

Annual Financials
City Green Condominium

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Balance Sheet

Period = Dec 2025

Book = Cash ; Tree = ysi_bs

Current Balance

1000-0000	Assets	
1001-0000	Current Assets	
1005-0000	Cash	
1007-0000	Checking	11,667.85
1030-0000	Replacement Reserve	128,509.23
1099-9999	Total Cash	140,177.08
1599-9999	Total Current Assets	140,177.08
1999-9999	Total Assets	140,177.08
2000-0000	Liabilities and Equity	
2010-0000	Liabilities	
2020-0000	Current Liabilities	
2400-0000	Other Current Liabilities	
2421-0000	Prepaid Income	13,980.00
2498-9999	Total Other Current Liabilities	13,980.00
2499-9999	Total Current Liabilities	13,980.00
2999-9999	Total Liabilities	13,980.00
3000-0000	Equity	
3601-0000	Contribution	106,546.11
3802-0000	Reserve for Replacement	-128,312.86
3803-0000	Reserve - Interest	4,223.83
3810-0000	Reserve - Operating	82,830.00
3900-0000	Retained Earnings	65,520.63
3940-0000	Net Income/(Loss)	-4,610.63
3998-9999	Total Equity	126,197.08
3999-9999	Total Liabilities and Equity	140,177.08
9999-9999	Total of All	0.00

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

12 Month Actual to Budget

Period = Jan 2025-Dec 2025

Book = Cash ; Tree = ysi_is

		Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4053-0000	Utilities Income	399.60	2,968.18	0.00	318.04	3,225.84	0.00	436.58	3,190.04	-26.55	351.30	3,366.49	0.00	14,229.52	16,352.00	-2,122.48	-12.98
4055-0000	General Assessment	24,059.90	22,978.73	22,805.62	22,575.00	22,575.00	22,575.00	24,675.00	23,100.00	23,100.00	23,100.00	23,100.00	22,993.81	277,638.06	277,200.00	438.06	0.16
4065-0000	Capital Contribution	960.00	0.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,010.00	0.00	2,010.00	N/A
4199-9999	Total Rental Income	25,419.50	25,946.91	23,855.62	22,893.04	25,800.84	22,575.00	25,111.58	26,290.04	23,073.45	23,451.30	26,466.49	22,993.81	293,877.58	293,552.00	325.58	0.11
4200-0000 Other Income																	
4203-0000	Cable Income	0.00	918.38	0.00	0.00	966.42	0.00	0.00	975.06	0.00	0.00	1,017.54	0.00	3,877.40	3,700.00	177.40	4.79
4209-0000	Late Charges/NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	24.90	0.00	25.00	0.00	25.00	N/A
4219-0000	Interest Income	249.88	207.59	1,340.90	288.96	294.33	300.45	265.98	270.49	255.25	267.14	250.88	231.98	4,223.83	3,999.00	224.83	5.62
4221-0000	Miscellaneous Income	100.00	0.00	200.00	0.00	0.00	100.00	100.00	175.00	0.00	425.00	0.00	0.00	1,100.00	0.00	1,100.00	N/A
4299-9999	Total Other Income	349.88	1,125.97	1,540.90	288.96	1,260.75	400.45	365.98	1,420.55	255.35	692.14	1,293.32	231.98	9,226.23	7,699.00	1,527.23	19.84
4999-9999	Total Income	25,769.38	27,072.88	25,396.52	23,182.00	27,061.59	22,975.45	25,477.56	27,710.59	23,328.80	24,143.44	27,759.81	23,225.79	303,103.81	301,251.00	1,852.81	0.62
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	1,253.00	1,669.00	1,669.00	3,338.00	1,669.00	1,669.00	1,669.00	1,669.00	1,669.00	0.00	1,669.00	3,338.00	21,281.00	18,292.00	-2,989.00	-16.34
8011-0000	Janitorial Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	1,525.00	0.00	0.00	0.00	0.00	0.00	1,525.00	1,700.00	175.00	10.29
8012-0000	Janitorial Supplies	91.29	68.35	49.37	0.00	0.00	72.12	0.00	0.00	0.00	0.00	0.00	248.60	529.73	500.00	-29.73	-5.95
8113-0500	Total Janitorial	1,344.29	1,737.35	1,718.37	3,338.00	1,669.00	1,741.12	3,194.00	1,669.00	1,669.00	0.00	1,669.00	3,586.60	23,335.73	20,492.00	-2,843.73	-13.88
8113-9999 Other Janitorial																	
8115-0000	Window Washing	0.00	0.00	0.00	0.00	0.00	3,660.00	0.00	0.00	0.00	3,660.00	0.00	0.00	7,320.00	9,500.00	2,180.00	22.95
8116-0000	Carpet/Floor Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	520.00	100.00
8117-0000	Mat Service	368.37	247.58	368.37	352.33	213.50	213.50	320.25	213.50	213.50	106.75	213.50	427.00	3,258.15	2,300.00	-958.15	-41.66
8120-0000	Gathering Room Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	80.00	100.00
8135-9999	Total Other Janitorial	368.37	247.58	368.37	352.33	213.50	3,873.50	320.25	213.50	213.50	3,766.75	213.50	427.00	10,578.15	12,400.00	1,821.85	14.69
8140-0000 HVAC																	
8142-0000	HVAC	0.00	710.00	0.00	0.00	0.00	0.00	0.00	1,824.00	538.96	0.00	0.00	0.00	3,072.96	5,955.00	2,882.04	48.40
8149-9999	Total HVAC	0.00	710.00	0.00	0.00	0.00	0.00	0.00	1,824.00	538.96	0.00	0.00	0.00	3,072.96	5,955.00	2,882.04	48.40
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	1,096.00	644.00	644.00	0.00	452.00	452.00	452.00	452.00	452.00	452.00	0.00	904.00	6,000.00	5,500.00	-500.00	-9.09
8182-0000	Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	80.00	100.00
8195-0000	Keys Lock Repair	0.00	0.00	0.00	198.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.00	120.00	-78.00	-65.00
8198-0000	Light Fixtures Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00
8200-0000	Maintenance Labor	1,286.56	1,738.45	1,163.03	2,112.51	1,136.72	1,353.33	1,404.41	1,363.06	3,710.08	1,149.60	3,214.71	1,247.75	20,880.21	17,000.00	-3,880.21	-22.82
8202-0000	Maintenance and Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.45	0.00	0.00	0.00	0.00	26.45	200.00	173.55	86.78
8211-0000	Parking Structure Repairs	0.00	229.00	48.34	64.74	0.00	0.00	239.00	0.00	0.00	0.00	149.00	1,853.00	2,583.08	2,075.00	-508.08	-24.49
8214-0000	Roof Flashing Repairs	0.00	0.00	0.00	998.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998.08	1,000.00	1.92	0.19
8215-0000	Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,845.65	1,845.65	200.00	-1,645.65	-822.82

