Income Statement

Reliant Real Estate Services

Properties: 708 - The Evergreens II Condominium HOA, Inc. - 720 Cass Street La Crosse, WI 54601

As of: Aug 2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
DUES INCOME				
Residential Dues	16,750.00	100.00	134,000.00	99.95
Total DUES INCOME	**16,750.00**	**100.00**	**134,000.00**	**99.95**
EXPENSE REIMBURSEMENT				
Passthru Repair	0.00	0.00	70.00	0.05
Total EXPENSE REIMBURSEMENT	**0.00**	**0.00**	**70.00**	**0.05**
Total Operating Income	**16,750.00**	**100.00**	**134,070.00**	**100.00**
Expense				
DIRECT EXPENSES				
Repair	0.00	0.00	3,374.53	2.52
Well & Septic	0.00	0.00	10,754.96	8.02
Capital Improvements	14,400.00	85.97	39,100.00	29.16
Landscaping	10,455.84	62.42	44,347.15	33.08
Irrigation System	627.50	3.75	3,617.20	2.70
Snow Removal	0.00	0.00	6,479.00	4.83
Insurance	0.00	0.00	25,534.81	19.05
Property Tax	0.00	0.00	488.12	0.36
Electricity	701.39	4.19	4,438.76	3.31
Total DIRECT EXPENSES	**26,184.73**	**156.33**	**138,134.53**	**103.03**
GENERAL & ADMINISTRATIVE				
Office Supplies	0.78	0.00	20.28	0.02
Accounting	550.00	3.28	4,770.00	3.56
Taxes & Licenses	0.00	0.00	2,845.00	2.12
Miscellaneous Expense	0.00	0.00	0.00	0.00
Total GENERAL & ADMINISTRATIVE	**550.78**	**3.29**	**7,635.28**	**5.69**
Total Operating Expense	**26,735.51**	**159.61**	**145,769.81**	**108.73**
NOI - Net Operating Income	**-9,985.51**	**-59.61**	**-11,699.81**	**-8.73**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	88.63	0.53	3,776.91	2.82
Total Other Income	**88.63**	**0.53**	**3,776.91**	**2.82**
Net Other Income	**88.63**	**0.53**	**3,776.91**	**2.82**
Total Income	16,838.63	100.53	137,846.91	102.82
Total Expense	26,735.51	159.61	145,769.81	108.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-9,896.88	-59.09	-7,922.90	-5.91

Annual Budget - Comparative

Properties: 708 - The Evergreens II Condominium HOA, Inc. - 720 Cass Street La Crosse, WI 54601

