



FOUNDERS | 3

REAL ESTATE SERVICES

Wisconsin Tower Condominium Association

606 West Wisconsin Avenue
Milwaukee, WI 53204

JULY
2026

MONTHLY
FINANCIAL
REPORT

PREPARED FOR:

Wisconsin Tower

PREPARED BY:

Katie Nelson
Founders 3
Real Estate Services



Monthly Condominium Owner Report



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CONTACT INFORMATION

MANAGER

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ACCOUNTANT

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EXECUTIVE SUMMARY

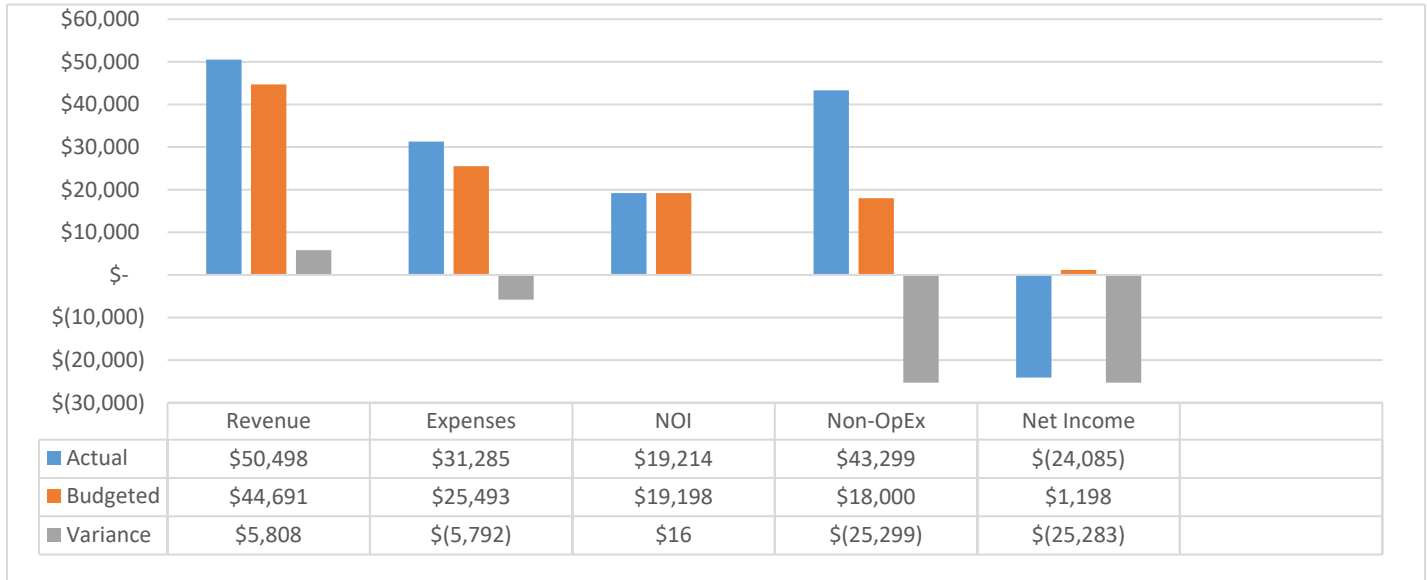


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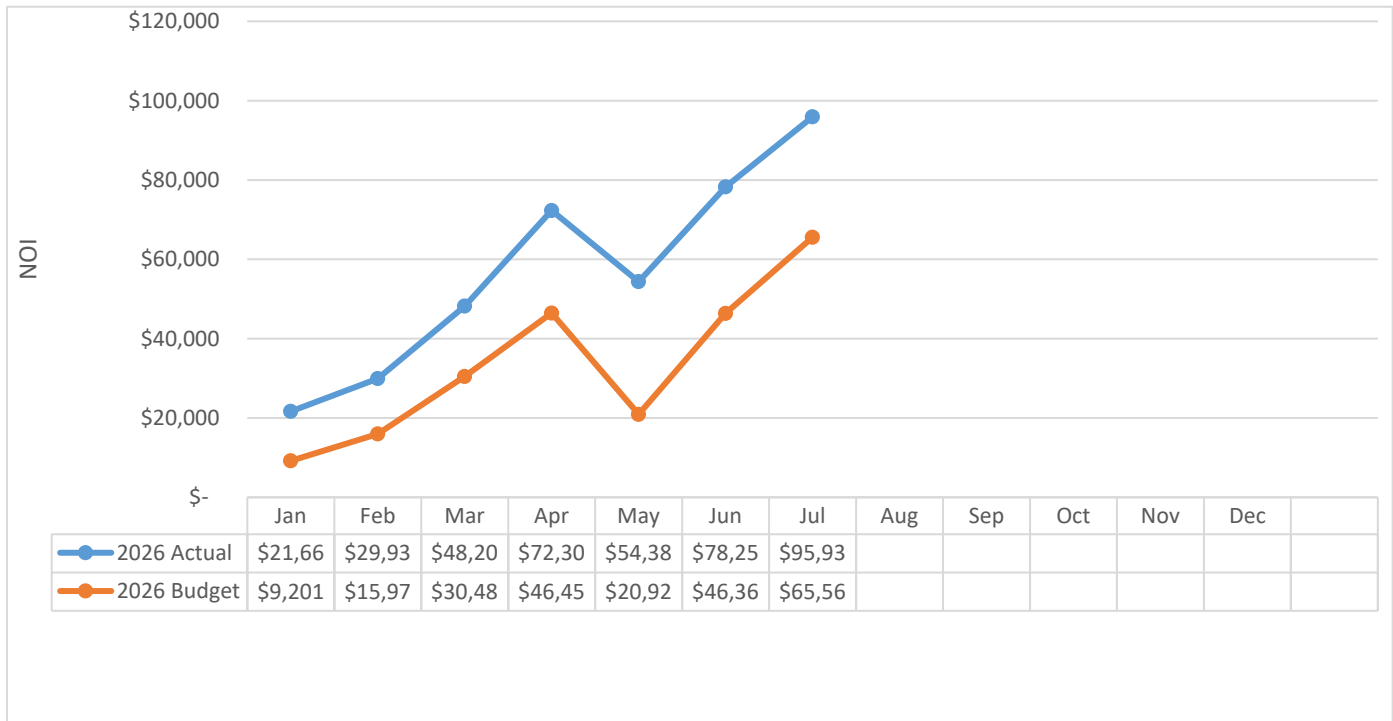
Monthly Condominium Owner Report



FINANCIAL OVERVIEW



NET OPERATING INCOME



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Monthly Condominium Owner Report



MONTHLY VARIANCES

TOTAL INCOME VARIANCE:

\$5,807.74 MTD

\$12,580.32 YTD

Operating Expenses	Description	Variance
HVAC	Grunau, heat pump filters and flushing parts, 2 years' worth of filters	(\$1,722.29)
Maintenance Labor		(\$1,994.82)
Elevator Repairs and Maintenance		\$423.48
Landscape Lawn Service	Annuals, mulch, topsoil grills and replacement trees	(\$2,242.99)
Security	New FOB mailing and replacement/new cameras by Pieper Power	(\$427.33)
Fire & Life Safety	Annual Fire Alarm Inspection and Exit Sign	(\$1,856.98)
Water Treatment	Chemicals for cooling tower	(\$1,692.08)
Building General R&M	Electric closet locks, drywall repairs/painting, batteries, filters, garage door lubricant, G2 Maintenance closet repairs/updates, Tony Supplies	(\$2,804.39)
Parking Repairs and Maintenance		\$5,583.07

TOTAL OPERATING EXPENSE VARIANCE:

(\$5,791.64) MTD

\$17,783.72 YTD

NET OPERATING INCOME (NOI) VARIANCE:

\$16.10 MTD

\$30,364.04 YTD

Non-Operating Expenses	Description	Variance
Reserve Fund Expenses	Carpet cleaning equipment, HVAC improvement, Garage Door wall repairs and install clean up and 2 nd Floor Painting	(\$9,936.32)
Movement on Reserve Fund		(\$15,362.83)

TOTAL NON-OPERATING EXPENSE VARIANCE:

(\$25,299.15) MTD

(\$49,010.10) YTD

TOTAL NET INCOME/(LOSS) MONTHLY VARIANCE:

(\$25,283.05) MTD

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(\$18,646.06) YTD

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13400 Bishops Lane, Suite 190, Brookfield, WI 53005 T: 414.271.1111 wwwFOUNDERS3.com v2023.01



Balance Sheet

Period = Jul 2026

Book = Cash ; Tree = ysi_bs

		Current Balance
1000-0000	Assets	
1001-0000	Current Assets	
1005-0000	Cash	
1007-0000	Checking	16,132.38
1030-0001	Replacement Reserve	321,318.05
1070-0000	Petty Cash	974.46
1099-9999	Total Cash	338,424.89
1599-9999	Total Current Assets	338,424.89
1999-9999	Total Assets	338,424.89
2000-0000	Liabilities and Equity	
3000-0000	Equity	
3802-0000	Reserve for Replacement	321,318.05
3900-0000	Retained Earnings	46,185.84
3940-0000	Net Income/(Loss)	-29,079.00
3998-9999	Total Equity	338,424.89
3999-9999	Total Liabilities and Equity	338,424.89
9999-9999	Total of All	0.00

Budget Comparison

Period = Jul 2026

Book = Cash ; Tree = 2153_is

		PTD Actual	PTD Budget	Variance	NOTES	YTD Actual	YTD Budget	Variance	% Var	Annual
4001-0000	Operating Income/(Loss)									
4003-0000	Rental Income									
4036-0000	Prepaid Income	-1,310.13	0.00	-1,310.13		-1,931.49	0.00	-1,931.49	N/A	0.00
4055-0000	General Assessment	40,159.68	37,286.68	2,873.00		261,822.04	261,006.76	815.28	0.31	447,440.16
4056-0000	Association Fees - Commercial	1,993.64	996.82	996.82		6,977.74	6,977.74	0.00	0.00	11,961.84
4065-0000	Capital Contribution	0.00	0.00	0.00		6,030.60	0.00	6,030.60	N/A	0.00
4199-9999	Total Rental Income	40,843.19	38,283.50	2,559.69		272,898.89	267,984.50	4,914.39	1.83	459,402.00
4200-0000	Other Income									
4201-0000	Guest Suite Income	1,375.00	600.00	775.00		5,700.00	5,100.00	600.00	11.76	7,400.00
4203-0000	Cable Income	0.00	0.00	0.00		2,028.83	2,220.00	-191.17	-8.61	4,440.00
4209-0000	Late Charges/NSF Fees	150.00	0.00	150.00		400.00	0.00	400.00	N/A	0.00
4219-0000	Interest Income	718.63	510.00	208.63		4,843.16	4,180.00	663.16	15.87	7,450.00
4221-0000	Miscellaneous Income	1,100.00	250.00	850.00		2,405.00	1,750.00	655.00	37.43	3,000.00
4223-0000	Parking Income	2,157.50	2,062.50	95.00		14,437.50	14,437.50	0.00	0.00	24,750.00
4226-0000	Roof Rent-Antennas	1,854.00	2,384.58	-530.58		15,631.00	16,692.06	-1,061.06	-6.36	28,615.00
4230-0000	Moving Income	1,700.00	0.00	1,700.00		6,600.00	0.00	6,600.00	N/A	0.00
4231-0000	Rent Board Room	600.00	600.00	0.00		4,200.00	4,200.00	0.00	0.00	4,200.00
4299-9999	Total Other Income	9,655.13	6,407.08	3,248.05		56,245.49	48,579.56	7,665.93	15.78	79,855.00
4999-9999	Total Income	50,498.32	44,690.58	5,807.74		329,144.38	316,564.06	12,580.32	3.97	539,257.00
7000-0002	Operating Expenses									
8000-9999	Janitorial									
8010-0000	Janitorial Services	2,150.00	2,200.00	50.00		15,050.00	15,400.00	350.00	2.27	26,400.00
8012-0000	Janitorial Supplies	189.16	70.00	-119.16		457.51	490.00	32.49	6.63	840.00
8113-0500	Total Janitorial	2,339.16	2,270.00	-69.16		15,507.51	15,890.00	382.49	2.41	27,240.00
8113-9999	Other Janitorial									
8115-0000	Window Washing	0.00	0.00	0.00		597.00	600.00	3.00	0.50	830.00
8116-0000	Carpet/Floor Cleaning	0.00	0.00	0.00		2,050.00	2,210.00	160.00	7.24	2,870.00
8119-0000	Guest Suite Expenses	75.00	60.00	-15.00		107.33	695.00	587.67	84.56	995.00
8135-9999	Total Other Janitorial	75.00	60.00	-15.00		2,754.33	3,505.00	750.67	21.42	4,695.00
8140-0000	HVAC									
8142-0000	HVAC	2,022.29	300.00	-1,722.29	Grunau, Heat pump filters & Flushing parts, 2 years worth of filters	8,843.28	3,425.00	-5,418.28	-158.20	6,250.00
8149-9999	Total HVAC	2,022.29	300.00	-1,722.29		8,843.28	3,425.00	-5,418.28	-158.20	6,250.00
8160-0001	Repairs and Maintenance									
8171-0000	Trash Removal	717.53	683.00	-34.53		5,276.27	5,283.00	6.73	0.13	9,200.00
8200-0000	Maintenance Labor	5,374.82	3,380.00	-1,994.82		28,345.39	23,660.00	-4,685.39	-19.80	40,560.00
8214-0000	Roof Flashing Repairs	0.00	0.00	0.00		0.00	800.00	800.00	100.00	1,600.00
8221-0000	Elevator Repairs and Maintenance	76.52	500.00	423.48		10,252.48	11,642.00	1,389.52	11.94	23,648.00
8222-0000	Landscape Lawn Service	2,342.99	100.00	-2,242.99	Annuals, mulch, topsoil grills and replacement trees	2,827.99	5,170.00	2,342.01	45.30	5,870.00
8229-0000	Security	477.33	50.00	-427.33	New FOB mailing and replacement/new cameras by Pieper Power	3,282.30	2,497.00	-785.30	-31.45	2,947.00
8230-0000	Fire and Life Safety	1,856.98	0.00	-1,856.98	Annual Inspection - Budgeted higher in prior months, still under budget YTD	7,976.98	8,720.00	743.02	8.52	15,320.00
8232-0000	Snow Removal	0.00	0.00	0.00		3,000.00	3,000.00	0.00	0.00	5,000.00
8233-0000	Water Treatment	1,692.08	0.00	-1,692.08		1,692.08	490.00	-1,202.08	-245.32	1,940.00
8240-0000	Building General R and M	3,304.39	500.00	-2,804.39	Electric closet locks, drywall repairs/painting, batteries, filters, garage door lubricant, G2 Maintenance closet repairs/updates, Tony Supplies	4,739.10	3,500.00	-1,239.10	-35.40	6,000.00

