

Cash Flow

RSM Property Management and Realty

Properties: Ridge Manor Condominium Association - 715 Canterbury Court West Bend, WI 53090

Owned By: Ridge Manor Condominium Association

Date Range: 12/01/2025 to 12/31/2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Prepaid Income	9,905.00	42.10	12,935.00	5.41
FEES				
Special Assessment	60.00	0.26	67,400.00	28.16
HOA Dues	13,340.00	56.70	155,780.00	65.10
Transfer Fee	0.00	0.00	1,120.00	0.47
Key/Remote Replacement	0.00	0.00	25.00	0.01
Late Fee	20.00	0.09	40.00	0.02
Rule Violation Fee	0.00	0.00	50.00	0.02
Bank Interest	176.67	0.75	1,754.76	0.73
Total FEES	13,596.67	57.79	226,169.76	94.51
Miscellaneous Income	25.00	0.11	200.00	0.08
Total Operating Income	23,526.67	100.00	239,304.76	100.00
Expense				
CLEANING AND MAINTENANCE				
Carpet Cleaning	0.00	0.00	1,075.00	0.45
Decorating Comm	0.00	0.00	174.49	0.07
HOA Dues	9,200.00	39.10	110,400.00	46.13
Cleaning	635.26	2.70	8,351.96	3.49
Fire Extinguishers	0.00	0.00	152.98	0.06
Total CLEANING AND MAINTENANCE	9,835.26	41.80	120,154.43	50.21
LEGAL AND OTHER PROFESSIONAL FEES				
Accounting	0.00	0.00	140.00	0.06
Wages	50.00	0.21	625.00	0.26
Total LEGAL AND OTHER PROFESSIONAL FEES	50.00	0.21	765.00	0.32
REPAIRS				
Painting	0.00	0.00	1,350.00	0.56
HVAC (Heat, Ventilation, Air)	0.00	0.00	649.88	0.27
Key/Lock/Remote Replacement	0.00	0.00	272.19	0.11
Repairs - Other	-182.25	-0.77	20,707.83	8.65
Elevator	5,666.04	24.08	80,098.22	33.47

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total REPAIRS	5,483.79	23.31	103,078.12	43.07
TAXES				
Income Tax	0.00	0.00	1,398.00	0.58
Total TAXES	0.00	0.00	1,398.00	0.58
UTILITIES				
Electricity	0.00	0.00	-40.00	-0.02
Gas & Electric	913.30	3.88	8,819.52	3.69
Water	308.25	1.31	1,116.38	0.47
Garbage and Recycling	263.90	1.12	3,521.64	1.47
Telephones	135.16	0.57	1,652.17	0.69
Total UTILITIES	1,620.61	6.89	15,069.71	6.30
OTHER				
Reserve Transfer	1,500.00	6.38	6,000.00	2.51
Office Supplies	0.00	0.00	55.33	0.02
Miscellaneous Expense	0.00	0.00	349.36	0.15
Total OTHER	1,500.00	6.38	6,404.69	2.68
CAPITAL EXPENSES				
Furniture	0.00	0.00	2,313.48	0.97
Total CAPITAL EXPENSES	0.00	0.00	2,313.48	0.97
Total Operating Expense	18,489.66	78.59	249,183.43	104.13
NOI - Net Operating Income	5,037.01	21.41	-9,878.67	-4.13
Total Income	23,526.67	100.00	239,304.76	100.00
Total Expense	18,489.66	78.59	249,183.43	104.13
Net Income	5,037.01	21.41	-9,878.67	-4.13
Other Items				
HOA Reserves	-1,514.21		-6,146.18	
Prepaid Rent/Dues	-2,240.00		-24,165.00	
Net Other Items	-3,754.21		-30,311.18	
Cash Flow	1,282.80		-40,189.85	
Beginning Cash	12,304.69		39,874.70	
Beginning Cash + Cash Flow	13,587.49		-315.15	
Actual Ending Cash	14,925.03		14,925.03	

Annual Budget - Comparative

Properties: Ridge Manor Condominium Association - 715 Canterbury Court West Bend, WI 53090

