIES	229.71	0.74	1,657.60	1.05
OTHER				
Bank Fees	0.00	0.00	60.00	0.04
Reserve Transfer	4,320.00	13.93	21,600.00	13.65
Total OTHER	4,320.00	13.93	21,660.00	13.69
Total Operating Expense	29,850.60	96.27	139,432.24	88.14
NOI - Net Operating Income				
	1,157.24	3.73	18,763.30	11.86
Total Income	31,007.84	100.00	158,195.54	100.00
Total Expense	29,850.60	96.27	139,432.24	88.14
Net Income	1,157.24	3.73	18,763.30	11.86
Other Items				
HOA Reserves	-4,320.00		-13,430.00	
Prepaid Rent/Dues	0.00		-485.00	
Net Other Items	-4,320.00		-13,915.00	
Cash Flow	-3,162.76		4,848.30	
Beginning Cash	29,627.02		7,903.66	
Beginning Cash + Cash Flow	26,464.26		12,751.96	
Actual Ending Cash	29,991.42		29,991.42	

Annual Budget - Comparative

Properties: Devonshire Village Condominium Association - 717-718, 804-806, 809 Canterbury Ct, 820-821, 830-831 Devonshire Lane, 810-815, 817 Rockingham Ct, 721, 723-724, 802-803, 807-808 Worthington Ct West Bend, WI 53090

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	-935.00	0.00	-935.00	—	2,940.00	0.00	2,940.00	—	0.00
FEES									
HOA Dues	30,660.00	20,160.00	10,500.00	52.08%	149,100.00	100,800.00	48,300.00	47.92%	241,920.00
HOA Dues Additional Unit	0.00	9,660.00	-9,660.00	-100.00%	0.00	48,300.00	-48,300.00	-100.00%	115,920.00
Transfer Fee	0.00	0.00	0.00	0.00%	830.00	0.00	830.00	—	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	—	0.00
Late Fee	490.00	0.00	490.00	—	940.00	0.00	940.00	—	0.00
Bank Interest	792.84	0.00	792.84	—	4,360.54	0.00	4,360.54	—	0.00
Total FEES	31,942.84	29,820.00	2,122.84	7.12%	155,255.54	149,100.00	6,155.54	4.13%	357,840.00
Total Operating Income	31,007.84	29,820.00	1,187.84	3.98%	158,195.54	149,100.00	9,095.54	6.10%	357,840.00
Expense									
LANDSCAPING									
Landscaping	0.00	541.67	541.67	100.00%	0.00	2,708.35	2,708.35	100.00%	6,500.00
Lawn and Snow	8,971.66	9,166.67	195.01	2.13%	42,943.31	45,833.35	2,890.04	6.31%	110,000.00
Total LANDSCAPING	8,971.66	9,708.34	736.68	7.59%	42,943.31	48,541.70	5,598.39	11.53%	116,500.00
CLEANING AND MAINTENANCE									
Pest Exterminating	1,500.00	325.00	-1,175.00	-361.54%	2,550.00	1,625.00	-925.00	-56.92%	3,900.00
Alarm/Sprinkler Inspection & Maintenance	0.00	333.33	333.33	100.00%	0.00	1,666.65	1,666.65	100.00%	4,000.00
Fire Hydrant	260.00	20.83	-239.17	-1148.20%	260.00	104.15	-155.85	-149.64%	250.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance									
Dryer Vent Cleaning	2,633.28	0.00	-2,633.28	—	2,633.28	0.00	-2,633.28	—	2,000.00
Total CLEANING AND MAINTENANCE INSURANCE	4,393.28	679.16	-3,714.12	-546.87%	5,443.28	3,395.80	-2,047.48	-60.29%	10,150.00
Property Insurance	6,708.40	5,500.00	-1,208.40	-21.97%	26,843.23	27,500.00	656.77	2.39%	66,000.00
Work Comp Insurance	0.00	0.00	0.00	0.00%	65.33	0.00	-65.33	—	0.00
Total INSURANCE	6,708.40	5,500.00	-1,208.40	-21.97%	26,908.56	27,500.00	591.44	2.15%	66,000.00
LEGAL AND OTHER PROFESSIONAL FEES									
Legal	900.00	1,666.67	766.67	46.00%	8,718.64	8,333.35	-385.29	-4.62%	20,000.00
Accounting	0.00	0.00	0.00	0.00%	145.00	250.00	105.00	42.00%	250.00
Total LEGAL AND OTHER PROFESSIONAL FEES	900.00	1,666.67	766.67	46.00%	8,863.64	8,583.35	-280.29	-3.27%	20,250.00
MANAGEMENT FEES									
Management fees	3,550.00	3,875.00	325.00	8.39%	17,750.00	19,375.00	1,625.00	8.39%	46,500.00
Total MANAGEMENT FEES	3,550.00	3,875.00	325.00	8.39%	17,750.00	19,375.00	1,625.00	8.39%	46,500.00
REPAIRS									
Repairs - Other	777.55	2,666.67	1,889.12	70.84%	11,090.85	13,333.35	2,242.50	16.82%	32,000.00
Decks	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
Total REPAIRS	777.55	2,666.67	1,889.12	70.84%	11,090.85	13,333.35	2,242.50	16.82%	33,000.00
TAXES									
Income Tax	0.00	0.00	0.00	0.00%	3,115.00	6,800.00	3,685.00	54.19%	6,800.00
Total TAXES	0.00	0.00	0.00	0.00%	3,115.00	6,800.00	3,685.00	54.19%	6,800.00
UTILITIES									
Electricity	67.12	83.33	16.21	19.45%	322.34	416.65	94.31	22.64%	1,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Water	0.00	166.67	166.67	100.00%	539.28	833.35	294.07	35.29%	2,000.00
Garbage and Recycling	162.59	266.67	104.08	39.03%	795.98	1,333.35	537.37	40.30%	3,200.00
Total UTILITIES	229.71	516.67	286.96	55.54%	1,657.60	2,583.35	925.75	35.84%	6,200.00
OTHER									
Bank Fees	0.00	0.00	0.00	0.00%	60.00	100.00	40.00	40.00%	100.00
Reserve Transfer	4,320.00	4,320.00	0.00	0.00%	21,600.00	21,600.00	0.00	0.00%	51,840.00
Office Supplies	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%	500.00
Total OTHER	4,320.00	4,820.00	500.00	10.37%	21,660.00	22,200.00	540.00	2.43%	52,440.00
Total Operating Expense	29,850.60	29,432.51	-418.09	-1.42%	139,432.24	152,312.55	12,880.31	8.46%	357,840.00
Total Operating Income	31,007.84	29,820.00	1,187.84	3.98%	158,195.54	149,100.00	9,095.54	6.10%	357,840.00
Total Operating Expense	29,850.60	29,432.51	-418.09	-1.42%	139,432.24	152,312.55	12,880.31	8.46%	357,840.00
NOI - Net Operating Income	1,157.24	387.49	769.75	198.65%	18,763.30	-3,212.55	21,975.85	684.06%	0.00
Total Income	31,007.84	29,820.00	1,187.84	3.98%	158,195.54	149,100.00	9,095.54	6.10%	357,840.00
Total Expense	29,850.60	29,432.51	-418.09	-1.42%	139,432.24	152,312.55	12,880.31	8.46%	357,840.00
Net Income	1,157.24	387.49	769.75	198.65%	18,763.30	-3,212.55	21,975.85	684.06%	0.00