8247-0000	Pet Expenses	46.93	30.00	-16.93	95.10	210.00	114.90	54.71	360.00
8249-9999	Total Repairs and Maintenance	15,889.57	5,243.00	-10,646.57	67,487.69	64,972.00	-2,515.69	-3.87	112,445.00
8250-0001	Utilities								
8251-0000	Electricity	3,631.57	4,280.00	648.43	25,371.31	24,820.00	-551.31	-2.22	43,120.00
8253-0000	Water and Sewer	2,258.85	2,440.00	181.15	14,372.68	14,690.00	317.32	2.16	26,560.00
8255-0000	Steam	868.11	560.00	-308.11	36,484.69	24,620.00	-11,864.69	-48.19	31,430.00
8259-9999	Total Utilities	6,758.53	7,280.00	521.47	76,228.68	64,130.00	-12,098.68	-18.87	101,110.00
8260-0001	General and Administrative								
8271-0000	Cable	179.10	126.00	-53.10	666.83	802.00	135.17	16.85	1,429.00
8290-0000	Special Events	0.00	30.00	30.00	229.00	293.00	64.00	21.84	323.00
8330-0000	Management Fees	2,884.00	2,884.00	0.00	20,188.00	20,188.00	0.00	0.00	34,608.00
8340-0000	Office Supplies	149.73	180.00	30.27	799.37	1,260.00	460.63	36.56	2,660.00
8345-0000	Telephone	116.45	200.00	83.55	807.79	860.00	52.21	6.07	1,860.00
8346-0000	Accounting Fees	7.00	0.00	-7.00	607.00	640.00	33.00	5.16	675.00
8360-0000	Technology	0.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00	2,000.00
8399-9999	Total General and Administrative	3,336.28	3,520.00	183.72	23,297.99	25,143.00	1,845.01	7.34	43,555.00
8400-0000	Other Expenses								
8425-0000	Fitness Center	0.00	50.00	50.00	401.31	800.00	398.69	49.84	1,500.00
8426-0000	Travel and Entertainment	113.58	0.00	-113.58	113.58	150.00	36.42	24.28	1,200.00
8439-0000	Legal Expense	0.00	400.00	400.00	3,133.00	22,800.00	19,667.00	86.26	24,800.00
8459-9999	Total Other Expenses	113.58	450.00	336.42	3,647.89	23,750.00	20,102.11	84.64	27,500.00
8460-0000	Insurance								
8462-0000	Property Insurance	333.30	370.00	36.70	31,998.98	36,352.00	4,353.02	11.97	38,202.00
8465-9999	Total Insurance	333.30	370.00	36.70	31,998.98	36,352.00	4,353.02	11.97	38,202.00
8472-0000	Parking								
8472-0013	Parking Repairs and Maintenance	416.93	6,000.00	5,583.07	3,446.93	13,830.00	10,383.07	75.08	15,950.00
8472-9999	Total Parking	416.93	6,000.00	5,583.07	3,446.93	13,830.00	10,383.07	75.08	15,950.00
8475-9999	Total Operating Expenses	31,284.64	25,493.00	-5,791.64	233,213.28	250,997.00	17,783.72	7.09	376,947.00
8599-9999	Net Operating Income/(Loss)	19,213.68	19,197.58	16.10	95,931.10	65,567.06	30,364.04	46.31	162,310.00
8600-0000	Non-Operating Expenses								
8769-0000	Reserve Fund Expenses	9,936.32	0.00	-9,936.32	58,391.07	0.00	-58,391.07	N/A	0.00
8770-0000	Movement on Reserve Fund	33,362.83	18,000.00	-15,362.83	66,619.03	76,000.00	9,380.97	12.34	164,000.00
8820-9999	Total Non-Operating Expenses	43,299.15	18,000.00	-25,299.15	125,010.10	76,000.00	-49,010.10	-64.49	164,000.00
9999-9998	Net Income/(Loss)	-24,085.47	1,197.58	-25,283.05	-29,079.00	-10,432.94	-18,646.06	-178.72	-1,690.00

12 Month Actual to Budget

Period = Jan 2026-Jul 2026

Book = Cash ; Tree = 2153_is

		Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Actual Jun 2026	Actual Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4036-0000	Prepaid Income	-1,225.73	817.84	250.38	887.65	-748.59	-602.91	-1,310.13	0.00	0.00	0.00	0.00	0.00	-1,931.49	0.00	-1,931.49	N/A
4055-0000	General Assessment	36,231.68	37,479.63	37,063.73	38,942.81	35,409.95	36,534.56	40,159.68	37,286.68	37,286.68	37,286.68	37,286.68	37,286.68	448,255.44	447,440.16	815.28	0.18
4056-0000	Association Fees - Commercial	996.82	0.00	1,993.64	0.00	1,993.64	0.00	1,993.64	996.82	996.82	996.82	996.82	996.82	11,961.84	11,961.84	0.00	0.00
4065-0000	Capital Contribution	0.00	0.00	1,059.78	1,674.04	530.32	2,766.46	0.00	0.00	0.00	0.00	0.00	0.00	6,030.60	0.00	6,030.60	N/A
4199-9999	Total Rental Income	36,002.77	38,297.47	40,367.53	41,504.50	37,185.32	38,698.11	40,843.19	38,283.50	38,283.50	38,283.50	38,283.50	38,283.50	464,316.39	459,402.00	4,914.39	1.07
4200-0000 Other Income																	
4201-0000	Guest Suite Income	1,150.00	1,375.00	650.01	724.99	0.00	425.00	1,375.00	900.00	300.00	400.00	200.00	500.00	8,000.00	7,400.00	600.00	8.11
4203-0000	Cable Income	0.00	1,008.71	0.00	0.00	1,020.12	0.00	0.00	1,110.00	0.00	0.00	1,110.00	0.00	4,248.83	4,440.00	-191.17	-4.31
4209-0000	Late Charges/NSF Fees	0.00	-50.00	200.00	50.00	0.00	50.00	150.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	400.00	N/A
4219-0000	Interest Income	645.59	592.21	722.51	714.20	750.30	699.72	718.63	560.00	560.00	560.00	770.00	820.00	8,113.16	7,450.00	663.16	8.90
4221-0000	Miscellaneous Income	1,295.00	0.00	500.00	-740.00	50.00	200.00	1,100.00	250.00	250.00	250.00	250.00	250.00	3,655.00	3,000.00	655.00	21.83
4223-0000	Parking Income	1,987.50	2,066.43	2,033.57	2,162.50	2,012.50	2,017.50	2,157.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	24,750.00	24,750.00	0.00	0.00
4226-0000	Roof Rent-Antennas	1,854.00	2,384.60	1,854.00	1,854.00	2,915.20	2,915.20	1,854.00	2,384.58	2,384.58	2,384.58	2,384.58	2,384.62	27,553.94	28,615.00	-1,061.06	-3.71
4230-0000	Moving Income	0.00	500.00	900.00	1,050.00	1,400.00	1,050.00	1,700.00	0.00	0.00	0.00	0.00	0.00	6,600.00	0.00	6,600.00	N/A
4231-0000	Rent Board Room	600.00	600.00	600.00	600.00	600.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00
4299-9999	Total Other Income	7,532.09	8,476.95	7,460.09	6,415.69	8,748.12	7,957.42	9,655.13	7,267.08	5,557.08	5,657.08	6,777.08	6,017.12	87,520.93	79,855.00	7,665.93	9.60
4999-9999	Total Income	43,534.86	46,774.42	47,827.62	47,920.19	45,933.44	46,655.53	50,498.32	45,550.58	43,840.58	43,940.58	45,060.58	44,300.62	551,837.32	539,257.00	12,580.32	2.33
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,050.00	26,400.00	350.00	1.33
8012-0000	Janitorial Supplies	112.70	0.00	80.16	0.00	0.00	75.49	189.16	70.00	70.00	70.00	70.00	70.00	807.51	840.00	32.49	3.87
8113-0500	Total Janitorial	2,262.70	2,150.00	2,230.16	2,150.00	2,150.00	2,225.49	2,339.16	2,270.00	2,270.00	2,270.00	2,270.00	2,270.00	26,857.51	27,240.00	382.49	1.40
8113-9999 Other Janitorial																	
8115-0000	Window Washing	0.00	0.00	0.00	0.00	597.00	0.00	0.00	0.00	0.00	230.00	0.00	0.00	827.00	830.00	3.00	0.36
8116-0000	Carpet/Floor Cleaning	0.00	0.00	350.00	0.00	0.00	1,700.00	0.00	210.00	0.00	0.00	450.00	0.00	2,710.00	2,870.00	160.00	5.57
8119-0000	Guest Suite Expenses	32.33	0.00	0.00	0.00	0.00	0.00	75.00	60.00	60.00	60.00	60.00	60.00	407.33	995.00	587.67	59.06
8135-9999	Total Other Janitorial	32.33	0.00	350.00	0.00	597.00	1,700.00	75.00	270.00	60.00	290.00	510.00	60.00	3,944.33	4,695.00	750.67	15.99
8140-0000 HVAC																	
8142-0000	HVAC	0.00	0.00	0.00	1,369.12	2,362.21	3,089.66	2,022.29	300.00	300.00	300.00	300.00	1,625.00	11,668.28	6,250.00	-5,418.28	-86.69
8149-9999	Total HVAC	0.00	0.00	0.00	1,369.12	2,362.21	3,089.66	2,022.29	300.00	300.00	300.00	300.00	1,625.00	11,668.28	6,250.00	-5,418.28	-86.69
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	683.36	683.36	683.36	683.36	1,141.94	683.36	717.53	683.00	683.00	1,183.00	683.00	685.00	9,193.27	9,200.00	6.73	0.07
8200-0000	Maintenance Labor	1,284.26	3,616.90	2,467.21	5,852.92	5,374.22	4,375.06	5,374.82	3,380.00	3,380.00	3,380.00	3,380.00	3,380.00	45,245.39	40,560.00	-4,685.39	-11.55
8214-0000	Roof Flashing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	800.00	1,600.00	800.00	50.00
8221-0000	Elevator Repairs and Maintenance	0.00	4,571.43	0.00	0.00	5,604.53	0.00	76.52	4,800.00	1,406.00	500.00	4,800.00	500.00	22,258.48	23,648.00	1,389.52	5.88
8222-0000	Landscape Lawn Service	485.00	0.00	0.00	0.00	0.00	0.00	2,342.99	100.00	100.00	300.00	200.00	0.00	3,527.99	5,870.00	2,342.01	39.90

12 Month Actual to Budget

Period = Jan 2026-Jul 2026

Book = Cash ; Tree = 2153_is

		Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Actual Jun 2026	Actual Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
8229-0000	Security	30.00	2,132.34	0.00	-50.06	40.00	652.69	477.33	50.00	100.00	200.00	50.00	50.00	3,732.30	2,947.00	-785.30	-26.65
8230-0000	Fire and Life Safety	0.00	6,120.00	0.00	0.00	0.00	0.00	1,856.98	2,800.00	3,800.00	0.00	0.00	0.00	14,576.98	15,320.00	743.02	4.85
8232-0000	Snow Removal	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	5,000.00	5,000.00	0.00	0.00
8233-0000	Water Treatment	0.00	0.00	0.00	0.00	0.00	0.00	1,692.08	630.00	460.00	100.00	130.00	130.00	3,142.08	1,940.00	-1,202.08	-61.96
8240-0000	Building General R and M	9.51	34.93	1,211.36	83.26	95.65	0.00	3,304.39	500.00	500.00	500.00	500.00	500.00	7,239.10	6,000.00	-1,239.10	-20.65
8247-0000	Pet Expenses	0.00	0.00	0.00	0.00	0.00	48.17	46.93	30.00	30.00	30.00	30.00	30.00	245.10	360.00	114.90	31.92
8249-9999	Total Repairs and Maintenance	3,492.13	18,158.96	5,361.93	6,569.48	12,256.34	5,759.28	15,889.57	12,973.00	11,259.00	6,193.00	10,773.00	6,275.00	114,960.69	112,445.00	-2,515.69	-2.24
8250-0001 Utilities																	
8251-0000	Electricity	4,032.51	4,018.98	3,831.13	3,589.72	3,414.94	2,852.46	3,631.57	4,480.00	4,010.00	3,150.00	2,970.00	3,690.00	43,671.31	43,120.00	-551.31	-1.28
8253-0000	Water and Sewer	2,131.16	2,869.95	1,623.65	1,545.66	1,606.57	2,336.84	2,258.85	2,600.00	2,560.00	2,810.00	1,920.00	1,980.00	26,242.68	26,560.00	317.32	1.19
8255-0000	Steam	6,196.55	7,502.08	12,485.31	4,546.83	3,823.95	1,061.86	868.11	580.00	600.00	540.00	1,240.00	3,850.00	43,294.69	31,430.00	-11,864.69	-37.75
8259-9999	Total Utilities	12,360.22	14,391.01	17,940.09	9,682.21	8,845.46	6,251.16	6,758.53	7,660.00	7,170.00	6,500.00	6,130.00	9,520.00	113,208.68	101,110.00	-12,098.68	-11.97
8260-0001 General and Administrative																	
8271-0000	Cable	109.54	109.54	89.55	89.55	0.00	89.55	179.10	126.00	126.00	126.00	125.00	124.00	1,293.83	1,429.00	135.17	9.46
8290-0000	Special Events	229.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	259.00	323.00	64.00	19.81
8330-0000	Management Fees	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	2,884.00	34,608.00	34,608.00	0.00	0.00
8340-0000	Office Supplies	92.68	96.82	121.01	118.05	105.90	115.18	149.73	180.00	680.00	180.00	180.00	180.00	2,199.37	2,660.00	460.63	17.32
8345-0000	Telephone	110.00	110.00	121.92	116.52	116.45	116.45	116.45	200.00	200.00	200.00	200.00	200.00	1,807.79	1,860.00	52.21	2.81
8346-0000	Accounting Fees	0.00	0.00	0.00	0.00	600.00	0.00	7.00	0.00	0.00	35.00	0.00	0.00	642.00	675.00	33.00	4.89
8360-0000	Technology	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	100.00	100.00	100.00	100.00	900.00	2,000.00	1,100.00	55.00
8399-9999	Total General and Administrative	3,425.22	3,200.36	3,216.48	3,208.12	3,706.35	3,205.18	3,336.28	3,890.00	3,990.00	3,555.00	3,489.00	3,488.00	41,709.99	43,555.00	1,845.01	4.24
8400-0000 Other Expenses																	
8425-0000	Fitness Center	0.00	0.00	157.74	0.00	243.57	0.00	0.00	50.00	50.00	500.00	50.00	50.00	1,101.31	1,500.00	398.69	26.58
8426-0000	Travel and Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	113.58	0.00	800.00	0.00	0.00	250.00	1,163.58	1,200.00	36.42	3.04
8439-0000	Legal Expense	0.00	0.00	0.00	0.00	2,975.00	158.00	0.00	400.00	400.00	400.00	400.00	400.00	5,133.00	24,800.00	19,667.00	79.30
8459-9999	Total Other Expenses	0.00	0.00	157.74	0.00	3,218.57	158.00	113.58	450.00	1,250.00	900.00	450.00	700.00	7,397.89	27,500.00	20,102.11	73.10
8460-0000 Insurance																	
8462-0000	Property Insurance	300.52	300.52	300.52	837.52	27,993.30	1,933.30	333.30	370.00	370.00	370.00	370.00	370.00	33,848.98	38,202.00	4,353.02	11.39
8465-9999	Total Insurance	300.52	300.52	300.52	837.52	27,993.30	1,933.30	333.30	370.00	370.00	370.00	370.00	370.00	33,848.98	38,202.00	4,353.02	11.39
8472-0000 Parking																	
8472-0013	Parking Repairs and Maintenance	0.00	305.00	0.00	0.00	2,725.00	0.00	416.93	500.00	1,120.00	0.00	0.00	500.00	5,566.93	15,950.00	10,383.07	65.10
8472-9999	Total Parking	0.00	305.00	0.00	0.00	2,725.00	0.00	416.93	500.00	1,120.00	0.00	0.00	500.00	5,566.93	15,950.00	10,383.07	65.10
8475-9999	Total Operating Expenses	21,873.12	38,505.85	29,556.92	23,816.45	63,854.23	24,322.07	31,284.64	28,683.00	27,789.00	20,378.00	24,292.00	24,808.00	359,163.28	376,947.00	17,783.72	4.72
8599-9999	Net Operating Income/(Loss)	21,661.74	8,268.57	18,270.70	24,103.74	-17,920.79	22,333.46	19,213.68	16,867.58	16,051.58	23,562.58	20,768.58	19,492.62	192,674.04	162,310.00	30,364.04	18.71
8600-0000 Non-Operating Expenses																	
8769-0000	Reserve Fund Expenses	-2,278.48	5,345.00	0.00	7,935.00	13,945.30	23,507.93	9,936.32	0.00	0.00	0.00	0.00	0.00	58,391.07	0.00	-58,391.07	N/A
8770-0000	Movement on Reserve Fund	5,579.07	36,592.21	9,782.29	9,779.20	-7,668.36	-20,808.21	33,362.83	16,000.00	14,000.00	22,000.00	18,000.00	18,000.00	154,619.03	164,000.00	9,380.97	5.72
8820-9999	Total Non-Operating Expenses	3,300.59	41,937.21	9,782.29	17,714.20	6,276.94	2,699.72	43,299.15	16,000.00	14,000.00	22,000.00	18,000.00	18,000.00	213,010.10	164,000.00	-49,010.10	-29.88

12 Month Actual to Budget

Period = Jan 2026-Jul 2026

Book = Cash ; Tree = 2153_is

	Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Actual Jun 2026	Actual Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
9999-9998 Net Income/(Loss)	18,361.15	-33,668.64	8,488.41	6,389.54	-24,197.73	19,633.74	-24,085.47	867.58	2,051.58	1,562.58	2,768.58	1,492.62	-20,336.06	-1,690.00	-18,646.06	1,103.32