As of: Dec 2025

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Prepaid Income	9,905.00	0.00	9,905.00	—	12,935.00	0.00	12,935.00	—	0.00
FEES									
Special Assessment	60.00	0.00	60.00	—	67,400.00	0.00	67,400.00	—	0.00
HOA Dues	13,340.00	12,880.00	460.00	3.57%	155,780.00	154,560.00	1,220.00	0.79%	154,560.00
Transfer Fee	0.00	0.00	0.00	0.00%	1,120.00	0.00	1,120.00	—	0.00
Key/Remote Replacement	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	—	0.00
Late Fee	20.00	0.00	20.00	—	40.00	0.00	40.00	—	0.00
Rule Violation Fee	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	—	0.00
Bank Interest	176.67	0.00	176.67	—	1,754.76	0.00	1,754.76	—	0.00
Total FEES	13,596.67	12,880.00	716.67	5.56%	226,169.76	154,560.00	71,609.76	46.33%	154,560.00
Miscellaneous Income	25.00	0.00	25.00	—	200.00	0.00	200.00	—	0.00
Total Operating Income	23,526.67	12,880.00	10,646.67	82.66%	239,304.76	154,560.00	84,744.76	54.83%	154,560.00
Expense									
CLEANING AND MAINTENANCE									
Carpet Cleaning	0.00	0.00	0.00	0.00%	1,075.00	650.00	-425.00	-65.38%	650.00
Decorating Comm	0.00	0.00	0.00	0.00%	174.49	200.00	25.51	12.76%	200.00
HOA Dues	9,200.00	9,200.00	0.00	0.00%	110,400.00	110,400.00	0.00	0.00%	110,400.00
Cleaning	635.26	633.33	-1.93	-0.30%	8,351.96	7,600.00	-751.96	-9.89%	7,600.00
Fire Extinguishers	0.00	0.00	0.00	0.00%	152.98	500.00	347.02	69.40%	500.00
Total CLEANING AND	9,835.26	9,833.33	-1.93	-0.02%	120,154.43	119,350.00	-804.43	-0.67%	119,350.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
MAINTENANCE									
LEGAL AND OTHER PROFESSIONAL FEES									
Accounting	0.00	0.00	0.00	0.00%	140.00	0.00	-140.00	—	0.00
Wages	50.00	162.50	112.50	69.23%	625.00	650.00	25.00	3.85%	650.00
Total LEGAL AND OTHER PROFESSIONAL FEES	50.00	162.50	112.50	69.23%	765.00	650.00	-115.00	-17.69%	650.00
REPAIRS									
Painting	0.00	0.00	0.00	0.00%	1,350.00	0.00	-1,350.00	—	0.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00%	649.88	0.00	-649.88	—	0.00
Key/Lock/Remote Replacement	0.00	0.00	0.00	0.00%	272.19	0.00	-272.19	—	0.00
Repairs - Other	-182.25	416.66	598.91	143.74%	20,707.83	5,000.00	-15,707.83	-314.16%	5,000.00
Elevator	5,666.04	500.00	-5,166.04	-1033.21%	80,098.22	6,000.00	-74,098.22	-1234.97%	6,000.00
Total REPAIRS	5,483.79	916.66	-4,567.13	-498.24%	103,078.12	11,000.00	-92,078.12	-837.07%	11,000.00
TAXES									
Income Tax	0.00	0.00	0.00	0.00%	1,398.00	1,000.00	-398.00	-39.80%	1,000.00
Total TAXES	0.00	0.00	0.00	0.00%	1,398.00	1,000.00	-398.00	-39.80%	1,000.00
UTILITIES									
Electricity	0.00	0.00	0.00	0.00%	-40.00	0.00	40.00	—	0.00
Gas & Electric	913.30	916.66	3.36	0.37%	8,819.52	11,000.00	2,180.48	19.82%	11,000.00
Water	308.25	300.00	-8.25	-2.75%	1,116.38	1,200.00	83.62	6.97%	1,200.00
Garbage and Recycling	263.90	208.33	-55.57	-26.67%	3,521.64	2,500.00	-1,021.64	-40.87%	2,500.00
Telephones	135.16	141.66	6.50	4.59%	1,652.17	1,700.00	47.83	2.81%	1,700.00
Total UTILITIES	1,620.61	1,566.65	-53.96	-3.44%	15,069.71	16,400.00	1,330.29	8.11%	16,400.00
OTHER									
Reserve Transfer	1,500.00	1,500.00	0.00	0.00%	6,000.00	6,000.00	0.00	0.00%	6,000.00
Office	0.00	0.00	0.00	0.00%	55.33	100.00	44.67	44.67%	100.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Supplies									
Miscellaneous Expense	0.00	0.00	0.00	0.00%	349.36	60.00	-289.36	-482.27%	60.00
Total OTHER	1,500.00	1,500.00	0.00	0.00%	6,404.69	6,160.00	-244.69	-3.97%	6,160.00
CAPITAL EXPENSES									
Furniture	0.00	0.00	0.00	0.00%	2,313.48	0.00	-2,313.48	—	0.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00%	2,313.48	0.00	-2,313.48	—	0.00
Total Operating Expense	18,489.66	13,979.14	-4,510.52	-32.27%	249,183.43	154,560.00	-94,623.43	-61.22%	154,560.00
Total Operating Income	23,526.67	12,880.00	10,646.67	82.66%	239,304.76	154,560.00	84,744.76	54.83%	154,560.00
Total Operating Expense	18,489.66	13,979.14	-4,510.52	-32.27%	249,183.43	154,560.00	-94,623.43	-61.22%	154,560.00
NOI - Net Operating Income	5,037.01	-1,099.14	6,136.15	558.27%	-9,878.67	0.00	-9,878.67	—	0.00
Total Income	23,526.67	12,880.00	10,646.67	82.66%	239,304.76	154,560.00	84,744.76	54.83%	154,560.00
Total Expense	18,489.66	13,979.14	-4,510.52	-32.27%	249,183.43	154,560.00	-94,623.43	-61.22%	154,560.00
Net Income	5,037.01	-1,099.14	6,136.15	558.27%	-9,878.67	0.00	-9,878.67	—	0.00