Check Register Detail

Property: Devonshire Village Condominium Association - 717-718, 804-806, 809 Canterbury Ct, 820-821, 830-831 Devonshire Lane, 810-815, 817 Rockingham Ct, 721, 723-724, 802-803, 807-808 Worthington Ct West Bend, WI 53090

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
Devonshire Village Checking	RSM Property Management and Realty	Bill Pay	Y	05/01/2026	3,550.00		Devonshire Village Condominium Association	6270	Management fees	3,550.00	Management fees for 05/2026
Devonshire Village Checking	Dominion Maintenance Solutions LLC	Bill Pay	Y	05/04/2026	88.55		Devonshire Village Condominium Association	6147	Repairs - Other	88.55	Replace photo eye and bulb for porch light
Devonshire Village Checking	Higher Ground Roofing Inc.	Bill Pay	Y	05/04/2026	689.00		Devonshire Village Condominium Association	6147	Repairs - Other	689.00	Remove siding and inspect leak and all is sealed properly put back together
Devonshire Village Checking	Harter's Lakeside Disposal, LLC	Bill Pay	Y	05/05/2026	162.59		Devonshire Village Condominium Association	6175	Garbage and Recycling	162.59	May
Devonshire Village Checking	Dryer Vent Wizard of North MKE (Romans 5)	Bill Pay	Y	05/11/2026	2,633.28		Devonshire Village Condominium Association	6096	Dryer Vent Cleaning	2,633.28	Clean 96 vents

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
	Devonshire Village Checking	Advanced Wildlife Control	Bill Pay	Y		05/11/2026	1,500.00	Devonshire Village Condominium Association	6077	Pest Exterminating	1,500.00	General pest spray
	Devonshire Village Checking	Kaman & Cusimano LLC	Bill Pay			05/11/2026	900.00	Devonshire Village Condominium Association	6101	Legal	900.00	Wick
	Devonshire Village Checking	Rural Mutual Insurance	ACH	Y		05/13/2026	6,708.40	Devonshire Village Condominium Association	6091	Property Insurance	6,708.40	
	Devonshire Village Checking	Wisconsin Hydrant Repair LLC	Bill Pay	Y		05/14/2026	260.00	Devonshire Village Condominium Association	6084	Fire Hydrant Maintenance	260.00	Annual inspection
	Devonshire Village Checking	We Energies	ACH	Y		05/21/2026	48.17	Devonshire Village Condominium Association	6171	Electricity	48.17	808 04/07-05/07/26
	Devonshire Village Checking	We Energies	ACH	Y		05/21/2026	18.95	Devonshire Village Condominium Association	6171	Electricity	18.95	830 4/7-5/7/26
	Devonshire Village Checking	SKB Lawn Care	Bill Pay	Y		05/14/2026	8,971.66	Devonshire Village Condominium Association	6025	Lawn and Snow	8,971.66	

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
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Village
Condominium
Association

25,530.60

Total

Balance Sheet

Properties: Devonshire Village Condominium Association - 717-718, 804-806, 809 Canterbury Ct, 820-821, 830-831 Devonshire Lane, 810-815, 817 Rockingham Ct, 721, 723-724, 802-803, 807-808 Worthington Ct West Bend, WI 53090

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	29,991.42
HOA Reserves	25,786.70
Savings	22.55
HOA CD's #1	33,885.20
HOA CD's #2	23,613.79
HOA CD's #3	82,631.44
HOA CD's #4	55,773.93
HOA CD's #5	34,745.52
HOA CD's #6	38,613.04
Total Cash	325,063.59
TOTAL ASSETS	325,063.59
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Appfolio Import Offset	512,210.66
Calculated Retained Earnings	18,763.30
Calculated Prior Years Retained Earnings	-205,910.37
Total Capital	325,063.59
TOTAL LIABILITIES & CAPITAL	325,063.59