General Ledger

Period = Jul 2026

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1007-0000				Checking					38,892.64	= Beginning Balance =
2153	Wisconsin Tow...	06/30/2026	07/2026				345.60	0.00	39,238.24	Debit Card On-Line Payment ; Web - Residen...
2153	Wisconsin Tow...	06/30/2026	07/2026				25.00	0.00	39,263.24	Debit Card On-Line Payment ; Web - Residen...
2153	Wisconsin Tow...	07/01/2026	07/2026				75.00	0.00	39,338.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	75.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				15.00	0.00	39,278.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	15.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				15.00	0.00	39,278.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	15.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	39,013.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	39,273.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				5.00	0.00	39,268.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	5.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	39,253.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	1,854.00	37,409.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				1,854.00	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				461.83	0.00	39,725.07	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	461.83	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.01	0.00	39,263.25	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.01	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.01	39,263.23	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.01	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	62.50	39,200.74	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				719.87	0.00	39,920.61	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				62.50	0.00	39,983.11	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	719.87	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	32.12	39,231.12	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				32.12	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	32.12	39,231.12	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				32.12	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	39,163.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	350.89	38,912.35	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				350.89	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				300.51	0.00	39,563.75	:Prog Gen prepayment transfer

General Ledger

Period = Jul 2026

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	300.51	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				315.54	0.00	39,578.78	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	315.54	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	403.91	38,859.33	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				403.91	0.00	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				318.18	0.00	39,581.42	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	318.18	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.91	0.00	39,264.15	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.91	39,263.24	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				318.18	0.00	39,581.42	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				428.65	0.00	40,010.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	40,035.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				125.00	0.00	40,160.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				125.00	0.00	40,285.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	75.00	40,210.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				75.00	0.00	40,285.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				723.87	0.00	41,008.94	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	41,033.94	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				265.16	0.00	41,299.10	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				779.11	0.00	42,078.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	42,128.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	42,378.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				150.00	0.00	42,528.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				345.60	0.00	42,873.81	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				238.65	0.00	43,112.46	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				12.50	0.00	43,124.96	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				408.51	0.00	43,533.47	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	43,558.47	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				875.92	0.00	44,434.39	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	44,459.39	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				442.81	0.00	44,902.20	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				37.50	0.00	44,939.70	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				225.00	0.00	45,164.70	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				659.37	0.00	45,824.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				37.50	0.00	45,861.57	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				428.65	0.00	46,290.22	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	46,315.22	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				779.11	0.00	47,094.33	07/01/26 ACH

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	47,144.33	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				315.54	0.00	47,459.87	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				443.68	0.00	47,903.55	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				53.91	0.00	47,957.46	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	48,207.46	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	48,307.46	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	48,332.46	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				418.51	0.00	48,750.97	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				265.16	0.00	49,016.13	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				719.89	0.00	49,736.02	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	49,786.02	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				225.00	0.00	50,011.02	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				332.35	0.00	50,343.37	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				238.65	0.00	50,582.02	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				846.62	0.00	51,428.64	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	51,478.64	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				529.89	0.00	52,008.53	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	52,058.53	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				315.54	0.00	52,374.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				315.54	0.00	52,689.61	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				835.71	0.00	53,525.32	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	53,575.32	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				443.68	0.00	54,019.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	54,069.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				442.81	0.00	54,511.81	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				745.10	0.00	55,256.91	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	55,281.91	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				403.91	0.00	55,685.82	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	55,710.82	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				322.35	0.00	56,033.17	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	56,043.17	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				200.51	0.00	56,243.68	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	56,343.68	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				870.16	0.00	57,213.84	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	57,263.84	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				452.99	0.00	57,716.83	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	57,741.83	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				350.00	0.00	58,091.83	07/01/26 ACH

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2153	Wisconsin Tow...	07/01/2026	07/2026				403.91	0.00	58,495.74	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	58,520.74	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				575.00	0.00	59,095.74	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				281.06	0.00	59,376.80	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	59,401.80	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				418.57	0.00	59,820.37	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				15.00	0.00	59,835.37	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	59,885.37	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				265.16	0.00	60,150.53	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				529.89	0.00	60,680.42	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				75.00	0.00	60,755.42	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	61,005.42	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				125.00	0.00	61,130.42	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				238.65	0.00	61,369.07	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				827.02	0.00	62,196.09	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	62,206.09	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	62,216.09	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				211.83	0.00	62,427.92	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				296.09	0.00	62,724.01	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				863.54	0.00	63,587.55	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	63,637.55	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				461.83	0.00	64,099.38	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				442.81	0.00	64,542.19	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	64,567.19	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				865.31	0.00	65,432.50	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	65,482.50	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				150.00	0.00	65,632.50	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				390.66	0.00	66,023.16	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	66,048.16	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				461.40	0.00	66,509.56	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	66,534.56	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				584.37	0.00	67,118.93	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				25.00	0.00	67,143.93	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				332.35	0.00	67,476.28	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				296.09	0.00	67,772.37	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				875.92	0.00	68,648.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	68,698.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				864.88	0.00	69,563.17	07/01/26 ACH

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2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	69,613.17	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				12.50	0.00	69,625.67	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				351.80	0.00	69,977.47	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				150.00	0.00	70,127.47	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				43.51	0.00	70,170.98	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	70,420.98	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				351.80	0.00	70,772.78	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	225.00	70,547.78	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				225.00	0.00	70,772.78	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				1,044.95	0.00	71,817.73	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				50.00	0.00	71,867.73	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				318.18	0.00	72,185.91	Recurring Debit Card Payment ;
2153	Wisconsin Tow...	07/01/2026	07/2026				300.51	0.00	72,486.42	Recurring Debit Card Payment ;
2153	Wisconsin Tow...	07/01/2026	07/2026				345.60	0.00	72,832.02	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				225.00	0.00	73,057.02	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				126.80	0.00	73,183.82	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	73,173.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	73,183.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	72,933.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	73,183.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	73,083.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	73,183.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	53.91	73,129.91	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				53.91	0.00	73,183.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/02/2026	07/2026				0.00	225.00	72,958.82	06.11.26 Service Call due to Unit 801 hitting door
2153	Wisconsin Tow...	07/02/2026	07/2026				0.00	717.53	72,241.29	07.2026 Trash & Recycling Services
2153	Wisconsin Tow...	07/02/2026	07/2026				25.00	0.00	72,266.29	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/02/2026	07/2026				428.65	0.00	72,694.94	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/03/2026	07/2026				837.02	0.00	73,531.96	Pre-Authorized Payment
2153	Wisconsin Tow...	07/03/2026	07/2026				25.00	0.00	73,556.96	Pre-Authorized Payment
2153	Wisconsin Tow...	07/04/2026	07/2026				350.89	0.00	73,907.85	Debit Card On-Line Payment ; Mobile Web - ...
2153	Wisconsin Tow...	07/05/2026	07/2026				25.00	0.00	73,932.85	Pre-Authorized Payment
2153	Wisconsin Tow...	07/05/2026	07/2026				527.68	0.00	74,460.53	Pre-Authorized Payment
2153	Wisconsin Tow...	07/06/2026	07/2026				64.24	0.00	74,524.77	:CHECKscan Payment
2153	Wisconsin Tow...	07/06/2026	07/2026				286.65	0.00	74,811.42	:CHECKscan Payment
2153	Wisconsin Tow...	07/06/2026	07/2026				225.00	0.00	75,036.42	Credit Card On-Line Payment ; Mobile Web - ...
2153	Wisconsin Tow...	07/08/2026	07/2026				0.00	253.57	74,782.85	06.25.26 On-call, owner locked out elevator f...
2153	Wisconsin Tow...	07/08/2026	07/2026				0.00	2,884.00	71,898.85	07.2026 Management fee

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2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	17.50	71,881.35	05/15/2026-06/15/2026 Fire Pump
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	868.11	71,013.24	05/15/26-06/15/26
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	3,556.81	67,456.43	05/15/2026-06/15/2026 Public
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	57.26	67,399.17	05/15/2026-06/15/2026 Unit 202
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	3,870.00	63,529.17	06.2026 Tony- maintenance
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	2,150.00	61,379.17	06.2026 Janitorial Services
2153	Wisconsin Tow...	07/09/2026	07/2026				0.00	1,692.08	59,687.09	06.2026 chemicals for cooling tower
2153	Wisconsin Tow...	07/11/2026	07/2026				0.00	2,000.00	57,687.09	Transfer to Reserve
2153	Wisconsin Tow...	07/13/2026	07/2026				128.91	0.00	57,816.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				25.00	0.00	57,841.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				100.00	0.00	57,941.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				46.09	0.00	57,987.09	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				0.00	1,444.18	56,542.91	Transfer Capital Contribution
2153	Wisconsin Tow...	07/14/2026	07/2026				996.82	0.00	57,539.73	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				0.01	0.00	57,539.74	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				782.39	0.00	58,322.13	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				996.82	0.00	59,318.95	:CHECKscan Payment
2153	Wisconsin Tow...	07/15/2026	07/2026				295.18	0.00	59,614.13	Online Payment - EFT Payment. Mobile App ...
2153	Wisconsin Tow...	07/15/2026	07/2026				250.00	0.00	59,864.13	
2153	Wisconsin Tow...	07/15/2026	07/2026				250.00	0.00	60,114.13	
2153	Wisconsin Tow...	07/17/2026	07/2026				0.00	1,828.91	58,285.22	07.09.2026 2026 Annual Fire Alarm Inspection
2153	Wisconsin Tow...	07/17/2026	07/2026				0.00	124.08	58,161.14	06.2026 Office Services
2153	Wisconsin Tow...	07/19/2026	07/2026				0.00	961.39	57,199.75	06.29.26 investigate/repair issues with lower l...
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	15.00	57,184.75	:Prog Gen credit application
2153	Wisconsin Tow...	07/20/2026	07/2026				15.00	0.00	57,199.75	:Prog Gen credit application
2153	Wisconsin Tow...	07/20/2026	07/2026				50.00	0.00	57,249.75	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/20/2026	07/2026				25.00	0.00	57,274.75	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/20/2026	07/2026				500.00	0.00	57,774.75	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/20/2026	07/2026				418.51	0.00	58,193.26	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/20/2026	07/2026				250.00	0.00	58,443.26	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/20/2026	07/2026				106.49	0.00	58,549.75	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/21/2026	07/2026				0.00	22,000.00	36,549.75	Transfer to Reserve
2153	Wisconsin Tow...	07/22/2026	07/2026				0.00	16,000.00	20,549.75	Transfer to Reserve
2153	Wisconsin Tow...	07/23/2026	07/2026				0.00	7.07	20,542.68	05.05.26-06.04.26 Water Works bill
2153	Wisconsin Tow...	07/23/2026	07/2026				0.00	2,251.78	18,290.90	05.05.26-06.04.26 Water Works bill
2153	Wisconsin Tow...	07/23/2026	07/2026				175.00	0.00	18,465.90	
2153	Wisconsin Tow...	07/24/2026	07/2026				0.00	333.30	18,132.60	7/26 Umbrella
2153	Wisconsin Tow...	07/24/2026	07/2026				0.00	3,106.52	15,026.08	Carpet Cleaning Equipment

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2153	Wisconsin Tow...	07/24/2026	07/2026				1,854.00	0.00	16,880.08	
2153	Wisconsin Tow...	07/24/2026	07/2026				3,106.52	0.00	19,986.60	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/27/2026	07/2026				461.83	0.00	20,448.43	:CHECKscan Payment
2153	Wisconsin Tow...	07/27/2026	07/2026				62.50	0.00	20,510.93	
2153	Wisconsin Tow...	07/27/2026	07/2026				719.89	0.00	21,230.82	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	782.39	20,448.43	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	64.24	20,384.19	
2153	Wisconsin Tow...	07/27/2026	07/2026				64.24	0.00	20,448.43	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	300.00	20,148.43	
2153	Wisconsin Tow...	07/27/2026	07/2026				300.00	0.00	20,448.43	
2153	Wisconsin Tow...	07/27/2026	07/2026				300.51	0.00	20,748.94	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	300.51	20,448.43	
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	1,460.25	18,988.18	06.2026 Kyle Maintenance Services
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	5,681.64	13,306.54	HVAC improvement work
2153	Wisconsin Tow...	07/28/2026	07/2026				209.00	0.00	13,515.54	04.2026 credit for incorrect sales tax
2153	Wisconsin Tow...	07/28/2026	07/2026				4,545.30	0.00	18,060.84	Credit to Apply, Invoice voided after payment....
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	46.93	18,013.91	Dog waste bags for GRT
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	308.33	17,705.58	Heat pump filters, flushing parts
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	7.00	17,698.58	Tax return mailing
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	113.58	17,585.00	St. Patrick's Parade Pre-Party
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	191.93	17,393.07	Lightbulbs and fixture repairs
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	366.22	17,026.85	Replacement electric closet locks
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	962.04	16,064.81	Drywall repairs and painting
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	480.83	15,583.98	Batteries, filters, garage door lubricant
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	2,914.71	12,669.27	Garage door wall repairs and new install cleanup
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	2,778.75	9,890.52	2nd Floor painting and updates
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	1,377.26	8,513.26	G2 Maintenance Closet Repairs, Updates, an...
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	28.07	8,485.19	Exit sign
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	33.30	8,451.89	New fob mailing (reimbursed)
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	429.03	8,022.86	Replacement and new cameras
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	132.28	7,890.58	Cleaning supplies
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	2,342.99	5,547.59	Annuals, mulch, topsoil grills, replacement trees
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	75.00	5,472.59	Mini fridge
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	5,522.59	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				1,438.48	0.00	6,961.07	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	7,011.07	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	7,061.07	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				1,438.48	0.00	8,499.55	:CHECKscan Payment

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	8,549.55	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				1,438.48	0.00	9,988.03	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	10,038.03	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				50.00	0.00	10,088.03	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				5,693.46	0.00	15,781.49	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/31/2026	07/2026				300.00	0.00	16,081.49	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/31/2026	07/2026				50.89	0.00	16,132.38	Online Payment - EFT Payment. Web - Resid...
Net Change=-22,760.26							70,827.42	93,587.68	16,132.38	= Ending Balance =
1030-0001				Replacement Reserve					287,955.22	= Beginning Balance =
2153	Wisconsin Tow...	07/11/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256185	MO ...	2,000.00	0.00	289,955.22	Transfer from CKG
2153	Wisconsin Tow...	07/13/2026	07/2026	Transfer Capital Contribution	J-256282	Transf...	1,444.18	0.00	291,399.40	Transfer Capital Contribution
2153	Wisconsin Tow...	07/21/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256685	MO ...	22,000.00	0.00	313,399.40	Transfer from CKG
2153	Wisconsin Tow...	07/22/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256700	MO ...	16,000.00	0.00	329,399.40	Transfer from CKG
2153	Wisconsin Tow...	07/24/2026	07/2026	:PostRecurring Reserve Expen...	J-256748	RSV ...	0.00	3,106.52	326,292.88	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/28/2026	07/2026	:PostRecurring Reserve Expen...	J-256859	RSV ...	0.00	5,693.46	320,599.42	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/31/2026	07/2026	:PostRecurring Live Oak Bank	J-257300	RSV INT	718.63	0.00	321,318.05	Reserve Interest
Net Change=33,362.83							42,162.81	8,799.98	321,318.05	= Ending Balance =
1070-0000				Petty Cash					2,299.67	= Beginning Balance =
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	0.00	1,325.21	974.46	07/26 Petty Cash Expenses
Net Change=-1,325.21							0.00	1,325.21	974.46	= Ending Balance =
3802-0000				Reserve for Replacement					-287,955.22	= Beginning Balance =
2153	Wisconsin Tow...	07/11/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256185	MO ...	0.00	2,000.00	-289,955.22	Reserve Transfer
2153	Wisconsin Tow...	07/13/2026	07/2026	Transfer Capital Contribution	J-256282	Transf...	0.00	1,444.18	-291,399.40	Transfer Capital Contribution
2153	Wisconsin Tow...	07/21/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256685	MO ...	0.00	22,000.00	-313,399.40	Reserve Transfer
2153	Wisconsin Tow...	07/22/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256700	MO ...	0.00	16,000.00	-329,399.40	Reserve Transfer
2153	Wisconsin Tow...	07/24/2026	07/2026	:PostRecurring Reserve Expen...	J-256748	RSV ...	3,106.52	0.00	-326,292.88	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/28/2026	07/2026	:PostRecurring Reserve Expen...	J-256859	RSV ...	5,693.46	0.00	-320,599.42	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/31/2026	07/2026	:PostRecurring Live Oak Bank	J-257300	RSV INT	0.00	718.63	-321,318.05	Reserve Interest
Net Change=-33,362.83							8,799.98	42,162.81	-321,318.05	= Ending Balance =
3900-0000				Retained Earnings					-46,185.84	= Beginning Balance =
Net Change=0.00							0.00	0.00	-46,185.84	= Ending Balance =
3940-0000				Net Income/(Loss)					0.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =

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4036-0000				Prepaid Income					621.36 = Beginning Balance =	
2153	Wisconsin Tow...	07/01/2026	07/2026				1,854.00	0.00	2,475.36	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				461.83	0.00	2,937.19	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.01	0.00	2,937.20	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.01	0.00	2,937.21	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				62.50	0.00	2,999.71	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				719.87	0.00	3,719.58	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				32.12	0.00	3,751.70	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				32.12	0.00	3,783.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	3,883.82	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				350.89	0.00	4,234.71	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				300.51	0.00	4,535.22	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				315.54	0.00	4,850.76	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				403.91	0.00	5,254.67	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				318.18	0.00	5,572.85	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.91	0.00	5,573.76	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/06/2026	07/2026				0.00	64.24	5,509.52	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				0.00	128.91	5,380.61	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				0.00	782.39	4,598.22	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				0.00	0.01	4,598.21	:CHECKscan Payment
2153	Wisconsin Tow...	07/24/2026	07/2026				0.00	1,854.00	2,744.21	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	461.83	2,282.38	:CHECKscan Payment
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	62.50	2,219.88	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	719.89	1,499.99	
2153	Wisconsin Tow...	07/27/2026	07/2026				782.39	0.00	2,282.38	
2153	Wisconsin Tow...	07/27/2026	07/2026				64.24	0.00	2,346.62	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	64.24	2,282.38	
2153	Wisconsin Tow...	07/27/2026	07/2026				300.00	0.00	2,582.38	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	300.00	2,282.38	
2153	Wisconsin Tow...	07/27/2026	07/2026				0.00	300.51	1,981.87	
2153	Wisconsin Tow...	07/27/2026	07/2026				300.51	0.00	2,282.38	
2153	Wisconsin Tow...	07/31/2026	07/2026				0.00	300.00	1,982.38	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/31/2026	07/2026				0.00	50.89	1,931.49	Online Payment - EFT Payment. Web - Resid...
				Net Change=1,310.13			6,399.54	5,089.41	1,931.49 = Ending Balance =	
4055-0000				General Assessment					-221,662.36 = Beginning Balance =	
2153	Wisconsin Tow...	06/30/2026	07/2026				0.00	345.60	-222,007.96	Debit Card On-Line Payment ; Web - Residen...