Check Register Detail

Property: Ridge Manor Condominium Association - 715 Canterbury Court West Bend, WI 53090

Bank Accounts: All

Payees: All

Date Range: 12/01/2025 - 12/31/2025

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Ridge Manor Checking	Four Seasons Janitorial Services, LLC	Bill Pay	Y		12/04/2025	525.00					
							Ridge Manor Condominium Association	6076	Cleaning	525.00	
Ridge Manor Checking	Charter Communications	Bill Pay	Y		12/04/2025	135.16					
							Ridge Manor Condominium Association	6176	Telephones	135.16	11/26-12/25
Ridge Manor Checking	West Bend Water Utility	Bill Pay	Y		12/09/2025	308.25					
							Ridge Manor Condominium Association	6173	Water	308.25	8/6-11/11/25
Ridge Manor Checking	We Energies	ACH	Y		12/15/2025	913.30					
							Ridge Manor Condominium Association	6172	Gas & Electric	913.30	11/4-12/8/25
Ridge Manor Checking	Harter's Lakeside Disposal, LLC	Bill Pay	Y		12/15/2025	263.90					
							Ridge Manor Condominium Association	6175	Garbage and Recycling	263.90	
Ridge Manor Checking	Otis Elevator Company	Bill Pay	Y		12/19/2025	5,666.04					
							Ridge Manor Condominium Association	6152	Elevator	5,666.04	1/1-12/31/26 Maintenance Service
Ridge Manor Checking	Clothes Clinic	Bill Pay	Y		12/22/2025	110.26					

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
								Ridge Manor Condominium Association	6076	Cleaning	110.26	11/12 and 11/ 26
Total							7,921.91					

Balance Sheet

Properties: Ridge Manor Condominium Association - 715 Canterbury Court West Bend, WI 53090

As of: 12/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	14,925.03
HOA Reserves	12,367.03
HOA CD's #1	9,232.12
HOA CD's #3	5,325.61
HOA CD's #4	12,659.35
HOA CD's #5	9,134.23
Total Cash	63,643.37
TOTAL ASSETS	63,643.37
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent/Dues	770.00
Total Liabilities	770.00
Capital	
Appfolio Import Offset	69,942.35
Calculated Retained Earnings	-9,878.67
Calculated Prior Years Retained Earnings	2,809.69
Total Capital	62,873.37
TOTAL LIABILITIES & CAPITAL	63,643.37