12 Month Actual to Budget

Period = Jan 2025-Dec 2025

Book = Cash ; Tree = ysi_is

		Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
8221-0000	Elevator Repairs and Maintenance	5,250.00	3,563.73	1,725.00	4,132.69	0.00	0.00	4,913.73	0.00	0.00	6,006.66	0.00	3,701.91	29,293.72	16,541.00	-12,752.72	-77.10
8222-0000	Landscape Lawn Service	987.36	983.25	983.25	298.44	983.25	482.74	943.38	983.25	983.25	983.25	0.00	1,966.50	10,577.92	11,701.00	1,123.08	9.60
8227-0000	Exterminating	0.00	198.44	0.00	0.00	0.00	198.44	0.00	210.35	0.00	0.00	0.00	0.00	607.23	400.00	-207.23	-51.81
8229-0000	Security	125.38	2,616.03	134.33	0.00	259.71	119.98	254.31	119.98	119.98	113.16	0.00	226.32	4,089.18	2,800.00	-1,289.18	-46.04
8230-0000	Fire and Life Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,738.00	2,738.00	100.00
8231-0000	Fire Alarm Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00
8232-0000	Snow Removal	392.77	366.67	366.67	366.67	366.67	0.00	386.84	366.67	366.67	366.67	0.00	733.34	4,079.64	6,400.00	2,320.36	36.26
8240-0000	Building General R and M	-329.00	249.94	225.00	1,161.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,307.26	1,000.00	-307.26	-30.73
8249-9999	Total Repairs and Maintenance	8,809.07	10,589.51	5,289.62	9,332.45	3,198.35	2,606.49	8,593.67	3,521.76	5,631.98	9,071.34	3,363.71	12,478.47	82,486.42	68,355.00	-14,131.42	-20.67
8250-0001 Utilities																	
8251-0000	Electricity	4,145.80	0.00	5,025.22	0.00	2,035.80	1,884.80	1,918.92	1,715.43	1,627.72	2,787.29	0.00	1,512.88	22,653.86	22,000.00	-653.86	-2.97
8253-0000	Water and Sewer	9,522.22	242.00	-6,210.44	242.00	0.00	3,099.14	3,401.55	0.00	0.00	242.00	3,416.71	0.00	13,955.18	17,864.00	3,908.82	21.88
8254-0000	Gas	1,728.87	0.00	2,177.96	0.00	528.74	486.10	460.26	419.88	335.35	707.63	0.00	295.05	7,139.84	6,178.00	-961.84	-15.57
8259-9999	Total Utilities	15,396.89	242.00	992.74	242.00	2,564.54	5,470.04	5,780.73	2,135.31	1,963.07	3,736.92	3,416.71	1,807.93	43,748.88	46,042.00	2,293.12	4.98
8260-0001 General and Administrative																	
8330-0000	Management Fees	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	1,756.85	21,082.20	21,087.00	4.80	0.02
8340-0000	Office Supplies	262.44	0.00	8.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	271.41	35.00	-236.41	-675.46
8341-0000	Postage/Messenger	0.00	0.00	114.83	57.76	56.38	56.38	56.38	56.48	55.74	55.00	87.56	55.00	651.51	700.00	48.49	6.93
8342-0000	Printing/Copying	0.00	0.00	174.90	84.50	84.33	72.83	72.53	87.43	77.13	79.93	82.89	70.93	887.40	1,150.00	262.60	22.83
8346-0000	Accounting Fees	0.00	0.00	0.00	205.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	205.00	275.00	70.00	25.45
8347-0000	Professional Fees	1,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175.00	1,000.00	-175.00	-17.50