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2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	75.00	-222,082.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				75.00	0.00	-222,007.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				15.00	0.00	-221,992.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	15.00	-222,007.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	15.00	-222,022.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	-221,772.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-222,022.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-222,032.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	5.00	-222,037.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	-222,027.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-222,037.96	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	461.83	-222,499.79	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.01	-222,499.80	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.01	-222,499.81	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	719.87	-223,219.68	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	32.12	-223,251.80	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	32.12	-223,283.92	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	-223,383.92	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	350.89	-223,734.81	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	300.51	-224,035.32	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	315.54	-224,350.86	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	403.91	-224,754.77	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	318.18	-225,072.95	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	0.91	-225,073.86	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	318.18	-225,392.04	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	428.65	-225,820.69	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	723.87	-226,544.56	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	265.16	-226,809.72	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	779.11	-227,588.83	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	345.60	-227,934.43	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	238.65	-228,173.08	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	408.51	-228,581.59	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	875.92	-229,457.51	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	442.81	-229,900.32	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	659.37	-230,559.69	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	428.65	-230,988.34	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	779.11	-231,767.45	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	315.54	-232,082.99	07/01/26 ACH

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2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	443.68	-232,526.67	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	53.91	-232,580.58	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-232,830.58	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	-232,930.58	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	418.51	-233,349.09	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	265.16	-233,614.25	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	719.89	-234,334.14	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	332.35	-234,666.49	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	238.65	-234,905.14	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	846.62	-235,751.76	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	529.89	-236,281.65	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	315.54	-236,597.19	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	315.54	-236,912.73	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	835.71	-237,748.44	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	443.68	-238,192.12	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	442.81	-238,634.93	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	745.10	-239,380.03	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	403.91	-239,783.94	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	322.35	-240,106.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-240,116.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	-240,216.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	200.51	-240,416.80	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	870.16	-241,286.96	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	452.99	-241,739.95	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	403.91	-242,143.86	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	281.06	-242,424.92	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	418.57	-242,843.49	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	15.00	-242,858.49	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	265.16	-243,123.65	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	529.89	-243,653.54	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	238.65	-243,892.19	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	827.02	-244,719.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-244,729.21	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	211.83	-244,941.04	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	296.09	-245,237.13	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	863.54	-246,100.67	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	461.83	-246,562.50	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	442.81	-247,005.31	07/01/26 ACH

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2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	865.31	-247,870.62	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	390.66	-248,261.28	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	461.40	-248,722.68	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	584.37	-249,307.05	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	332.35	-249,639.40	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	296.09	-249,935.49	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	875.92	-250,811.41	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	864.88	-251,676.29	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	351.80	-252,028.09	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	351.80	-252,379.89	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	1,044.95	-253,424.84	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	318.18	-253,743.02	Recurring Debit Card Payment ;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	300.51	-254,043.53	Recurring Debit Card Payment ;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	345.60	-254,389.13	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	126.80	-254,515.93	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-254,525.93	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				250.00	0.00	-254,275.93	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				100.00	0.00	-254,175.93	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				53.91	0.00	-254,122.02	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/02/2026	07/2026				0.00	428.65	-254,550.67	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/03/2026	07/2026				0.00	837.02	-255,387.69	Pre-Authorized Payment
2153	Wisconsin Tow...	07/04/2026	07/2026				0.00	350.89	-255,738.58	Debit Card On-Line Payment ; Mobile Web - ...
2153	Wisconsin Tow...	07/05/2026	07/2026				0.00	527.68	-256,266.26	Pre-Authorized Payment
2153	Wisconsin Tow...	07/06/2026	07/2026				0.00	286.65	-256,552.91	:CHECKscan Payment
2153	Wisconsin Tow...	07/06/2026	07/2026				0.00	225.00	-256,777.91	Credit Card On-Line Payment ; Mobile Web - ...
2153	Wisconsin Tow...	07/15/2026	07/2026				0.00	295.18	-257,073.09	Online Payment - EFT Payment. Mobile App ...
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	15.00	-257,088.09	:Prog Gen credit application
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	418.51	-257,506.60	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	1,438.48	-258,945.08	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	1,438.48	-260,383.56	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	1,438.48	-261,822.04	:CHECKscan Payment
Net Change=-40,159.68							753.91	40,913.59	-261,822.04	= Ending Balance =
4056-0000				Association Fees - Commercial					-4,984.10	= Beginning Balance =
2153	Wisconsin Tow...	07/14/2026	07/2026				0.00	996.82	-5,980.92	:CHECKscan Payment
2153	Wisconsin Tow...	07/14/2026	07/2026				0.00	996.82	-6,977.74	:CHECKscan Payment
Net Change=-1,993.64							0.00	1,993.64	-6,977.74	= Ending Balance =

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4065-0000				Capital Contribution					-6,030.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-6,030.60 = Ending Balance =	
4201-0000				Guest Suite Income					-4,325.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	125.00	-4,450.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	125.00	-4,575.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				75.00	0.00	-4,500.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	75.00	-4,575.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	225.00	-4,800.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	225.00	-5,025.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	125.00	-5,150.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	150.00	-5,300.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				225.00	0.00	-5,075.00	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	225.00	-5,300.00	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	225.00	-5,525.00	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/23/2026	07/2026				0.00	175.00	-5,700.00	
				Net Change=-1,375.00			300.00	1,675.00	-5,700.00 = Ending Balance =	
4203-0000				Cable Income					-2,028.83 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-2,028.83 = Ending Balance =	
4209-0000				Late Charges/NSF Fees					-250.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-300.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-350.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-400.00	:CHECKscan Payment
				Net Change=-150.00			0.00	150.00	-400.00 = Ending Balance =	
4219-0000				Interest Income					-4,124.53 = Beginning Balance =	
2153	Wisconsin Tow...	07/31/2026	07/2026	:PostRecurring Live Oak Bank	J-257300	RSV INT	0.00	718.63	-4,843.16	Reserve Interest
				Net Change=-718.63			0.00	718.63	-4,843.16 = Ending Balance =	
4221-0000				Miscellaneous Income					-1,305.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	10.00	-1,315.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	-1,305.00	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	100.00	-1,405.00	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	53.91	-1,458.91	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/13/2026	07/2026				0.00	46.09	-1,505.00	:CHECKscan Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				0.00	100.00	-1,605.00	:CHECKscan Payment

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2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	50.00	-1,655.00	Online Payment - EFT Payment. Web - Resid...	
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	250.00	-1,905.00	Online Payment - EFT Payment. Web - Resid...	
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	500.00	-2,405.00	Online Payment - EFT Payment. Web - Resid...	
Net Change=-1,100.00							10.00	1,110.00	-2,405.00	= Ending Balance =	
4223-0000				Parking Income						-12,280.00	= Beginning Balance =
2153	Wisconsin Tow...	06/30/2026	07/2026				0.00	25.00	-12,305.00	Debit Card On-Line Payment ; Web - Residen...	
2153	Wisconsin Tow...	07/01/2026	07/2026				15.00	0.00	-12,290.00	:Prog Gen prepayment transfer	
2153	Wisconsin Tow...	07/01/2026	07/2026				10.00	0.00	-12,280.00	:Prog Gen prepayment transfer	
2153	Wisconsin Tow...	07/01/2026	07/2026				5.00	0.00	-12,275.00	:Prog Gen prepayment transfer	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	62.50	-12,337.50	:Prog Gen prepayment transfer	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,362.50	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,387.50	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,437.50	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	12.50	-12,450.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,475.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,500.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	37.50	-12,537.50	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	37.50	-12,575.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,600.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,650.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,675.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,725.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,775.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,825.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,875.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-12,925.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,950.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-12,975.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-13,025.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,050.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,075.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	575.00	-13,650.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,675.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-13,725.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	75.00	-13,800.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-13,850.00	07/01/26 ACH	
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,875.00	07/01/26 ACH	

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2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-13,925.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,950.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-13,975.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	25.00	-14,000.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-14,050.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-14,100.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	12.50	-14,112.50	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	50.00	-14,162.50	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/02/2026	07/2026				0.00	25.00	-14,187.50	Recurring Credit Card Payment;
2153	Wisconsin Tow...	07/03/2026	07/2026				0.00	25.00	-14,212.50	Pre-Authorized Payment
2153	Wisconsin Tow...	07/05/2026	07/2026				0.00	25.00	-14,237.50	Pre-Authorized Payment
2153	Wisconsin Tow...	07/13/2026	07/2026				0.00	25.00	-14,262.50	:CHECKscan Payment
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	25.00	-14,287.50	Online Payment - EFT Payment. Web - Resid...
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-14,337.50	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-14,387.50	:CHECKscan Payment
2153	Wisconsin Tow...	07/28/2026	07/2026				0.00	50.00	-14,437.50	:CHECKscan Payment
				Net Change=-2,157.50			30.00	2,187.50	-14,437.50	= Ending Balance =
4226-0000				Roof Rent-Antennas					-13,777.00	= Beginning Balance =
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	1,854.00	-15,631.00	:Prog Gen prepayment transfer
				Net Change=-1,854.00			0.00	1,854.00	-15,631.00	= Ending Balance =
4230-0000				Moving Income					-4,900.00	= Beginning Balance =
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-5,150.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	150.00	-5,300.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	43.51	-5,343.51	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-5,593.51	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	150.00	-5,743.51	Pre-Authorized Payment
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-5,993.51	:Prog Gen prepayment transfer
2153	Wisconsin Tow...	07/15/2026	07/2026				0.00	250.00	-6,243.51	
2153	Wisconsin Tow...	07/15/2026	07/2026				0.00	250.00	-6,493.51	
2153	Wisconsin Tow...	07/20/2026	07/2026				0.00	106.49	-6,600.00	Online Payment - EFT Payment. Web - Resid...
				Net Change=-1,700.00			0.00	1,700.00	-6,600.00	= Ending Balance =
4231-0000				Rent Board Room					-3,600.00	= Beginning Balance =
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	350.00	-3,950.00	07/01/26 ACH
2153	Wisconsin Tow...	07/01/2026	07/2026				0.00	250.00	-4,200.00	07/01/26 ACH
				Net Change=-600.00			0.00	600.00	-4,200.00	= Ending Balance =

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8010-0000				Janitorial Services					12,900.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/09/2026	07/2026	Dust Bunny Busters LLC (v00...	K-333754	3492	2,150.00	0.00	15,050.00	06.2026 Janitorial Services
				Net Change=2,150.00			2,150.00	0.00	15,050.00 = Ending Balance =	
8012-0000				Janitorial Supplies					268.35 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	132.28	0.00	400.63	Cleaning supplies
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	21.02	0.00	421.65	Comet Powder
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	35.86	0.00	457.51	Tri-fold Towels
				Net Change=189.16			189.16	0.00	457.51 = Ending Balance =	
8115-0000				Window Washing					597.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	597.00 = Ending Balance =	
8116-0000				Carpet/Floor Cleaning					2,050.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,050.00 = Ending Balance =	
8119-0000				Guest Suite Expenses					32.33 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	75.00	0.00	107.33	Mini fridge
				Net Change=75.00			75.00	0.00	107.33 = Ending Balance =	
8142-0000				HVAC					6,820.99 = Beginning Balance =	
2153	Wisconsin Tow...	07/19/2026	07/2026	GRUNAU COMPANY (v0000585)	K-334882	3497	961.39	0.00	7,782.38	06.29.26 investigate/repair issues with lower l...
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	308.33	0.00	8,090.71	Heat pump filters, flushing parts
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	752.57	0.00	8,843.28	2 Years Worth of Filters
				Net Change=2,022.29			2,022.29	0.00	8,843.28 = Ending Balance =	
8171-0000				Trash Removal					4,558.74 = Beginning Balance =	
2153	Wisconsin Tow...	07/02/2026	07/2026	Olympic IV Mall Services (v00...	K-333323	3488	717.53	0.00	5,276.27	07.2026 Trash & Recycling Services
				Net Change=717.53			717.53	0.00	5,276.27 = Ending Balance =	
8200-0000				Maintenance Labor					22,970.57 = Beginning Balance =	
2153	Wisconsin Tow...	07/08/2026	07/2026	Founders 3 Management Com...	K-333695	3489	253.57	0.00	23,224.14	06.25.26 On-call, owner locked out elevator f...
2153	Wisconsin Tow...	07/09/2026	07/2026	AGs Maintenance and Cleanin...	K-333753	3491	3,870.00	0.00	27,094.14	06.2026 Tony- maintenance
2153	Wisconsin Tow...	07/28/2026	07/2026	Founders 3 Management Com...	K-335325	3499	0.00	209.00	26,885.14	04.2026 credit for incorrect sales tax
2153	Wisconsin Tow...	07/28/2026	07/2026	Founders 3 Management Com...	K-335325	3499	1,460.25	0.00	28,345.39	06.2026 Kyle Maintenance Services
				Net Change=5,374.82			5,583.82	209.00	28,345.39 = Ending Balance =	

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8221-0000				Elevator Repairs and Maintenance					10,175.96 = Beginning Balance =	
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	76.52	0.00	10,252.48	New Elevator Pad Clips
				Net Change=76.52			76.52	0.00	10,252.48 = Ending Balance =	
8222-0000				Landscape Lawn Service					485.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	2,342.99	0.00	2,827.99	Annuals, mulch, topsoil grills, replacement trees
				Net Change=2,342.99			2,342.99	0.00	2,827.99 = Ending Balance =	
8229-0000				Security					2,804.97 = Beginning Balance =	
2153	Wisconsin Tow...	07/20/2026	07/2026	Michalek (t0014596)	R-10...	:credit	15.00	0.00	2,819.97	:Prog Gen credit application
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	33.30	0.00	2,853.27	New fob mailing (reimbursed)
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	429.03	0.00	3,282.30	Replacement and new cameras
				Net Change=477.33			477.33	0.00	3,282.30 = Ending Balance =	
8230-0000				Fire and Life Safety					6,120.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/17/2026	07/2026	J.F. AHERN CO. (v0000690)	K-334753	3494	1,828.91	0.00	7,948.91	07.09.2026 2026 Annual Fire Alarm Inspection
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	28.07	0.00	7,976.98	Exit sign
				Net Change=1,856.98			1,856.98	0.00	7,976.98 = Ending Balance =	
8232-0000				Snow Removal					3,000.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,000.00 = Ending Balance =	
8233-0000				Water Treatment					0.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/09/2026	07/2026	Global Water Technology Inc (...)	K-333755	3493	1,692.08	0.00	1,692.08	06.2026 chemicals for cooling tower
				Net Change=1,692.08			1,692.08	0.00	1,692.08 = Ending Balance =	
8240-0000				Building General R and M					1,434.71 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	366.22	0.00	1,800.93	Replacement electric closet locks
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	962.04	0.00	2,762.97	Drywall repairs and painting
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	480.83	0.00	3,243.80	Batteries, filters, garage door lubricant
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	1,377.26	0.00	4,621.06	G2 Maintenance Closet Repairs, Updates, an...
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	118.04	0.00	4,739.10	Tony Supplies
				Net Change=3,304.39			3,304.39	0.00	4,739.10 = Ending Balance =	
8247-0000				Pet Expenses					48.17 = Beginning Balance =	
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	46.93	0.00	95.10	Dog waste bags for GRT
				Net Change=46.93			46.93	0.00	95.10 = Ending Balance =	