As of: Aug 2026

Additional Account Types: None

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									
DUES INCOME									
Residential Dues	16,750.00	16,750.00	0.00	0.00%	134,000.00	134,000.00	0.00	0.00%	201,000.00
Total DUES INCOME	**16,750.00**	**16,750.00**	**0.00**	**0.00%**	**134,000.00**	**134,000.00**	**0.00**	**0.00%**	**201,000.00**
EXPENSE REIMBURSEMENT									
Passthru Repair	0.00	0.00	0.00	0.00%	70.00	0.00	70.00	–	0.00
Total EXPENSE REIMBURSEMENT	**0.00**	**0.00**	**0.00**	**0.00%**	**70.00**	**0.00**	**70.00**	**–**	**0.00**
Total Operating Income	**16,750.00**	**16,750.00**	**0.00**	**0.00%**	**134,070.00**	**134,000.00**	**70.00**	**0.05%**	**201,000.00**
Expense									
DIRECT EXPENSES									
Repair	0.00	1,649.00	1,649.00	100.00%	3,374.53	13,192.00	9,817.47	74.42%	19,788.00
Well & Septic	0.00	909.00	909.00	100.00%	10,754.96	11,841.00	1,086.04	9.17%	17,000.00
Capital Improvements	14,400.00	5,000.00	-9,400.00	-188.00%	39,100.00	55,000.00	15,900.00	28.91%	55,000.00
Landscaping	10,455.84	5,714.00	-4,741.84	-82.99%	44,347.15	22,856.00	-21,491.15	-94.03%	40,000.00
Irrigation System	627.50	417.00	-210.50	-50.48%	3,617.20	2,583.00	-1,034.20	-40.04%	4,000.00
Snow Removal	0.00	0.00	0.00	0.00%	6,479.00	10,650.00	4,171.00	39.16%	15,000.00
Insurance	0.00	3,648.00	3,648.00	100.00%	25,534.81	29,184.00	3,649.19	12.50%	43,776.00
Property Tax	0.00	0.00	0.00	0.00%	488.12	420.00	-68.12	-16.22%	420.00
Electricity	701.39	540.00	-161.39	-29.89%	4,438.76	4,320.00	-118.76	-2.75%	6,480.00
Total DIRECT EXPENSES	**26,184.73**	**17,877.00**	**-8,307.73**	**-46.47%**	**138,134.53**	**150,046.00**	**11,911.47**	**7.94%**	**201,464.00**
GENERAL & ADMINISTRATIVE									
Office Supplies	0.78	10.00	9.22	92.20%	20.28	80.00	59.72	74.65%	120.00
Legal	0.00	0.00	0.00	0.00%	0.00	26.00	26.00	100.00%	26.00
Accounting	550.00	550.00	0.00	0.00%	4,770.00	4,650.00	-120.00	-2.58%	6,850.00
Taxes & Licenses	0.00	0.00	0.00	0.00%	2,845.00	2,700.00	-145.00	-5.37%	2,700.00
Reserve Allocation	0.00	-800.00	-800.00	-100.00%	0.00	-21,400.00	-21,400.00	-100.00%	-4,600.00
Total GENERAL & ADMINISTRATIVE	**550.78**	**-240.00**	**-790.78**	**-329.49%**	**7,635.28**	**-13,944.00**	**-21,579.28**	**-154.76%**	**5,096.00**
Total Operating Expense	**26,735.51**	**17,637.00**	**-9,098.51**	**-51.59%**	**145,769.81**	**136,102.00**	**-9,667.81**	**-7.10%**	**206,560.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Total Operating Income	16,750.00	16,750.00	0.00	0.00%	134,070.00	134,000.00	70.00	0.05%	201,000.00
Total Operating Expense	26,735.51	17,637.00	-9,098.51	-51.59%	145,769.81	136,102.00	-9,667.81	-7.10%	206,560.00
NOI - Net Operating Income	**-9,985.51**	**-887.00**	**-9,098.51**	**-1025.76%**	**-11,699.81**	**-2,102.00**	**-9,597.81**	**-456.60%**	**-5,560.00**
Other Income									
Interest on Bank Accounts	88.63	35.00	53.63	153.23%	3,776.91	2,850.00	926.91	32.52%	5,560.00
Total Other Income	**88.63**	**35.00**	**53.63**	**153.23%**	**3,776.91**	**2,850.00**	**926.91**	**32.52%**	**5,560.00**
Net Other Income	**88.63**	**35.00**	**53.63**	**153.23%**	**3,776.91**	**2,850.00**	**926.91**	**32.52%**	**5,560.00**
Total Income	16,838.63	16,785.00	53.63	0.32%	137,846.91	136,850.00	996.91	0.73%	206,560.00
Total Expense	26,735.51	17,637.00	-9,098.51	-51.59%	145,769.81	136,102.00	-9,667.81	-7.10%	206,560.00
Net Income	**-9,896.88**	**-852.00**	**-9,044.88**	**-1061.61%**	**-7,922.90**	**748.00**	**-8,670.90**	**-1159.21%**	**0.00**

Balance Sheet

Properties: 708 - The Evergreens II Condominium HOA, Inc. - 720 Cass Street La Crosse, WI 54601
As of: 08/31/2026
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash 1	6,778.72
Reserve Cash	63,892.84
Certificate of Deposit 1	64,489.16
Certificate of Deposit 2	65,900.11
Certificate of Deposit 3	67,812.63
Total Cash	**268,873.46**
Prepaid Income Tax	600.00
TOTAL ASSETS	**269,473.46**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,985.00
Total Liabilities	**5,985.00**
Capital	
Retained Earnings	12,613.03
AppFolio Opening Balance Equity	247,123.72
Calculated Retained Earnings	-7,922.90
Calculated Prior Years Retained Earnings	11,674.61
Total Capital	**263,488.46**
TOTAL LIABILITIES & CAPITAL	**269,473.46**