8399-9999	Total General and Administrative	3,194.29	1,756.85	2,055.55	2,104.11	1,897.56	1,886.06	1,885.76	1,900.76	1,889.72	1,891.78	1,927.30	1,882.78	24,272.52	24,247.00	-25.52	-0.11
8400-0000 Other Expenses																	
8420-0010	Communications	0.00	0.00	0.00	0.00	0.00	324.00	0.00	0.00	0.00	0.00	0.00	0.00	324.00	650.00	326.00	50.15
8425-0000	Fitness Center	0.00	0.00	0.00	52.58	0.00	0.00	0.00	0.00	0.00	52.73	0.00	0.00	105.31	750.00	644.69	85.96
8439-0000	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.00	495.00	0.00	-495.00	N/A
8459-9999	Total Other Expenses	0.00	0.00	0.00	52.58	0.00	324.00	0.00	0.00	0.00	52.73	0.00	495.00	924.31	1,400.00	475.69	33.98
8460-0000 Insurance																	
8461-0000	Insurance Premiums	0.00	0.00	6,924.00	0.00	6,724.00	0.00	0.00	6,940.00	0.00	0.00	8,250.00	0.00	28,838.00	32,000.00	3,162.00	9.88
8465-9999	Total Insurance	0.00	0.00	6,924.00	0.00	6,724.00	0.00	0.00	6,940.00	0.00	0.00	8,250.00	0.00	28,838.00	32,000.00	3,162.00	9.88
8475-9999	Total Operating Expenses	29,112.91	15,283.29	17,348.65	15,421.47	16,266.95	15,901.21	19,774.41	18,204.33	11,906.23	18,519.52	18,840.22	20,677.78	217,256.97	210,891.00	-6,365.97	-3.02
8599-9999	Net Operating Income/(Loss)	-3,343.53	11,789.59	8,047.87	7,760.53	10,794.64	7,074.24	5,703.15	9,506.26	11,422.57	5,623.92	8,919.59	2,548.01	85,846.84	90,360.00	-4,513.16	-4.99
8600-0000 Non-Operating Expenses																	
8755-0000	Legal Fees	0.00	2,389.00	1,460.50	1,664.00	316.00	118.50	297.00	247.50	198.00	0.00	0.00	1,687.50	8,378.00	0.00	-8,378.00	N/A
8764-0000	Income Taxes	0.00	0.00	0.00	1,913.00	-40.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,872.14	0.00	-1,872.14	N/A
8767-0000	Reserve Fund Contribution	7,530.00	7,530.00	7,530.00	0.00	7,530.00	7,530.00	7,530.00	7,530.00	7,530.00	7,530.00	7,530.00	7,530.00	82,830.00	90,360.00	7,530.00	8.33
8768-0000	Reserve Interest	249.88	207.59	1,340.90	288.96	294.33	300.45	265.98	270.49	255.25	267.14	250.88	231.98	4,223.83	0.00	-4,223.83	N/A

12 Month Actual to Budget

Period = Jan 2025-Dec 2025

Book = Cash ; Tree = ysi_is

		Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
8769-0000	Reserve Fund Expenses	0.00	29,799.15	8,028.72	2,642.00	597.76	12,254.88	18,937.50	0.00	19,839.50	744.88	19,239.16	492.50	112,576.05	0.00	- 112,576.05	N/A
8770-0000	Reserve Fund Transfer	0.00	-32,188.15	-14,458.22	0.00	-597.76	-12,254.88	-18,937.50	-5,786.00	-14,053.50	-6,695.88	-13,288.16	-1,162.50	- 119,422.55	0.00	119,422.55	N/A
8820-9999	Total Non-Operating Expenses	7,779.88	7,737.59	3,901.90	6,507.96	8,099.47	7,948.95	8,092.98	2,261.99	13,769.25	1,846.14	13,731.88	8,779.48	90,457.47	90,360.00	-97.47	-0.11
9999-9998	Net Income/(Loss)	-11,123.41	4,052.00	4,145.97	1,252.57	2,695.17	-874.71	-2,389.83	7,244.27	-2,346.68	3,777.78	-4,812.29	-6,231.47	-4,610.63	0.00	-4,610.63	N/A