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8251-0000				Electricity					21,739.74 = Beginning Balance =	
2153	Wisconsin Tow...	07/09/2026	07/2026	WE Energies (v0001326)	K-332282	70926	17.50	0.00	21,757.24	05/15/2026-06/15/2026 Fire Pump
2153	Wisconsin Tow...	07/09/2026	07/2026	WE Energies (v0001326)	K-332284	70926	3,556.81	0.00	25,314.05	05/15/2026-06/15/2026 Public
2153	Wisconsin Tow...	07/09/2026	07/2026	WE Energies (v0001326)	K-332384	70926	57.26	0.00	25,371.31	05/15/2026-06/15/2026 Unit 202
				Net Change=3,631.57			3,631.57	0.00	25,371.31 = Ending Balance =	
8253-0000				Water and Sewer					12,113.83 = Beginning Balance =	
2153	Wisconsin Tow...	07/23/2026	07/2026	MILWAUKEE WATER WORKS...	K-333734	72326	7.07	0.00	12,120.90	05.05.26-06.04.26 Water Works bill
2153	Wisconsin Tow...	07/23/2026	07/2026	MILWAUKEE WATER WORKS...	K-333735	72326	2,251.78	0.00	14,372.68	05.05.26-06.04.26 Water Works bill
				Net Change=2,258.85			2,258.85	0.00	14,372.68 = Ending Balance =	
8255-0000				Steam					35,616.58 = Beginning Balance =	
2153	Wisconsin Tow...	07/09/2026	07/2026	WE Energies (v0001326)	K-332283	70926	868.11	0.00	36,484.69	05/15/26-06/15/26
				Net Change=868.11			868.11	0.00	36,484.69 = Ending Balance =	
8271-0000				Cable					487.73 = Beginning Balance =	
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	89.55	0.00	577.28	Cable
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	89.55	0.00	666.83	Cable
				Net Change=179.10			179.10	0.00	666.83 = Ending Balance =	
8290-0000				Special Events					229.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	229.00 = Ending Balance =	
8330-0000				Management Fees					17,304.00 = Beginning Balance =	
2153	Wisconsin Tow...	07/08/2026	07/2026	Founders 3 Management Com...	K-333709	3490	2,884.00	0.00	20,188.00	07.2026 Management fee
				Net Change=2,884.00			2,884.00	0.00	20,188.00 = Ending Balance =	
8340-0000				Office Supplies					649.64 = Beginning Balance =	
2153	Wisconsin Tow...	07/17/2026	07/2026	Founders 3 Management Com...	K-334805	3495	124.08	0.00	773.72	06.2026 Office Services
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	25.65	0.00	799.37	Annual Report
				Net Change=149.73			149.73	0.00	799.37 = Ending Balance =	
8345-0000				Telephone					691.34 = Beginning Balance =	
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	96.45	0.00	787.79	Internet
2153	Wisconsin Tow...	07/31/2026	07/2026	07/26 Petty Cash Expenses	J-257194	Petty...	20.00	0.00	807.79	Phone
				Net Change=116.45			116.45	0.00	807.79 = Ending Balance =	
8346-0000				Accounting Fees					600.00 = Beginning Balance =	

General Ledger

Period = Jul 2026

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	7.00	0.00	607.00	Tax return mailing
				Net Change=7.00			7.00	0.00	607.00	= Ending Balance =
8425-0000				Fitness Center					401.31	= Beginning Balance =
				Net Change=0.00			0.00	0.00	401.31	= Ending Balance =
8426-0000				Travel and Entertainment					0.00	= Beginning Balance =
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	113.58	0.00	113.58	St. Patrick's Parade Pre-Party
				Net Change=113.58			113.58	0.00	113.58	= Ending Balance =
8439-0000				Legal Expense					3,133.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,133.00	= Ending Balance =
8462-0000				Property Insurance					31,665.68	= Beginning Balance =
2153	Wisconsin Tow...	07/24/2026	07/2026	Robertson Ryan & Associates In...	K-335296	7242026	333.30	0.00	31,998.98	7/26 Umbrella
				Net Change=333.30			333.30	0.00	31,998.98	= Ending Balance =
8472-0013				Parking Repairs and Maintenance					3,030.00	= Beginning Balance =
2153	Wisconsin Tow...	07/02/2026	07/2026	Geis Building Products, Inc. (v...	K-333322	3487	225.00	0.00	3,255.00	06.11.26 Service Call due to Unit 801 hitting door
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	191.93	0.00	3,446.93	Lightbulbs and fixture repairs
				Net Change=416.93			416.93	0.00	3,446.93	= Ending Balance =
8767-0000				Reserve Fund Contribution					73,000.00	= Beginning Balance =
2153	Wisconsin Tow...	07/11/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256185	MO ...	2,000.00	0.00	75,000.00	Reserve Transfer
2153	Wisconsin Tow...	07/21/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256685	MO ...	22,000.00	0.00	97,000.00	Reserve Transfer
2153	Wisconsin Tow...	07/22/2026	07/2026	:PostRecurring 2026 \$164,000...	J-256700	MO ...	16,000.00	0.00	113,000.00	Reserve Transfer
				Net Change=40,000.00			40,000.00	0.00	113,000.00	= Ending Balance =
8768-0000				Reserve Interest					4,124.53	= Beginning Balance =
2153	Wisconsin Tow...	07/31/2026	07/2026	:PostRecurring Live Oak Bank	J-257300	RSV INT	718.63	0.00	4,843.16	Reserve Interest
				Net Change=718.63			718.63	0.00	4,843.16	= Ending Balance =
8769-0000				Reserve Fund Expenses					48,454.75	= Beginning Balance =
2153	Wisconsin Tow...	07/24/2026	07/2026	AGs Maintenance and Cleanin...	K-335300	3498	3,106.52	0.00	51,561.27	Carpet Cleaning Equipment
2153	Wisconsin Tow...	07/28/2026	07/2026	Founders 3 Management Com...	K-335325	3499	5,681.64	0.00	57,242.91	HVAC improvement work
2153	Wisconsin Tow...	07/28/2026	07/2026	Founders 3 Management Com...	K-335325	3499	0.00	4,545.30	52,697.61	Credit to Apply, Invoice voided after payment...
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	2,914.71	0.00	55,612.32	Garage door wall repairs and new install cleanup
2153	Wisconsin Tow...	07/28/2026	07/2026	Paget (t0011512)	K-335340	3500	2,778.75	0.00	58,391.07	2nd Floor painting and updates

General Ledger

Period = Jul 2026

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=9,936.32							14,481.62	4,545.30	58,391.07	= Ending Balance =
8770-0000	Reserve Fund Transfer								-43,868.33	= Beginning Balance =
2153	Wisconsin Tow...	07/13/2026	07/2026	Transfer Capital Contribution	J-256282	Transf...	1,444.18	0.00	-42,424.15	Transfer Capital Contribution
2153	Wisconsin Tow...	07/24/2026	07/2026	:PostRecurring Reserve Expen...	J-256748	RSV ...	0.00	3,106.52	-45,530.67	Transfer from Reserve for Reserve Expenses
2153	Wisconsin Tow...	07/28/2026	07/2026	:PostRecurring Reserve Expen...	J-256859	RSV ...	0.00	5,693.46	-51,224.13	Transfer from Reserve for Reserve Expenses
Net Change=-7,355.80							1,444.18	8,799.98	-51,224.13	= Ending Balance =
							217,421.73	217,421.73		

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR RECORDS
TO NEW REMIT TO ADDRESS
BELOW**

Invoice Number: 1105598-IN

Invoice Date: 6/13/2026

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
Building Checks	2.00	75.00	150.00
Building Checks	2.08	75.00	156.00
Building Checks	2.00	75.00	150.00
Building Checks	1.12	75.00	84.00
Vendors - Schedule/Meet/Assist	1.00	75.00	75.00
Building Checks	2.00	75.00	150.00
Vendors - Schedule/Meet/Assist	1.00	75.00	75.00
Building Checks	1.00	75.00	75.00
Building Checks	2.00	75.00	150.00
Building Checks	1.07	75.00	80.25
HVAC Maintenance Work-T	1.00	75.00	75.00
Building Checks	1.50	75.00	112.50
HVAC Maintenance Work-T	0.50	75.00	37.50
Trip Charge	9.00	10.00	90.00

--- SVC JOB R141418 ---

6/1/26

- Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage.

- Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.

6/4/26

- Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage.

- Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.

Continued

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR RECORDS
TO NEW REMIT TO ADDRESS
BELOW**

Invoice Number: 1105598-IN

Invoice Date: 6/13/2026

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
6/8/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. - Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.			
6/11/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment. - Met with Grunau tech to do a walk around of the heat pump loop to help figure out if the plumbing of the loop is up to standards and check equipment. Provided HVAC blueprints to the tech.			
6/15/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. - Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.			
6/17/26 - Met with Condo board and Grunau to talk about Cooling tower replacement/repairs. - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.			
6/22/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. - Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.			
6/25/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. - Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment.			

Continued

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR RECORDS
TO NEW REMIT TO ADDRESS
BELOW**

Invoice Number: 1105598-IN

Invoice Date: 6/13/2026

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
- Received cooling tower and heat pump loop chemicals and installed them. Primed the pumps and let them run for a bit to get chemical into the water. 6/29/26 - Performed a building check of the common areas, bathrooms, stairwells, mechanical rooms, and parking garage. - Checked for lights out, checked plumbing fixtures, checked common area HVAC, and checked the fire life safety equipment. - Replaced the filter for the heat pump loop and added chemical to the water.			

Net Invoice: 1,460.25
Sales Tax: 0.00
Invoice Total: 1,460.25

Service: 1-800-708-7462
Invoicing and Payments: 414-249-2140

Customer Name: Wisconsin Tower Condo Assoc
Customer Number: 22-0002153
Invoice Number: 1105598-IN
Invoice Date: 6/13/2026

Amount Enclosed:

Remit To: Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR
RECORDS TO NEW REMIT TO
ADDRESS BELOW**

Invoice Number: 1105155-IN

Invoice Date: 6/9/2026

REVISED

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
Other Repairs 3-9-26	1.00	95.00	95.00
Other Repairs 3-10-26	6.25	95.00	593.75
Other repairs 3-10-26	6.50	95.00	617.50
Other repairs 3-16-26	0.33	95.00	31.35
Other repairs 3-16-26	2.00	95.00	190.00
Other repairs 3-19-26	8.00	95.00	760.00
Other repairs 3-19-26	8.00	95.00	760.00
Other repairs 3-23-26	5.50	95.00	522.50
Other repairs 3-23-26	2.00	95.00	190.00
Other repairs 3-23-26	8.50	95.00	807.50
Other Repairs 3-24-26	2.00	95.00	190.00
Other repairs 3-24-26	1.50	95.00	142.50
Belts (2)	1.00	36.45	36.45
Belt	1.00	18.85	18.85
Wedge V-belt	1.00	17.92	17.92
Clogged V-belt	1.00	19.59	19.59
Joint panning	1.00	22.74	22.74
Travel Surcharge-T	10.00	25.00	250.00

--- SVC JOB 0038069 ---
H03, on 3/9/2026

Continued

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR
RECORDS TO NEW REMIT TO
ADDRESS BELOW**

Invoice Number: 1105155-IN

Invoice Date: 6/9/2026

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
- Site visit with Kyle to check out what we will be servicing for all common area HVAC equipment in property. Listen to the noise fan in 6th floor mechanical area determine exhaust fans just need service and not replacements. We will be returning to site to start assessment and maintenance of building systems. H03 and H13 on 3/10/2026 - Return to site, start maintenance on 2 exhaust fans located in 6th floor mechanical area. Removed and replace exhaust fan belts in 2 units, clean interior of fans and grease all bearings while performing belt replacement. Ensure operations at time of repair. Headed to 22nd floor and perform maintenance on 1 intake air fan, and 1 exhaust fan for common hallway units. Removed, replaced and properly align belts in both units. While performing service, found exhaust fan motor was missing bolts to hold motor correct location causing belts to wear out prematurely. Checked filters in intake ductwork found okay, while servicing fan we found an air to air heat exchanger located in a non serviceable position that will require removal of some drywall in elevator equipment room located adjacent to service door on heat exchanger. Must return with approval to continue with heat exchanger services. Checked out all exhaust fan hoods and damper assemblies, found 1 exhaust fan damper rusted out and non-functional must provide quote to replace with new. Checked out exhaust fan and intake damper for elevator equipment room, found fan motor bad, must replace to repair. Quote to replace will be provided. Must return to continue with assessment of common area systems. H03, on 3/16/2026 - Met at site with Alec to go over findings on 22nd floor with regard to air to air heat exchanger repairs and access. Go over scope of work to gain access to heat exchanger located next to wall with no service access available. 3/16/26 H13 - Started ventilation assessment throughout building. 3/19/2026 H03 & H13 - Work with Juan to test all building systems for common areas and provide a list of deficiencies and cost to repair each. This will include all cabinet heaters in stair ways, parking garage HVAC systems, stair way air pressure systems, all penthouse mounted equipment, and other items not listed. 3/23/2026 H03 & H13			

Continued

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR
RECORDS TO NEW REMIT TO
ADDRESS BELOW**

Invoice Number: 1105155-IN

Invoice Date: 6/9/2026

Tax Description: City of Milwaukee

Customer Number: 22-0002153

Customer P.O.:

Terms: Due Upon Receipt

Sold To:

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Ship To:

Wisconsin Tower Condo Assoc
606 W Wisconsin Ave
Milwaukee, WI 53203

Description	Quantity	Price	Amount
- Continue working with Juan to test all building systems for common areas and provide a list of deficiencies and cost to repair each. This will include all cabinet heaters in stair ways, parking garage HVAC systems, stair way air pressure systems, all penthouse mounted equipment, and other items no listed. 3/24/2026 H03 & H13 - Removal of existing energy recovery cartridge from main cabinet by using coma longs to pull out completely and remove from housing. Determine cassette assembly needs replacement versus repair based on overall condition and age of existing removed. Existing unit has bad bearings for rotation as well as bad or plugged heat exchangers in wheel assembly. Quote to replace will be submitted once w figure out who the original manufacturer is of existing ERV wheel assembly.			

Net Invoice: 5,265.65
Sales Tax: 415.99
Invoice Total: 5,681.64

Service: 1-800-708-7462
Invoicing and Payments: 414-249-2140

Customer Name: Wisconsin Tower Condo Assoc
Customer Number: 22-0002153
Invoice Number: 1105155-IN
Invoice Date: 6/9/2026

Amount Enclosed:

Remit To: Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

AG's Maintenance and Cleaning LLC

agsmaintenanceandcleaningllc
2627587675

Billed To
Wisconsin Tower
Condominium
Association
606 W.
Wisconsin Ave.

Date of Issue
07/01/2026

Due Date
07/31/2026

Invoice Number
0000004

Amount Due (USD)
\$3,870.00

Description	Rate	Qty	Line Total
June Hours	\$40.00	96.75	\$3,870.00
Subtotal			3,870.00
Tax			0.00
Total			3,870.00
Amount Paid			0.00
Amount Due (USD)			\$3,870.00

Dust Bunny Busters, LLC

614 Vernon Avenue
Crescent City, FL 32112
414-736-0889

Invoice

Submitted on 07/01/2026

Invoice for Payable to Invoice #43

Wisconsin Tower Condominiums
Dust Bunny Busters, LLC

Description Total price

Cleaning Service for June 2026

\$2,150.00

Avid Invoice founders3ap@avidbill.com

\$2,150.00

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR RECORDS
TO NEW REMIT TO ADDRESS
BELOW**

Invoice Number: 0160834-IN

Invoice Date: 6/30/2026

Tax Schedule: City of Milwaukee

Customer Number: 22-0002153

Contact: Katie Nelson

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Terms: Due Upon Receipt

Description	Amount
For the Period: JUNE 2026	
Copies Postage Phone	124.08
Office Services & Technology	

REMIT TO:

Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Net Invoice:	124.08
Sales Tax:	0.00
Invoice Total:	124.08

Wisconsin Tower
22-00002153

FedEx	\$	-
Postage	\$	2.22
Yardi License Fee	\$	-
CMS Fee	\$	55.00
ACH Fee (\$.50 Per Transaction)	\$	4.00
CheckScan Fee (\$.50 per Transaction)	\$	4.00
Credit Card Fee (\$.50 per Transaction)	\$	-
AvidSuite Transaction Count		30
AvidSuite Transaction Amount (\$1.10)	\$	46.50
AvidPay Transaction Fee (\$1 Per Transaction)	\$	12.36
	\$	<u>124.08</u>

Founders 3 Management Company
13400 Bishops Lane
Suite 190
Brookfield, WI 53005
(414) 271-1111

**OUR OFFICE HAS MOVED!
PLEASE UPDATE YOUR RECORDS
TO NEW REMIT TO ADDRESS
BELOW**

Invoice Number: 0160489-IN

Invoice Date: 7/1/2026
Tax Schedule: WI Milwaukee County
Customer Number: 22-0002153
Contact: Katie Nelson

Wisconsin Tower Condo Assoc
c/o Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Terms: Due Upon Receipt

Description	Amount
For the Period: JULY 2026	
Mgmt Fee Condominiums	2,884.00
Management Fee	
3% Annual Increase Every January	

REMIT TO:
Founders 3 Management Company
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Net Invoice:	2,884.00
Sales Tax:	0.00
Invoice Total:	2,884.00



GEIS BUILDING PRODUCTS, INC.
20520 Enterprise Avenue
P.O. Box 622
Brookfield, Wisconsin 53008-0622
Phone: 262-784-4250

Invoice

INVOICE NUMBER: 0470161-IN
 INVOICE DATE: 6/11/2026

SOLD TO:
 FOUNDERS 3 REAL ESTATE

 13400 BISHOPS LANE
 SUITE 190
 BROOKFIELD, WI 53005

SHIP TO:
 WISCONSIN TOWER CONDO

 606 W WISCONSIN AVE
 MILWAUKEE, WI 53203

ORDER NO:		ORDER DATE:		CUSTOMER NO:		SALESPERSON:		CUSTOMER P.O.	
				FOUND3		0099			
ORDERED	SHIPPED	QTY B.O.	ITEM NO./DESCRIPTION				UNIT PRICE		AMOUNT
1.00	1.00	0.00	CDL LABOR				225.00		225.00

ASSESS OVERHEAD DOOR THAT HAD BEEN HIT. RE-SET
 ROLLERS, ADJUST TRACKS, REPAIR BOTTOM SECTION AS BEST
 AS POSSIBLE. LUBRICATE AND TEST OPERATION.

WE ACCEPT VISA, MASTERCARD & DISCOVER

TERMS: NET 30 DAYS

Net Invoice:	225.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	225.00

INVOICE

Page 1 of 1



Global Water Technology, Inc.
 602 State St
 Calumet City, IL 60409
 Ph: 708-349-9991
 Fx: 708-349-9995
 E: receivables@gwt-inc.com

INV DATE	NUMBER
6/22/26	197011
SHIP DATE	ORDER NO.
6/22/26	88733

CUSTOMER NO. WIS606

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The Wisconsin Tower c/o Founders 3
 252 E. Highland Avenue
 Milwaukee, WI 53202

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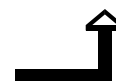
The Wisconsin Tower c/o Founders 3
 925 East Wells St
 Milwaukee, WI 53201

CUSTOMER P. O.	F.O.B.	SHIPPING METHOD	SALES REP ID	PAYMENT TERMS
Verbal - Kyle Schaefer	Origin	B&H Systems	AB159	NET 30
QUANTITY	ITEM	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	GWT-2110-5 1 E Pail	Cooling Tower Treatment - Inhibitor	246.22	246.22
1.00	ENV-ISO 1.5-5 1 E Pail	Biocide - 1.5% Isothiazolin Solution, 5 Gal	300.18	300.18
1.00	BROMMAX7.1-5 1 E Pail	BromMax7.1 - Stabilized Liquid Bromine Biocide	508.55	508.55
1.00	GWT-3003-5 1 E PAIL	Closed System Treatment - Inhibitor 5 gal pail	417.74	417.74
Merchandise Total				1,472.69
Freight				95.50
Taxes				123.89
TOTAL			1,692.08	

We've moved! Please note our new remit-to address:

PLEASE REMIT TO: Global Water Technology, Inc.
 602 State St
 Calumet City, IL 60409

PLEASE PAY
THIS AMOUNT



NEW! We now accept credit card and e-Check (ACH) payments under \$5,000 online via our secure payments portal: <https://globalwatertech.securepayments.cardpointe.com/pay>

Payment by credit card will be assessed a 4.0% service fee based on the total amount of the payment transaction.



INVOICE

INVOICE #: 20008065
INVOICE DATE: 06/29/26
CUSTOMER NUMBER: 00936
SERVICE ORDER: 20010239
CUSTOMER PO: Kyle Schaefer

Wisconsin Tower Condominiums C/O Founders 3
13400 Bishops Ln
Ste 190
Brookfield, WI 53005-6237

INVOICE TOTAL: 961.39

DUE DATE: 07/29/26

TERMS: NET 30 DAYS

For work performed at:

Wisconsin Tower Condominiums
606 W Wisconsin Ave,
Milwaukee, WI 53203-1924

SCOPE OF WORK: S1102101 - Wisconsin Tower Condominiums - Investigate/Repair issues with tower loop

LABOR

DESCRIPTION	DATE	HOURS	HOURLY TYPE	RATE	EXTENDED
Justin Marlette	06/11/26	1.00	REG	199.00	199.00
Andrew Lingford	06/16/26	3.00	REG	199.00	597.00
Labor Total:					796.00

OTHER COSTS

DESCRIPTION	DATE	QTY	RATE	EXTENDED
TRIP CHARGE	06/16/26	1.00	95.00	95.00
Other Costs Total:				95.00

WORK PERFORMED

Received call for condenser loop pressure issues. Looked over system and coordinated for Andrew to return and clean pump strainers.

Arrived on site and isolated each pump and cleaned out the strainers. Found lots of rust in the strainers. Put them back and turned pumps on. Looked at building differential pressure and swapped the pumps. Informed customer about the rust levels. They are hoping to make it through the summer before replacing the tower.

SUBTOTAL: 891.00
TAX: 70.39
TOTAL: 961.39

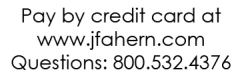
Processing fee may apply to payments by credit card

ACH ELECTRONIC PAYMENT REMIT TO:

Grunau Company, Inc.
Financial Institution: Bank of America
Account #: 8666384496
Routing #: 071000039

CHECK PAYMENT REMIT TO:

Grunau Company, Inc.
PO Box 74008409
Chicago, IL 60674-8409
Phone: (414) 216-6900



BILL TO:

Page 1 of 4

No cash discounts. Past due invoices are subject to a 1.5% service fee per month from date of invoice.
A 3% surcharge will apply to all credit card payments. All payments are processed securely through Converge by Elavon.
The sale of goods and services covered by this invoice is subject to the Aherm Terms and Conditions which are attached to this invoice.

GENERAL TERMS AND CONDITIONS OF SALE

1. ENTIRE CONTRACT The parties intend these general terms and conditions together with any scope of work, proposal or quotation attached hereto (collectively the "Contract") to be the final, complete, and exclusive expression of their Contract and the terms and conditions thereof. No changes or additions hereto shall be binding upon Seller unless in writing and signed by an officer of Seller. Any terms or conditions of Purchaser's order different, inconsistent herewith or in addition hereto shall be of no force and effect and are hereby expressly rejected and, Purchaser's order shall be governed only by the Contract. A definite and seasonable expression of acceptance or a written confirmation which is sent to Seller within the time specified in the Purchaser's order operates as an acceptance of the terms specified herein. Every agreement or other undertaking by Seller is expressly conditioned on Purchaser's assent to the terms contained herein. Seller assumes no liability except as expressly provided herein. Additional proposals or scope of work provided by Seller to Purchaser shall be covered by this Contract unless and until Seller and Purchaser execute a new contract in writing expressly superseding this Contract. This Contract and its referenced documents represent the entire and integrated contract between the parties and supersedes all prior negotiations, representations, agreements, or contracts, either written or oral and may not be modified by course of dealing, course of performance or usage of trade, but only modified in writing signed by an authorized representative of each party. This Contract shall extend to and be binding upon the parties and their respective successors and permitted assigns.

2. PROPOSALS AND CONTRACT Seller's proposal or quotation are not subject to cancellation, suspension, or reduction in amount except with Seller's written consent and upon terms which reimburse Seller for work performed, plus reasonable overhead and profit.

3. PRICES In addition to the prices specified herein, Purchaser shall pay for all extra work requested by Purchaser or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Purchaser with respect to location, type or occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Purchaser's existing facilities, prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in Seller's engineering records supplied by Purchaser. In the event the layout of Purchaser's facilities has been altered or is altered by Purchaser prior to completion of this Contract, Purchaser shall advise Seller of any such alterations and prices and delivery and completion dates quoted herein shall be modified by Seller as may be required because of such alterations. Unless prices are stated by Seller in this or other documents forming a part of this Contract, the prices applicable to the extra work performed shall be Seller's prices in effect at that time.

4. PAYMENT All payments shall be due and payable within thirty (30) days from date of payment application or invoice. A service charge will be charged and added to all payments past due and owed by the Purchaser under this Contract, and at a rate of 18% per annum or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Purchaser shall pay any reasonable attorney's fees incurred in the collection of past due accounts. If the Purchaser fails to pay all or any portion of the amount due, the Seller may, at its option, terminate the Contract, in which event Seller will be obligated to perform no additional work until paid in full.

5. DELAYS Seller shall not be liable for any damage or penalty for delays in work due to acts of God, acts or omissions of the Purchaser, acts of civil or military authorities, government regulations or priorities, quarantines, pandemics, fires, floods, epidemics, quarantine restrictions, war, riots, strikes, differences with workmen, accidents to machinery, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of Seller's subcontractors, failure or delay in furnishing correct or complete information by Purchaser with respect to location or other details of work to be performed hereunder, impossibility, or impracticability of performance or any other cause or causes beyond the control of Seller, whether or not similar to the foregoing in the event of any delay caused as aforesaid, the completion shall be extended for a period equal to any such delay and this Contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the Contract price less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

6. EXCAVATION When the Seller does the excavating, if water, quick-sand, rock, or other unforeseen obstructions are encountered or shoring is required, Purchaser shall pay for as extra to the Contract price any additional work involved at Seller's prices for such work then in effect.

7. SITE FACILITIES Purchaser shall furnish all necessary facilities for performance of its work by Seller, adequate space for storage and handling of material, light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Where wet pipe system is installed, Purchaser shall supply and maintain sufficient heat to prevent freezing of the system.

8. STRUCTURE AND SITE CONDITIONS While employees of Seller will exercise reasonable care, Seller shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls or other structures not erected by it or resulting from excavation in proximity thereto, nor for damage resulting from concealed piping, wiring, fixtures or other equipment or condition of water pressure. All shoring or protection of foundations, walls, or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of the Purchaser unless otherwise specified. Purchaser warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Purchaser shall have all things in readiness for installation, including, but not limited to, materials lay-down areas or suitable working base, and facilities for erection at the time the materials are delivered. In the event the Purchaser shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection, the Purchaser shall reimburse Seller for any and all expenses caused by such failure. Failure to make areas available to Seller during performance in accord with schedules which are the basis of Seller's proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this Contract.

9. CODE COMPLIANCE Seller does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Purchaser acknowledges that the Authority Having Jurisdiction may establish additional requirements for compliance with local codes.

10. REPORTS When inspection and/or test services are selected such inspection and/or test services shall be completed on Seller's then current inspection form which shall be provided to Purchaser, and, where applicable, Seller may submit a copy thereof to the local Authority Having Jurisdiction. The inspection form and recommendations by Seller are only advisory in nature and are intended to assist Purchaser in reducing the risk of loss to property by indicating obvious defects or impairments noted on the system and equipment inspected and/or tested. Final responsibility for the condition and operation of the system, equipment and components lies with Purchaser. The Purchaser shall promptly notify Seller of any malfunction in the system which comes to Purchaser's attention. If upon inspection Seller determines that repairs are recommended, repair charges will be submitted for approval prior to any work. Should such repair work be declined Seller shall be relieved from any and all liability arising therefrom. UNLESS OTHERWISE SPECIFIED IN THIS CONTRACT, ANY INSPECTION (AND IF SPECIFIED TESTING) PROVIDED UNDER THIS CONTRACT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY SELLER TO PURCHASER. SELLER SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE SELLER IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS CONTRACT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS.

11. ALARM MONITORING SERVICES Any reference to alarm monitoring services in this Contract is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Seller's standard alarm monitoring services agreement which will be provided under separate agreement upon purchase.

12. EXCLUSIVE LIMITED WARRANTY Seller warrants that any new equipment provided by Seller under this Contract will be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or, if installed by Seller, for one (1) year from installation. This warranty does not extend to normal wear

and tear, any equipment that others have repaired, abused, altered, misused or that has not been properly and reasonably maintained. All parts as recorded on the face of the work order or invoice are warranted for a period of thirty (30) days, or longer, if the manufacturer's specific warranty provides additional time. If a part installed by Seller fails within thirty (30) days of installation, Seller shall furnish a replacement part free of charge. Parts furnished with a manufacturer's specific warranty shall be furnished in accordance with the specific warranty. Seller will charge for labor to repair or replace parts unless the labor is necessary to correct a repair previously made by Seller within thirty (30) days of the date of the original repair. Refrigerant leak repairs are warranted for a period of thirty (30) days. If within thirty (30) days of the original repair a leak redevelops, Seller shall furnish at no cost to Purchaser the necessary refrigerant and labor for the repair. Any other loss of refrigerant will be billed at Seller's normal selling price. EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED OR EXPRESS WARRANTIES OF MERCHANTABILITY AND WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AS TO ANY SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT WHICH ARE FURNISHED BY SELLER. No premise not contained herein, or affirmation of fact made by an employee, agent or representative of Seller shall constitute a warranty by Seller or give rise to any liability or obligation. Any repairs, adjustments or connections performed by Purchaser, or any third party shall void all warranties.

Seller's liability to Purchaser for personal injury, death or property damage to the extent arising from performance under these terms and conditions shall be limited to an amount not to exceed one (1) year's Contract price. Purchaser shall indemnify, defend, and hold Seller harmless from any and all third-party claims for personal injury, death, or property damage, arising from Purchaser's failure to maintain systems and equipment or keep them in operative condition, whether based upon contract, warranty, tort, strict liability or otherwise. In no event shall Seller be liable for any special, indirect, incidental, consequential, liquidated, penal, or any economic loss damages of any kind, including but not limited to loss of use of the Purchaser's property, lost profit or lost production, whether claimed by the Purchaser or by any third party; irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, tort, strict liability or otherwise. The foregoing limitation of warranty and liability shall supersede any and all other warranty and liability terms previously given or hereafter given unless amendment is made by an officer of Seller in writing.

13. MODIFICATIONS AND SUBSTITUTIONS Seller reserves the right to modify material of Seller's design sold hereunder and/or the drawings and specifications relating thereto, or to substitute material of later design to fulfill this Contract provided that the modifications or substitutions will not materially affect the performance of the material or lessen in any way the utility of the material to the Purchaser.

14. SEVERABILITY If any provision of this Contract is held by any court or other competent authority to be void or unenforceable in whole or in part, this Contract will continue to be valid as to the other remaining and unaffected provisions.

15. WAIVER Seller's waiver or acceptance of any breach by Purchaser, or Seller's failure to insist, in any one or more instances, upon the strict performance of any provision of the Contract, or to exercise any right herein, shall not be construed as a waiver or relinquishment by Seller of such provision or right in any other instance.

16. ASSIGNMENT Any assignment of this Contract by Purchaser without the written consent of Seller shall be null and void. Seller may assign to its subsidiaries and affiliates at any time.

17. CHANGES, ALTERATIONS, ADDITIONS Changes, alterations and additions to the plans, specifications, or construction schedule for this Contract shall be invalid unless approved in writing by Seller. For any such changes approved by Seller in this manner, which will increase or decrease the cost and expense of work to Seller, there shall be a corresponding increase or decrease in the Contract price herein provided. The value of additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional

work approved in the manner herein described, and Seller elects to continue performance so as to avoid delays, then the estimate of Seller's Estimating Department as to the value of the work shall be deemed accepted by the Purchaser.

18. LEGAL NOTICE For the purpose of any notice permitted or required to be given hereunder, such notice or notices shall be deemed given when received.