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Payment Register

2093
Period: From 12/2025 to 12/2025

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount	Notes
Control		Control#										
120225	K-314873	2093ck	v0001326	WE Energies	12/02/2025	12/2025	Check	P-465225	5696216735	2093	295.05	10/8/25-11/4/25
Total 120225											295.05	
120225	K-314874	2093ck	v0001326	WE Energies	12/02/2025	12/2025	Check	P-465226	5697329023	2093	15.31	10/8/25-11/4/25
Total 120225											15.31	
120225	K-314875	2093ck	v0001326	WE Energies	12/02/2025	12/2025	Check	P-465227	5697282838	2093	1,497.57	10/8/25-11/4/25
Total 120225											1,497.57	
3022	K-314895	2093ck	v0001123	Founders 3 Management Company	12/04/2025	12/2025	Check	P-466425	0155592-IN	2093	1,756.85	December 2025
Total 3022											1,756.85	
3023	K-314945	2093ck	v0002796	Ideal Property Management of WI	12/04/2025	12/2025	Check	P-463762	22439	2093	1,349.92	November 2025
Total 3023											1,349.92	
3024	K-314946	2093ck	v0005899	Olympic IV Mall Services	12/04/2025	12/2025	Check	P-463761	0106117-IN	2093	452.00	November 2025
Total 3024											452.00	
3025	K-314947	2093ck	v0003066	Packerland Rent-A-Mat, Inc.	12/04/2025	12/2025	Check	P-466303	3265471	2093	106.75	11/26/2025
Total 3025											106.75	
3026	K-314948	2093ck	v0001137	Shurclean, LLC	12/04/2025	12/2025	Check	P-463757	5541	2093	1,669.00	November 2025
Total 3026											1,669.00	
120125	K-315589	2093ck	v0000275	CHARTER COMMUNICATIONS	12/01/2025	12/2025	Check	P-467504	4131199101225	2093	113.16	11/11/25 - 12/10/25
Total 120125											113.16	
3027	K-315609	2093ck	v0001123	Founders 3 Management Company	12/11/2025	12/2025	Check	P-465771	1102810-IN	2093	189.90	Maintenance Labor 11/11, 11/14
								P-467297	1102897-IN	2093	278.38	Maintenance Labor 11/18, 11/19,1 1/21

Payment Register

2093
Period: From 12/2025 to 12/2025

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount	Notes
Control								Control#				
Total 3027											468.28	
3028	K-315663	2093ck	v0002796	Ideal Property Management of WI	12/11/2025	12/2025	Check	P-466305	22538	2093	1,349.92	December 2025
Total 3028											1,349.92	
3029	K-315664	2093ck	v0008019	Kaman & Cusimano, LLC	12/11/2025	12/2025	Check	P-464633	53653	2093	495.00	MPG- Lien Isuse
Total 3029											495.00	
3030	K-315665	2093ck	v0000902	NASSCO INC.	12/11/2025	12/2025	Check	P-464207	6625452	2093	152.15	liquid soap and paper towels
Total 3030											152.15	
3031	K-315666	2093ck	v0005899	Olympic IV Mall Services	12/11/2025	12/2025	Check	P-466304	0106763-IN	2093	452.00	December 2025
Total 3031											452.00	
3032	K-315667	2093ck	v0003066	Packerland Rent-A-Mat, Inc.	12/11/2025	12/2025	Check	P-465228	3262412	2093	106.75	Mat Services 11/12/25
Total 3032											106.75	
3033	K-316182	2093ck	v0001123	Founders 3 Management Company	12/18/2025	12/2025	Check	P-468027	1103067-IN	2093	91.72	11/6/25
								P-468026	1103069-IN	2093	83.63	11/7/25
								P-467878	1103062-IN	2093	349.33	Maintenance Labor 11/25, 11/26
								P-467739	0155860-IN	2093	70.93	November - Yardi License Fee, Check Scan transactions, Avid Suite and Avid Xchange
								P-467739	0155860-IN	2093	55.00	November- CMS- Afterhours Answering Service
Total 3033											650.61	
3034	K-316239	2093ck	v0007454	Blando Door Company LLC	12/18/2025	12/2025	Check	P-467740	76565	2093	339.00	11/25/25 service call
Total 3034											339.00	
3035	K-316240	2093ck	v0008289	H and S Plumbing LLC	12/18/2025	12/2025	Check	P-463029	23236	2093	1,845.65	crack in CPVC before the meter in the wall of 405
Total 3035											1,845.65	