19. INSURANCE Purchaser shall name Seller as an additional insured on Purchaser's general liability and auto liability policies, which shall be provided on a primary, non-contributory basis. Purchaser shall carry property and casualty coverage and/or builders risk coverage with sufficient limits to cover any potential loss or damage. A waiver of subrogation is required for all policies required herein. Purchaser agrees that with respect to any losses covered by this Contract Purchaser hereby waives and releases Seller, its officers, directors, employees, and agents, from any and all claims and liability or responsibility with respect to such losses, including losses arising out of the inability to conduct business. Purchaser agrees that its insurers shall have no right of subrogation against Seller and its insurers on account of this release.

20. TERMS AND CONDITIONS/TECHNICAL SPECIFICATIONS Terms and conditions specified herein shall be in addition to those set out in Seller's technical specifications and any inconsistencies shall be resolved by Seller's authorized representative.

21. CLAIMS AND CHOICE OF LAW Within five days of the occurrence of any event or matter giving rise to a dispute(s), either party has the right to provide the other Party with a written notice, ("Notice of Dispute"). Within fifteen (15) days of receipt of the Notice of Dispute, the Parties shall commence direct negotiations with management officers authorized to enter into a binding resolution or settlement of the dispute. Should direct negotiations fail to resolve the dispute(s) within fifteen (15) days of the commencement of negotiations, all disputes, claims and matters in controversy relating to or arising from the Contract, shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, unless Seller provides written notice to Purchaser that it has elected in its sole discretion, that all such disputes, claims, and matters in controversy shall be decided by litigation. The Parties further agree that the sole and exclusive location and forum for such arbitration or litigation shall be the Fond du Lac County, Wisconsin Circuit Court. If this venue is deemed unenforceable by a court of competent jurisdiction, the parties agree that the alternative venue shall be the Federal District Court for the Eastern District of Wisconsin, Green Bay Division. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS CONTRACT OR THE TRANSACTIONS CONTEMPLATED HEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). EACH PARTY (A) AGREES THAT, IN THE EVENT OF LITIGATION, IT SHALL SEEK TO ENFORCE, AND SHALL ABIDE BY, THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT HAS BEEN INDUCED TO ENTER INTO THIS CONTRACT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND AGREEMENTS IN THIS SECTION. The parties agree that no suit, or cause of action or other proceeding shall be brought against either party more than one (1) year after the accrual of the cause of action or one (1) year after the claims arise, whichever is shorter, whether known or unknown when the claims arise or whether based on tort, contract, or any other legal theory. The laws of Wisconsin shall govern the validity, enforceability, and interpretation of this Contract.

22. OVERTIME Unless otherwise specified by Seller, all installation work will be performed during regular working hours. If Purchaser shall require any overtime labor, Purchaser agrees to reimburse Seller for the overtime premium of the same. If overtime labor is required on an emergency basis, Purchaser agrees to reimburse Seller for same.

23. INCIDENTAL LOSSES All loss or damage from any cause to the materials, tools, equipment, work or workmen of the Seller or its agents or subcontractors while in or about the premises of the Purchaser shall be borne and paid for by the Purchaser, except in the event that such loss or damage results from the sole negligence of Seller.

24. INDEMNIFICATION To the fullest extent permitted by law, PURCHASER SHALL INDEMNIFY, DEFEND, AND HOLD SELLER AND SELLER'S AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL ACTUAL OR ALLEGED CLAIMS, FINES, PENALTIES, LIENS, CAUSES OF ACTION, SUITS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, THAT ARISE FROM, RELATE TO, OR OTHERWISE ARE CONNECTED WITH, IN WHOLE OR IN PART, EITHER PARTY'S PERFORMANCE OF THIS CONTRACT, INCLUDING THE ACTS OR OMISSIONS OF EITHER PARTY'S SUPPLIERS, SUBCONTRACTORS, EMPLOYEES, AGENTS AND/OR REPRESENTATIVES, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Seller reserves the right to select counsel to represent it in any such action.

25. TERMINATION AND DEFAULT Seller may terminate this Contract upon thirty (30) days written notice for convenience. All amounts owed to Seller for Work completed prior to the termination date shall be paid by Purchaser within ten (10) days of termination. In case of any default by Purchaser, Seller may declare the Contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed) or may enter Purchaser's premises and remove all or any portion of materials provided by Seller. All such remedies of Seller are cumulative and not exclusive. Seller shall also have the right to terminate the Contract due to Purchaser's default effective at the time notice of termination is received by Purchaser. Default by Purchaser shall consist of failure to pay any installment of price when due, no demand being necessary, or any act or omission on the part of Purchaser whereby Seller is prevented from completing said services, or receivership, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Purchaser or in case said premises or said system shall be attached, lien or seized by process of law and such attachment or lien shall not be vacated or seizure terminated with ten (10) days after its occurrence.

26. SPECIAL CONDITIONS In the event new equipment is carried into existing equipment, the Seller will only test in high pressure the new work involved and any high-pressure test required on the old work will be an extra to the Contract price. Purchaser assumes full responsibility for the condition of existing equipment and for water or other damage resulting directly or indirectly from such condition or other application of test or flushing pressures. In the event existing equipment is being repaired, Seller does not assume any responsibility for testing old and new piping, and any testing will be an extra cost to the Contract price, which will include costs of labor and materials required to make the system tight at high pressure. Purchaser assumes full responsibility for the condition of existing equipment, and for water or other damage resulting directly or indirectly from such condition or the application of test or flushing pressures. In the event a sprinkler system is converted from a wet system to a dry system, the Seller is not responsible for the costs to repair the existing wet pipe system to make it tight at the required air pressure. Nor is the Seller responsible for the cost of material necessary to re-arrange the lines to insure proper drainage thereof. Any labor or material necessary to make the system tight under air pressure or to change the drainage on lines will be an extra cost to the Contract price. Purchaser acknowledges that Purchaser is responsible for ensuring that water-based sprinkler piping is adequately heated to prevent freezing and that all drum drips are required to be maintained and drained by Purchaser.

27. HAZARDOUS CONDITIONS Purchaser represents to the best of Purchaser's knowledge that no hazardous conditions such as risk of infectious disease, MIC, PFAS, need for air monitoring, respiratory protection, or other medical risk, asbestos, asbestos containing material or other potentially toxic or otherwise hazardous material are contained in or on the surface of the floors, walls, ceiling, insulation or other structural components of the area of any building where work is required to be performed under this Contract. If hazardous conditions are encountered by Seller during the course of Seller's work, Seller shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Purchaser as certified in writing by an independent testing agency, and Purchaser shall pay disruption and re-mobilization expenses as determined by the Seller. All hazardous materials shall at all times remain the responsibility and property of Purchaser. Seller shall not be responsible for the testing, removal, or disposal of such hazardous materials.

28. WASTE MANAGEMENT If the work calls for the disposal of hazardous and/or non-hazardous waste materials ("Waste"), then Purchaser shall: (a) be responsible for providing to Seller all necessary forms, waste profile sheets, laboratory analyses, samples, and other information pertaining to the types of Waste to be disposed and shall ensure that all Waste-related information furnished to Seller is accurate and complete; (b) secure, at its expense, all approvals, permits and other authorizations necessary to enable Seller to perform such Waste disposal services, except for those permits and licenses required to be obtained by Seller in connection with its own business; and (c) without limiting the foregoing, comply with all applicable laws and regulations in connection with such classification and disposal of Waste. Purchaser shall execute all manifests for the transportation, storage and disposal of any Waste removed from the project site. At no time will Seller take title to any Waste located on or removed from the project site, and such Waste shall be transported and disposed of as directed by Purchaser and in conformity with all applicable laws and regulations. Nothing in this Contract shall be construed or interpreted as requiring Seller to assume the status of, and Purchaser acknowledges that Seller does not act in the capacity nor assume responsibilities of, Purchaser or others as a 'generator,' 'operator,' 'transporter' or 'arranger' in the treatment, storage, disposal or transportation of any hazardous substance or waste as those terms are understood within the meaning of RCRA, CERCLA, or any other similar federal, state or local law, regulation or ordinance. Purchaser acknowledges that Seller has played no part in and assumes no responsibility for generation or creation of any Waste that may be the subject matter of this Contract. Consistent with Purchaser's obligations under the INDEMNIFICATION provision at Section 24 of this Contract, Purchaser shall defend, indemnify and hold Seller harmless from and against any and all demands, claims, liabilities (including strict liabilities), losses, costs, expenses (including attorneys' fees), fines, penalties, forfeitures, liens, and damages (collectively, "Losses") that result from the transport, storage and/or disposal of Waste generated on and/or removed from the project site, WHETHER OR NOT SUCH CLAIMS ARE BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO ACTIVE OR PASSIVE NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. Purchaser shall be responsible for purchasing and maintaining its own liability insurance from financially sound insurance companies, including but not limited to environmental liability and pollution coverage.

29. OSHA COMPLIANCE Purchaser shall indemnify, defend, and hold Seller harmless from and against any and all claims, demands, and damages arising in whole or in part from the enforcement of OSHA (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Seller.

30. LIEN LAWS (WISCONSIN ONLY) AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

31. NO THIRD PARTY BENEFICIARIES There are no third-party beneficiaries of this Contract and nothing in this Contract, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, obligations or liabilities.

LAST UPDATE: 12/15/2025



PO Box 3268
Milwaukee, WI 53201-3268



STATEMENT OF ACCOUNT

Account Number 3-3248.300
Customer Name WISCONSIN TOWER
Service Address 606 W WISCONSIN AV
Property Class COM-MILWAUKEE
Billing Date 06/30/2026

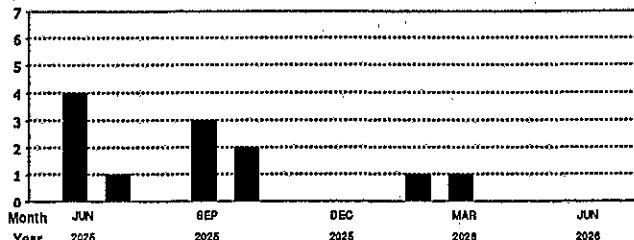
METER READINGS

Meter #	Date	Meter Reading	Ccf
84192110	05/05/26	1,071 A	-
84192110	06/04/26	1,071 A	0

USAGE COMPARISON

Billing Period	Number of Days	Total Usage		Daily Avg
		Ccf	Gallons	Gallons
Current	30	0	0	0
Previous	29	0	0	0
Last Year	32	4	2,992	94

YOUR WATER USAGE HISTORY IN CCF



Customer Service: (414) 286-2830
24-Hour Control Center: (414) 286-3710
milwaukee.gov/water

PLEASE NOTE

Account set up for AUTOMATIC PAYMENT on Due Date ** DO NOT PAY **
We offer resources to help you find and fix leaks and save money and water.
Visit our website: milwaukee.gov/water or call us to learn more, (414) 286-2830.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT: MAKE PAYABLE TO MILWAUKEE WATER WORKS

To ensure your account is properly credited, please return this stub with your payment and include your account number on your check or money order. Thank you.



606 W WISCONSIN AV
MILWAUKEE, WI 53203

Acct No.	Withdrawal Date	Withdrawal
3-3248.300	07/23/2026	\$7.07

Automatic Pay Plan - Do Not Return

WISCONSIN TOWER CONDOMINIUM ASSOC L
C/O FOUNDERS 3
PO BOX 36452
CHARLOTTE, NC 28236

00007-A

City of Milwaukee
PO Box 3268
Milwaukee, WI 53201-3268

00033248300 072326 000000000707 9

Information About the Milwaukee Municipal Services Bill for Customers Billed Monthly

The Milwaukee Water Works manages billing for water charges, Milwaukee Metropolitan Sewerage District (MMSD) service, and City of Milwaukee municipal services.

WATER CHARGES

Water Service Charge is a fixed charge based on the size of the water meter. It pays for installation, repair, maintenance and reading of water meters, billing and customer service.
Public Fire Protection Charge covers the cost of installing water mains to handle fire flow demands, and the maintenance of fire hydrants.

Find charges for all meter sizes at milwaukee.gov/water/customer.

Water Usage Charge is based on the amount of water used and pays for operation and maintenance of water treatment and pumping facilities.

		Milwaukee		Greenfield, Hales Corners and St. Francis		West Milwaukee
Water Usage (Ccf)		Residential	All Others	Residential	All Others	All Customers
First	34	\$2.53	\$2.90	\$3.17	\$3.64	\$1.76
Next	1,633	\$2.53	\$2.90	\$3.17	\$3.64	\$1.43
Next	5,000	\$2.53	\$1.87	\$3.17	\$2.35	\$1.39
Over	6,667	\$2.53	\$1.69	\$3.17	\$2.11	\$1.36

Water charges are authorized by the Public Service Commission of Wisconsin, Docket 3720-WQ-108, effective August 1, 2025.

MMSD CHARGES

MMSD Sewer Treatment Service Charge is a fixed charge based on the size of the water meter. Find the list of charges per meter size at milwaukee.gov/water/customer.
MMSD Sewer Treatment Usage Charge is \$2.34 Ccf of water used. Commercial customers who use a large quantity of water but do not discharge all of it to the sewerage system may be certified by MMSD for a discounted charge. Call MMSD, (414) 272-5100.

MILWAUKEE MUNICIPAL SERVICES CHARGES

Billed to all properties including vacant, improved property, tax-exempt property, and undeveloped lots. Charges for non-water related service continue to be billed to a property even after water service is turned off at the curb. Depending on when the water was turned off, water and sewer charges may appear on the first bill after the turn-off. Some charges appear in part on this bill and the property tax bill.
Local Sewerage Charge is \$1.85 per Ccf of water used. The commercial charge is based on actual water usage. Commercial customers who use a large quantity of water but do not discharge all of it to the sewerage system may be certified by MMSD for a discounted charge. Call MMSD at (414) 272-5100.
Storm Water Management Charge is based on the amount of hard surface area of a property and pays for storm sewer maintenance. The monthly charge for non-residential property (including buildings with more than four residential units) is \$8.96 per 1,610 sq. ft. of hard-surfaced area, or one Equivalent Residential Unit (ERU).
Solid Waste Charge is \$67.95 per quarter per residential unit for one-, two-, three- and four-family dwelling units, including vacant units, for garbage collection. As applicable to non-residential property, the charge is \$67.95 per cubic yard.
Snow and Ice Removal Charge is \$1.19 per foot of street frontage for all properties. It partially offsets the cost of plowing and salting streets. It appears only on the October monthly bill.
Street Lighting Charge pays for street light repair, maintenance and customer service. All properties with street lighting are billed \$1.12 per foot of street frontage annually. All bills include a portion of the full year charge. The shortest frontage is used for residential properties with more than one frontage (corner lot). Non-residential properties are billed based on total street frontage.

ACCOUNT AND PAYMENT INFORMATION

View bills, meter readings, billing and payment history, and water usage chart at milwaukee.gov/water, select Account Information.

Mail Payments: Make check or money order payable to Milwaukee Water Works and mail to P.O. Box 3268, Milwaukee, WI 53201-3268.
Pay in Person: Municipal Building, 841 N. Broadway, Room 406; or City Treasurer, City Hall, 200 E. Wells St. No credit cards accepted for in-person payment.
Pay at a Drop Box: Municipal Building, 841 N. Broadway or Market Street entrances, or City Hall, 200 E. Wells St. No cash, please.
Pay by Phone: Call Customer Service, (414) 286-2830, to pay with eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard or Visa. The eCheck fee is \$3.00 per transaction. The fee for credit cards is 3.75% of the payment.
Pay Online: Use eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard or Visa at milwaukee.gov/water, select Account Information. Email addresses needed to confirm payment. The eCheck fee is \$0.40 per transaction. The fee for credit card is 1.95% of the payment.
Automatic Pay Plan: Have payment of bills automatically deducted from your bank account. Partial payment is not available with this option. Register at directpaymentplan.com, or request a form at (414) 286-2830.
Late Payment Charge: If payment is not received by the due date a late payment charge of 1.67% for water charges and 1% for other charges will be added. If it is necessary to transfer unpaid balances to the property tax bill for collection, a fee of 10% will be added to the amount transferred.
Change of Address: Call Customer Service, (414) 286-2830 or at milwaukee.gov/water, select Account Information.
Appeals Process: Report disputes about your bill to Customer Service, (414) 286-2830. If you are unable to resolve your dispute about Water or MMSD Charges, call the Public Service Commission of Wisconsin (PSC), 800-225-7729. If you are unable to resolve your dispute about charges for Street Lighting, Snow and Ice, Extra Garbage Cart, or Solid Waste, pay the charge when it comes due, noting it is paid "under protest" and within 20 days of payment, file a complaint with the City of Milwaukee Commissioner of Public Works. If you disagree with the determination of the Commissioner, you may file an appeal with the Administrative Review Appeals Board. Call (414) 286-2231 or find the appeals form at Milwaukee.gov/CityClerk. There is a \$25.00 filing fee. Any refund is limited to the billing period under appeal. If you are unable to resolve your dispute about charges for Local Sewerage or Storm Water Management, pay the charge when it comes due, noting it is paid "under protest" and within 20 days of payment, file a complaint with the Commissioner or call the PSC.
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QUESTIONS? Contact Milwaukee Water Works Customer Service Monday-Friday, 7:30 a.m.-5:00 p.m.
Telephone: (414) 286-2830
TDD: (414) 286-8801
Email: watwebcs@milwaukee.gov

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Para una explicación en español, por favor llame, (414) 286-2830.