Payment Register

2093
Period: From 12/2025 to 12/2025

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable Control#	Invoice #	Property	Amount	Notes
3036	K-316241	2093ck	v0008019	Kaman & Cusimano, LLC	12/18/2025	12/2025	Check	P-461649	48243	2093	1,687.50	Terrace leak review
Total 3036											1,687.50	
3037	K-316242	2093ck	v0008030	Leonardelli Engineering, Inc	12/18/2025	12/2025	Check	P-467653	185	2093	1,162.50	Terrace leak review
Total 3037											1,162.50	
3038	K-316243	2093ck	v0003066	Packerland Rent-A-Mat, Inc.	12/18/2025	12/2025	Check	P-467741	3270484	2093	106.75	November 2025
Total 3038											106.75	
3039	K-316244	2093ck	v0001137	Shurclean, LLC	12/18/2025	12/2025	Check	P-466424	5596	2093	1,669.00	December 2025
Total 3039											1,669.00	
122225	K-316894	2093ck	v0008455	MasterMover Inc	12/22/2025	12/2025	Check	P-469085	10034 - Refund	2093	-670.00	Dumpster dolly purchase - Overpayment Refund
Total 122225											-670.00	
3040	K-316945	2093ck	v0001123	Founders 3 Management Company	12/30/2025	12/2025	Check	P-468611	1103160-IN	2093	254.79	Maintenance Labor 11/28/25
Total 3040											254.79	
3041	K-317018	2093ck	v0007454	Blando Door Company LLC	12/30/2025	12/2025	Check	P-468511	76629	2093	1,514.00	11/28/25 service call
Total 3041											1,514.00	
3042	K-317019	2093ck	v0000902	NASSCO INC.	12/30/2025	12/2025	Check	P-468229	6643006	2093	96.45	bath tissue
Total 3042											96.45	
3043	K-317020	2093ck	v0000936	Otis Elevator Company	12/30/2025	12/2025	Check	P-468230	100402160369	2093	3,701.91	1/1/26-3/31/26
Total 3043											3,701.91	
3044	K-317021	2093ck	v0003066	Packerland Rent-A-Mat, Inc.	12/30/2025	12/2025	Check	P-468845	3273357	2093	106.75	12/24/2025

Payment Register

2093
Period: From 12/2025 to 12/2025

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount	Notes
Control								Control#				
Total 3044											106.75	
123025	K-317343	2093ck	v0000275	CHARTER COMMUNICATIONS	12/30/2025	12/2025	Check	P-469454	4131199100126	2093	113.16	12/11/25 - 01/10/26
Total 123025											113.16	
Grand Total											22,857.78	

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Balance Sheet

Period = Dec 2024

Book = Cash ; Tree = ysi_bs

Current Balance

1000-0000	Assets	
1001-0000	Current Assets	
1005-0000	Cash	
1007-0000	Checking	14,750.74
1030-0000	Replacement Reserve	120,877.95
1067-0000	Certificate of Deposit	40,000.00
1099-9999	Total Cash	175,628.69
1100-0000	Accounts Receivable	
1107-0000	Accounts Receivable - Other	994.87
1199-9999	Total Accounts Receivable	994.87
1599-9999	Total Current Assets	176,623.56
1999-9999	Total Assets	176,623.56
2000-0000	Liabilities and Equity	
2010-0000	Liabilities	
2020-0000	Current Liabilities	
2400-0000	Other Current Liabilities	
2421-0000	Prepaid Income	13,447.13
2498-9999	Total Other Current Liabilities	13,447.13
2499-9999	Total Current Liabilities	13,447.13
2999-9999	Total Liabilities	13,447.13
3000-0000	Equity	
3601-0000	Contribution	106,546.11
3802-0000	Reserve for Replacement	-95,245.18
3803-0000	Reserve - Interest	4,426.87
3810-0000	Reserve - Operating	81,928.00
3900-0000	Retained Earnings	71,657.66
3940-0000	Net Income/(Loss)	-6,137.03
3998-9999	Total Equity	163,176.43
3999-9999	Total Liabilities and Equity	176,623.56
9999-9999	Total of All	0.00

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

12 Month Actual to Budget

Period = Jan 2024-Dec 2024

Book = Cash ; Tree = ysi_is

		Actual Jan 2024	Actual Feb 2024	Actual Mar 2024	Actual Apr 2024	Actual May 2024	Actual Jun 2024	Actual Jul 2024	Actual Aug 2024	Actual Sep 2024	Actual Oct 2024	Actual Nov 2024	Actual Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4036-0000	Prepaid Income	0.00	0.00	0.00	0.00	-89.18	89.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
4053-0000	Utilities Income	187.47	3,349.90	-74.05	444.89	2,789.25	-62.31	637.88	3,098.82	-172.83	892.33	2,979.66	-103.92	13,967.09	16,352.00	-2,384.91	-14.58
4055-0000	General Assessment	20,519.84	21,652.87	20,671.17	21,569.81	21,116.41	21,155.44	21,057.69	21,120.00	21,550.85	20,754.33	20,886.55	20,744.02	252,798.98	253,440.00	-641.02	-0.25
4065-0000	Capital Contribution	0.00	0.00	960.00	0.00	0.00	1,260.00	660.00	0.00	0.00	0.00	0.00	0.00	2,880.00	0.00	2,880.00	N/A
4199-9999	Total Rental Income	20,707.31	25,002.77	21,557.12	22,014.70	23,816.48	22,442.31	22,355.57	24,218.82	21,378.02	21,646.66	23,866.21	20,640.10	269,646.07	269,792.00	-145.93	-0.05
4200-0000 Other Income																	
4203-0000	Cable Income	0.00	965.88	0.00	0.00	1,002.01	0.00	0.00	956.13	0.00	0.00	933.19	0.00	3,857.21	3,604.00	253.21	7.03
4219-0000	Interest Income	225.77	980.32	345.91	371.05	268.89	216.44	239.05	636.45	172.97	120.41	836.75	704.83	5,118.84	5,400.00	-281.16	-5.21
4221-0000	Miscellaneous Income	0.00	486.97	450.00	787.03	225.00	250.00	-25.00	50.00	0.00	0.00	0.00	0.00	2,224.00	0.00	2,224.00	N/A
4222-0000	Keys/Fobs/Remotes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	50.00	0.00	25.00	75.00	0.00	175.00	0.00	175.00	N/A
4230-0000	Moving Income	0.00	0.00	0.00	0.00	0.00	-250.00	350.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	N/A
4299-9999	Total Other Income	225.77	2,433.17	795.91	1,158.08	1,495.90	216.44	589.05	1,692.58	172.97	145.41	1,844.94	704.83	11,475.05	9,004.00	2,471.05	27.44
4999-9999	Total Income	20,933.08	27,435.94	22,353.03	23,172.78	25,312.38	22,658.75	22,944.62	25,911.40	21,550.99	21,792.07	25,711.15	21,344.93	281,121.12	278,796.00	2,325.12	0.83
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	1,516.00	1,516.00	1,616.00	1,516.00	1,516.00	1,516.00	1,516.00	1,516.00	1,516.00	1,516.00	2,700.00	1,516.00	19,476.00	18,292.00	-1,184.00	-6.47
8011-0000	Janitorial Miscellaneous	0.00	0.00	0.00	0.00	1,495.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,495.00	1,827.00	332.00	18.17
8012-0000	Janitorial Supplies	68.09	0.00	0.00	0.00	68.35	0.00	142.84	0.00	68.35	47.46	0.00	0.00	395.09	700.00	304.91	43.56
8113-0500	Total Janitorial	1,584.09	1,516.00	1,616.00	1,516.00	3,079.35	1,516.00	1,658.84	1,516.00	1,584.35	1,563.46	2,700.00	1,516.00	21,366.09	20,819.00	-547.09	-2.63
8113-9999 Other Janitorial																	
8115-0000	Window Washing	0.00	0.00	910.74	0.00	0.00	3,480.00	0.00	0.00	0.00	3,480.00	0.00	0.00	7,870.74	8,172.00	301.26	3.69
8116-0000	Carpet/Floor Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	520.00	100.00
8117-0000	Mat Service	208.26	213.29	215.98	229.45	225.21	117.22	175.83	58.61	117.22	117.22	245.58	122.79	2,046.66	1,932.00	-114.66	-5.93
8120-0000	Gathering Room Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.68	0.00	0.00	0.00	83.68	80.00	-3.68	-4.60
8135-9999	Total Other Janitorial	208.26	213.29	1,126.72	229.45	225.21	3,597.22	175.83	58.61	200.90	3,597.22	245.58	122.79	10,001.08	10,704.00	702.92	6.57
8140-0000 HVAC																	
8142-0000	HVAC	690.00	0.00	0.00	0.00	0.00	0.00	1,770.00	0.00	0.00	0.00	0.00	3,491.92	5,951.92	6,702.00	750.08	11.19
8146-0000	Vent/Duct Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,920.00	0.00	3,920.00	0.00	-3,920.00	N/A
8149-9999	Total HVAC	690.00	0.00	0.00	0.00	0.00	0.00	1,770.00	0.00	0.00	0.00	3,920.00	3,491.92	9,871.92	6,702.00	-3,169.92	-47.30
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	578.36	580.75	577.16	569.99	570.39	575.57	693.31	648.90	20.41	622.91	300.82	327.70	6,066.27	6,510.00	443.73	6.82
8182-0000	Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	80.00	100.00
8195-0000	Keys Lock Repair	0.00	0.00	0.00	0.00	367.94	0.00	0.00	0.00	290.75	0.00	0.00	0.00	658.69	120.00	-538.69	-448.91
8198-0000	Light Fixtures Supplies	0.00	0.00	0.00	0.00	48.95	0.00	0.00	0.00	0.00	0.00	0.00	13.31	62.26	100.00	37.74	37.74
8200-0000	Maintenance Labor	791.08	3,556.47	1,450.28	2,202.49	1,436.76	928.20	1,533.00	1,359.78	1,872.75	755.15	878.03	926.15	17,690.14	15,000.00	-2,690.14	-17.93
8202-0000	Maintenance and Cleaning Supplies	0.00	0.00	0.00	24.24	2.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.41	300.00	273.59	91.20