For water emergencies, please call the Milwaukee Water Works 24-hour Control Center, (414) 286-3710.
For other City of Milwaukee inquiries, please call the Unified Call Center, (414) 286-CITY (286-2489).

Key to Terms on Front of Bill:

A	Automatic Meter Read	V	Visual Read
C	Customer Read	DU	Dwelling Unit
D	Dial Card Read	ERU	Equivalent Residential Unit
E	Estimated Read	Ccf	100 cubic feet
F	Forced Read		One Ccf equals 748 gallons



PO Box 3268
Milwaukee, WI 53201-3268



STATEMENT OF ACCOUNT

Account Number 1-0007.300
Customer Name WISCONSIN TOWER
Service Address 606 W WISCONSIN AV
Property Class COM-MILWAUKEE
Billing Date 06/30/2026

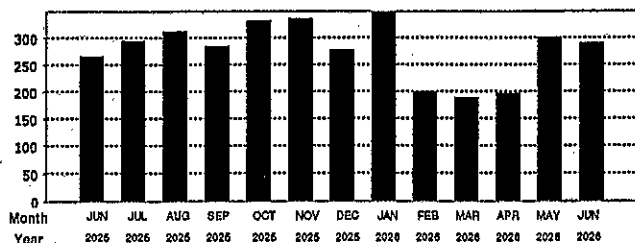
METER READINGS

Meter #	Date	Meter Reading	Ccf
H 19000233	05/05/26	1,176 A	-
H 19000233	06/04/26	1,196 A	20
L 19000233	05/05/26	9,523 A	-
L 19000233	06/04/26	9,792 A	269

USAGE COMPARISON

Billing Period	Number of Days	Total Usage		Daily Avg
		Ccf	Gallons	Gallons
Current	30	289	216,187	7,206
Previous	29	300	224,416	7,738
Last Year	32	265	198,234	6,195

YOUR WATER USAGE HISTORY IN CCF



Customer Service: (414) 286-2830
24-Hour Control Center: (414) 286-3710
milwaukee.gov/water

PLEASE NOTE

Account set up for AUTOMATIC PAYMENT on Due Date ** DO NOT PAY **
We offer resources to help you find and fix leaks and save money and water.
Visit our website: milwaukee.gov/water or call us to learn more, (414) 286-2830.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT: MAKE PAYABLE TO MILWAUKEE WATER WORKS

To ensure your account is properly credited, please return this stub with your payment and include your account number on your check or money order. Thank you.



606 W WISCONSIN AV
MILWAUKEE, WI 53203

Acct No.	Withdrawal Date	Withdrawal
1-0007.300	07/23/2026	\$2,251.78

Automatic Pay Plan - Do Not Return

WISCONSIN TOWER CONDOMINIUM ASSOC L
PO BOX 36452
CHARLOTTE, NC 28236

00003-A

City of Milwaukee
PO Box 3268
Milwaukee, WI 53201-3268

00010007300 072326 000000225178 1

Acct No.	Date Due	Balance Due
1-0007.300	07/23/2026	\$2,251.78

ACCOUNT ACTIVITY

Previous Bill \$2,329.77
Payment 06/22/2026 (\$2,329.77)
Balance Forward \$0.00

NEW CHARGES

Water Charges
Water Service Charge \$93.23
Water Usage Charge 289 Ccf \$838.10
Total Water Charges \$931.33

MMSD Sewer Treatment Charges
Sewer Treatment Service \$35.89
Sewer Treatment Usage 289 Ccf \$676.26
Total Sewer Charges \$712.15

Municipal Charges
Local Sewerage Charge 289 Ccf \$534.65
Storm Water Mgmt Charge 6 ERU \$53.76
Street Light Charge 221 Ft. \$19.89
Total Municipal Charges \$608.30

Total New Charges \$2,251.78
Total Amount Due \$2,251.78

Information About the Milwaukee Municipal Services Bill for Customers Billed Monthly

The Milwaukee Water Works manages billing for water charges, Milwaukee Metropolitan Sewerage District (MMSD) service, and City of Milwaukee municipal services.

WATER CHARGES

Water Service Charge is a fixed charge based on the size of the water meter. It pays for installation, repair, maintenance and reading of water meters, billing and customer service.

Public Fire Protection Charge covers the cost of installing water mains to handle fire flow demands, and the maintenance of fire hydrants.

Find charges for all meter sizes at milwaukee.gov/water/customer.

Water Usage Charge is based on the amount of water used and pays for operation and maintenance of water treatment and pumping facilities.

Water Usage (Ccf)	Milwaukee		Greenfield, Hales Corners and St. Francis		West Milwaukee
	Residential	All Others	Residential	All Others	All Customers
First 34	\$2.53	\$2.90	\$3.17	\$3.64	\$1.76
Next 1,633	\$2.53	\$2.90	\$3.17	\$3.64	\$1.43
Next 5,000	\$2.53	\$1.87	\$3.17	\$2.35	\$1.39
Over 6,667	\$2.53	\$1.69	\$3.17	\$2.11	\$1.36

Water charges are authorized by the Public Service Commission of Wisconsin, Docket 3720-WQ-108, effective August 1, 2025.

MMSD CHARGES

MMSD Sewer Treatment Service Charge is a fixed charge based on the size of the water meter. Find the list of charges per meter size at milwaukee.gov/water/customer.

MMSD Sewer Treatment Usage Charge is \$2.34 Ccf of water used. Commercial customers who use a large quantity of water but do not discharge all of it to the sewerage system may be certified by MMSD for a discounted charge. Call MMSD, (414) 272-5100.

MILWAUKEE MUNICIPAL SERVICES CHARGES

Billed to all properties including vacant, improved property, tax-exempt property, and undeveloped lots. Charges for non-water related service continue to be billed to a property even after water service is turned off at the curb. Depending on when the water was turned off, water and sewer charges may appear on the first bill after the turn-off. Some charges appear in part on this bill and the property tax bill.

Local Sewerage Charge is \$1.85 per Ccf of water used. The commercial charge is based on actual water usage. Commercial customers who use a large quantity of water but do not discharge all of it to the sewerage system may be certified by MMSD for a discounted charge. Call MMSD at (414) 272-5100.

Storm Water Management Charge is based on the amount of hard surface area of a property and pays for storm sewer maintenance. The monthly charge for non-residential property (including buildings with more than four residential units) is \$8.96 per 1,610 sq. ft. of hard-surfaced area, or one Equivalent Residential Unit (ERU).

Solid Waste Charge is \$67.95 per quarter per residential unit for one-, two-, three- and four-family dwelling units, including vacant units, for garbage collection. As applicable to non-residential property, the charge is \$67.95 per cubic yard.

Snow and Ice Removal Charge is \$1.19 per foot of street frontage for all properties. It partially offsets the cost of plowing and salting streets. It appears only on the October monthly bill.

Street Lighting Charge pays for street light repair, maintenance and customer service. All properties with street lighting are billed \$1.12 per foot of street frontage annually. All bills include a portion of the full year charge. The shortest frontage is used for residential properties with more than one frontage (corner lot). Non-residential properties are billed based on total street frontage.

ACCOUNT AND PAYMENT INFORMATION

View bills, meter readings, billing and payment history, and water usage chart at milwaukee.gov/water, select Account Information.

Mail Payments: Make check or money order payable to Milwaukee Water Works and mail to P.O. Box 3268, Milwaukee, WI 53201-3268.

Pay in Person: Municipal Building, 841 N. Broadway, Room 406; or City Treasurer, City Hall, 200 E. Wells St. No credit cards accepted for in-person payment.

Pay at a Drop Box: Municipal Building, 841 N. Broadway or Market Street entrances, or City Hall, 200 E. Wells St. No cash, please.

Pay by Phone: Call Customer Service, (414) 286-2830, to pay with eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard or Visa. The eCheck fee is \$3.00 per transaction. The fee for credit cards is 3.75% of the payment.

Pay Online: Use eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard or Visa at milwaukee.gov/water, select Account Information. Email address needed to confirm payment. The eCheck fee is \$0.40 per transaction. The fee for credit card is 1.95% of the payment.

Automatic Pay Plan: Have payment of bills automatically deducted from your bank account. Partial payment is not available with this option. Register at directpaymentplan.com, or request a form at (414) 286-2830.

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F	Forced Read		One Ccf equals 748 gallons

Invoice

Page: 1

OLYMPIC IV MALL SERVICES
PO BOX 96383
LAS VEGAS, NV 89193

SERVICE ADDRESS: WISCONSIN TOWERS
606 WISCONSIN AVE W
MILWAUKEE, WI 53203

INVOICE NUMBER: 0111139-IN
INVOICE DATE: 7/1/2026
INVOICE TOTAL: 717.53

WISCONSIN TOWERS
C/O FOUNDERS 3 REAL ESTATE SERVICES
13400 BISHOPS LANE
SUITE 190
BROOKFIELD, WI 53005

CUSTOMER NO.: 93-0093072
CUSTOMER P.O.:
TERMS: DUE UPON RECEIPT

July 01, 2026

DESCRIPTION	AMOUNT
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RUBBISH REMOVAL SERVICE SERVICES FOR THE MONTH OF JULY 2026	717.53
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CUSTOMER NO.: 93-0093072
INVOICE NUMBER: 0111139-IN

WISCONSIN TOWERS
606 WISCONSIN AVE W
MILWAUKEE, WI 53203

**** PLEASE REMIT TO ****
OLYMPIC IV MALL SERVICES
PO BOX 96383
LAS VEGAS, NV 89193

NET INVOICE: 717.53

SALES TAX: 0.00

INVOICE TOTAL: 717.53

Telephone: 1-800-722-5371

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/16/2026	0709190756-00004	07/16/2026	\$57.26	07/09/2026

Customer Name WISCONSIN TOWER CONDO ASSOC
Service Address STE 202
606 W WISCONSIN AVE
MILWAUKEE WI 53203-1924

Activity Since Last Bill		
05/15/2026	Previous Balance	\$38.89
06/09/2026	Payment	-\$38.89
	Balance	\$0.00
	Total Current Charges	\$57.26
	Total Current Balance	\$57.26

Electric Service		
Residential Electric Service Rg1		
Meter NXZT160174	Actual Reading 06/16/2026	2801
	Actual Reading 05/15/2026	-2618
	Total Electric Use	183 KWH

Energy Charges/Credits		
Customer Charge	32 Days at \$0.49315	\$15.78
Energy Charge	183 KWH at \$0.19342	\$35.40
Fuel Cost Adjustment	183 KWH at \$0.00199	\$0.36
Other Service Charges/Credits		
Environmental Control Charge	183 KWH at \$0.00054 (15/32 Days)	\$0.05
Environmental Control Charge	183 KWH at \$0.00052 (17/32 Days)	\$0.05
State Low Income Assistance Fee	3% of \$51.64	\$1.55
Taxes		
WI State Tax	5% of \$51.64	\$2.58
WI County Sales Tax Milwaukee	0.9% of \$51.64	\$0.46
WI City Sales Tax Milwaukee	2% of \$51.64	\$1.03
Subtotal:		\$57.26
Electric Service Total:		\$57.26

Messages
Your bill includes an Environmental Control Charge (ECC) to cover the purchase of bonds used to lower Pleasant Prairie Power Plant retirement costs. The ECC rate changed effective June 1, 2026. Please see your bill for details.
View your bill online anytime in My Account. Visit our website to sign up.
Even out your energy bills! Enroll in Budget Billing by paying exactly \$55.00, rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

Account Summary
Bill Period: 05/15/2026 to 06/15/2026

	Jun 2026	May 2026	Jun 2025
Billing Days	32	29	33
Avg Temp	62°F	50°F	58°F
Heating Deg Days	153	422	255
Cooling Deg Days	69	0	23
KWH Used	183	106	128
Avg KWH / Day	5.7	3.7	3.9

Graphs

Usage by Month

Month	KWH
Jun 2025	128
Jul 2025	300
Aug 2025	250
Sep 2025	200
Oct 2025	100
Nov 2025	150
Dec 2025	400
Jan 2026	100
Feb 2026	200
Mar 2026	150
Apr 2026	150
May 2026	100
Jun 2026	183

Charges by Month

Month	Charges
Jun 2025	40
Jul 2025	75
Aug 2025	65
Sep 2025	55
Oct 2025	30
Nov 2025	45
Dec 2025	100
Jan 2026	40
Feb 2026	60
Mar 2026	55
Apr 2026	50
May 2026	40
Jun 2026	55



ACCOUNT NUMBER: 0709190756-00004

WISCONSIN TOWER CONDO ASSOC
PO BOX 36452
CHARLOTTE NC 28236-6452

We Energies
PO Box 1125
Glenview IL 60025-8125

Amount Due of \$57.26 will be withdrawn from
your bank account on 07/09/2026

Thank You!

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Transfer Date
06/16/2026	0709190756-00002	07/16/2026	\$3,556.81	07/09/2026

Customer Name WISCONSIN TOWER CONDO ASSOC
Service Address PUBLIC
606 W WISCONSIN AVE
MILWAUKEE WI 53203-1924

Activity Since Last Bill		
05/15/2026	Previous Balance	\$2,789.79
06/09/2026	Payment	-\$2,789.79
	Balance	\$0.00
	Total Current Charges	\$3,556.81
	Total Current Balance	\$3,556.81

Electric Service		
General Secondary - Demand Cg2		
Meter PNXT14290	Interval Reading 06/16/2026	17016
	Interval Reading 05/15/2026	-16923
		93
	Meter Constant	x 240
	Total Electric Use	22320 KWH
	On Peak	7813.76 KWH
	Off Peak	14434.92 KWH

Energy Charges/Credits		
Customer Charge	32 Days at \$1.32000	\$42.24
Energy On-Peak	7,814 KWH at \$0.13521	\$1,056.53
Energy Off-Peak	14,435 KWH at \$0.09658	\$1,394.13
Demand Charges/Credits		
Demand On-Peak	06/11/2026 12:30 59 KW 21 Days at \$8.54	\$503.86
Customer Demand	06/22/2025 08:15; 87 KW at \$2.70000	\$234.90
Energy Charges/Credits		
Fuel Cost Adjustment	22,249 KWH at \$0.00199	\$44.28
Other Service Charges/Credits		
Environmental Control Charge	11,881 KWH at \$0.00048	\$5.70
Environmental Control Charge	10,368 KWH at \$0.00047	\$4.87
State Low Income Assistance Fee		\$10.66
Taxes		
WI State Tax	5% of \$3286.51	\$164.33
WI County Sales Tax Milwaukee	0.9% of \$3286.51	\$29.58
WI City Sales Tax Milwaukee	2% of \$3286.51	\$65.73
	Subtotal:	\$3,556.81
	Electric Service Total:	\$3,556.81

Messages
KWH consumption is billed using 15 Minutes interval electronic pulse data, which may not match your meter readings.
Your bill includes an Environmental Control Charge (ECC) to cover the purchase of bonds used to lower Pleasant Prairie Power Plant retirement costs. The ECC rate changed effective June 1, 2026. Please see your bill for details.

ACCOUNT NUMBER: 0709190756-00002 INVOICE: 5968548883 Page 1 of 1 WEC_PDF_Out_Archive 19787 {0}

Please return this stub with your payment.



ACCOUNT NUMBER: 0709190756-00002

WISCONSIN TOWER CONDO ASSOC
C/O FOUNDERS 3
PO BOX 36452
CHARLOTTE NC 28236-6452

We Energies
PO Box 1125
Glenview IL 60025-8125

Account Summary
Bill Period: 05/15/2026 to 06/15/2026

	Jun 2026	May 2026	Jun 2025
Billing Days	32	28	33
Avg Temp	62°F	50°F	58°F
Heating Deg Days	153	420	255
Cooling Deg Days	69	0	23
KWH Used	22249	17497	21893
Avg KWH / Day	695.3	624.9	663.4

Graphs

Usage by Month
KWH

Charges by Month

Amount Due of \$3,556.81 will be withdrawn from your bank account on 07/09/2026

Thank You!



0300709190756000029 8000355681