12 Month Actual to Budget

Period = Jan 2024-Dec 2024

Book = Cash ; Tree = ysi_is

		Actual Jan 2024	Actual Feb 2024	Actual Mar 2024	Actual Apr 2024	Actual May 2024	Actual Jun 2024	Actual Jul 2024	Actual Aug 2024	Actual Sep 2024	Actual Oct 2024	Actual Nov 2024	Actual Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
8211-0000	Parking Structure Repairs	0.00	0.00	0.00	0.00	974.01	0.00	2,310.00	0.00	0.00	298.00	0.00	0.00	3,582.01	2,075.00	-1,507.01	-72.63
8214-0000	Roof Repairs	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	628.00	0.00	0.00	0.00	1,028.00	1,000.00	-28.00	-2.80
8215-0000	Plumbing Repairs	0.00	0.00	0.00	22.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.53	600.00	577.47	96.24
8221-0000	Elevator Repairs and Maintenance	3,463.65	568.96	0.00	0.00	3,463.65	0.00	1,862.76	3,463.65	0.00	0.00	3,995.43	0.00	16,818.10	15,418.00	-1,400.10	-9.08
8222-0000	Landscape Lawn Service	226.83	0.00	0.00	1,349.92	1,349.92	1,349.92	1,349.92	1,349.92	1,349.92	-1,419.56	0.00	1,908.56	8,815.35	10,352.00	1,536.65	14.84
8227-0000	Exterminating	0.00	180.40	0.00	0.00	0.00	0.00	15.06	0.00	0.00	0.00	0.00	0.00	195.46	360.00	164.54	45.71
8229-0000	Security	2,466.49	224.88	88.36	95.38	195.75	95.38	95.38	104.33	0.00	95.38	190.76	0.00	3,652.09	2,740.00	-912.09	-33.29
8230-0000	Fire and Life Safety	442.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	468.17	910.89	2,738.00	1,827.11	66.73
8231-0000	Fire Alarm Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00
8232-0000	Snow Removal	1,058.20	1,073.76	1,073.76	0.00	0.00	0.00	0.00	0.00	0.00	2,769.48	0.00	791.28	6,766.48	7,200.00	433.52	6.02
8240-0000	Building General R and M	259.11	0.00	0.00	0.00	745.02	0.00	312.25	0.00	198.00	0.00	37.71	329.00	1,881.09	600.00	-1,281.09	-213.52
8249-9999	Total Repairs and Maintenance	9,286.44	6,185.22	3,189.56	4,264.55	9,154.56	3,349.07	8,171.68	6,926.58	4,359.83	3,121.36	5,402.75	4,764.17	68,175.77	65,693.00	-2,482.77	-3.78
8250-0001 Utilities																	
8251-0000	Electricity	2,046.75	0.00	2,127.18	4,038.51	1,712.11	1,721.10	1,641.36	0.00	1,665.00	1,748.21	2,871.32	0.00	19,571.54	19,512.00	-59.54	-0.31
8253-0000	Water and Sewer	242.00	3,078.80	0.00	3,420.03	-242.00	0.00	242.00	3,188.63	371.51	242.00	3,319.63	0.00	13,862.60	14,092.00	229.40	1.63
8254-0000	Gas	496.81	0.00	816.12	990.88	0.00	716.14	308.68	0.00	540.21	0.00	513.73	0.00	4,382.57	7,056.00	2,673.43	37.89
8259-9999	Total Utilities	2,785.56	3,078.80	2,943.30	8,449.42	1,470.11	2,437.24	2,192.04	3,188.63	2,576.72	1,990.21	6,704.68	0.00	37,816.71	40,660.00	2,843.29	6.99
8260-0001 General and Administrative																	
8330-0000	Management Fees	1,705.68	1,705.68	1,705.68	3,411.36	0.00	1,705.68	1,705.68	1,705.68	1,705.68	1,705.68	1,705.68	1,705.68	20,468.16	20,468.00	-0.16	0.00
8340-0000	Office Supplies	1.89	4.48	4.86	0.00	5.12	1.92	0.64	0.00	0.00	11.02	0.00	0.00	29.93	90.00	60.07	66.74
8341-0000	Postage/Messenger	55.00	55.00	110.00	0.00	110.00	55.00	55.00	55.00	0.00	110.00	0.00	55.69	660.69	660.00	-0.69	-0.10
8342-0000	Printing/Copying	68.34	87.65	160.75	0.00	148.25	79.90	74.40	81.00	0.00	140.65	0.00	85.80	926.74	948.00	21.26	2.24
8346-0000	Accounting Fees	0.00	0.00	0.00	39.67	205.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.67	195.00	-49.67	-25.47
8347-0000	Professional Fees	0.00	0.00	0.00	0.00	53.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.49	525.00	471.51	89.81
8399-9999	Total General and Administrative	1,830.91	1,852.81	1,981.29	3,451.03	521.86	1,842.50	1,835.72	1,841.68	1,705.68	1,967.35	1,705.68	1,847.17	22,383.68	22,886.00	502.32	2.19
8400-0000 Other Expenses																	
8420-0010	Communications	0.00	0.00	0.00	0.00	0.00	324.00	0.00	0.00	0.00	0.00	0.00	0.00	324.00	1,000.00	676.00	67.60
8425-0000	Fitness Center	60.87	0.00	31.13	0.00	47.17	0.00	0.00	0.00	0.00	161.85	0.00	427.56	728.58	825.00	96.42	11.69
8459-9999	Total Other Expenses	60.87	0.00	31.13	0.00	47.17	324.00	0.00	0.00	0.00	161.85	0.00	427.56	1,052.58	1,825.00	772.42	42.32
8460-0000 Insurance																	
8461-0000	Insurance Premiums	4,956.00	0.00	0.00	4,956.00	0.00	0.00	0.00	0.00	6,925.00	0.00	6,924.00	0.00	23,761.00	20,122.00	-3,639.00	-18.08
8465-9999	Total Insurance	4,956.00	0.00	0.00	4,956.00	0.00	0.00	0.00	0.00	6,925.00	0.00	6,924.00	0.00	23,761.00	20,122.00	-3,639.00	-18.08
8475-9999	Total Operating Expenses	21,402.13	12,846.12	10,888.00	22,866.45	14,498.26	13,066.03	15,804.11	13,531.50	17,352.48	12,401.45	27,602.69	12,169.61	194,428.83	189,411.00	-5,017.83	-2.65
8599-9999	Net Operating Income/(Loss)	-469.05	14,589.82	11,465.03	306.33	10,814.12	9,592.72	7,140.51	12,379.90	4,198.51	9,390.62	-1,891.54	9,175.32	86,692.29	89,385.00	-2,692.71	-3.01
8600-0000 Non-Operating Expenses																	
8764-0000	Income Taxes	0.00	0.00	0.00	6,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.45	6,474.45	0.00	-6,474.45	N/A
8767-0000	Reserve Fund Contribution	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	7,448.00	0.00	7,448.00	81,928.00	89,376.00	7,448.00	8.33
8768-0000	Reserve Interest	225.77	980.32	345.91	371.05	268.89	216.44	239.05	636.45	172.97	120.41	144.78	704.83	4,426.87	0.00	-4,426.87	N/A

12 Month Actual to Budget

Period = Jan 2024-Dec 2024

Book = Cash ; Tree = ysi_is

		Actual Jan 2024	Actual Feb 2024	Actual Mar 2024	Actual Apr 2024	Actual May 2024	Actual Jun 2024	Actual Jul 2024	Actual Aug 2024	Actual Sep 2024	Actual Oct 2024	Actual Nov 2024	Actual Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
8769-0000	Reserve Fund Expenses	15,972.50	17,947.06	0.00	13,042.59	5,490.12	766.52	0.00	0.00	98.28	0.00	0.00	4,958.01	58,275.08	0.00	-58,275.08	N/A
8770-0000	Reserve Fund Transfer	-15,972.50	-17,997.06	0.00	-16,642.59	-2,190.12	-416.52	0.00	0.00	-98.28	0.00	-4,958.01	0.00	-58,275.08	0.00	58,275.08	N/A
8820-9999	Total Non-Operating Expenses	7,673.77	8,378.32	7,793.91	10,653.05	11,016.89	8,014.44	7,687.05	8,084.45	7,620.97	7,568.41	-4,813.23	13,151.29	92,829.32	89,376.00	-3,453.32	-3.86
9999-9998	Net Income/(Loss)	-8,142.82	6,211.50	3,671.12	-10,346.72	-202.77	1,578.28	-546.54	4,295.45	-3,422.46	1,822.21	2,921.69	-3,975.97	-6,137.03	9.00	-6,146.03	-68,289.22

Order: 5ZGYTZWS9
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