

Monthly Financial Package

Mike & Mike's Management
Windstone Condominium Association, INC.

Wednesday, May 6, 2026

**Windstone Condominium Association,
INC.**

Run Date: 05/06/2026
Run Time: 09:28 AM

BALANCE SHEET
As of: 04/30/2026

Assets

Account #	Account Name	Total
1114	Operating Account	\$54,150.55
1115	Reserve Account	\$105,635.19
1120	Replacement Reserve - Elevator Parts	\$9,100.00
1125	CD Account 1 - 17MO CD *4721	\$45,000.00
1126	CD Account 2 - 9MO CD *4670	\$100,000.00
	TOTAL ASSETS	\$313,885.74

Liabilities

Account #	Account Name	Total
2210	Prepaid Condo Fees	\$4,725.74
	TOTAL LIABILITIES	\$4,725.74

Equity

Account #	Account Name	Total
3800	Retained Earnings	\$276,012.29
	Current Year Net Income/(Loss)	\$33,147.71
	TOTAL EQUITY	\$309,160.00
	TOTAL LIABILITIES AND EQUITY	\$313,885.74

Windstone Condominium Association, INC.

Run Date: 05/06/2026

Run Time: 09:28 AM

INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

Income

Account #	Account Name	Total
Income		
4500	Condo Fees	\$20,300.00
4510	Special Assessments	\$25.00
4540	Change of Occupancy Fee	\$580.00
4545	Interest Income	\$8.49
4550	Late Fee	\$25.00
4700	LESS: Amount to Reserve	(\$5,000.00)
Income Total:		\$15,938.49
Total Income:		\$15,938.49

Expense

Account #	Account Name	Total
Maintenance Expense		
6200	General Maintenance & Repairs	\$7,255.00
6220	Janitorial / Windows & Lamps	\$639.00
6250	Elevator Inspection & Repair	\$4,554.00
6270	Pest Control	\$294.97
Maintenance Expense Total:		\$12,742.97
Contract Expense		
7115	Insurance	(\$10,072.20)
7120	Management	\$1,740.00
7130	Electricity	\$1,580.68
7160	Water & Sewer	\$705.24
7165	Water Softening Equip/Suppl	\$241.77
Contract Expense Total:		(\$5,804.51)
Administrative Expense		
7620	Taxes / Licenses / Permits	\$25.00
Administrative Expense Total:		\$25.00
Reserve Expense		
9010	RESERVE ALLOCATION INCOME	(\$5,000.00)
Reserve Expense Total:		(\$5,000.00)
Total Expenses:		\$1,963.46

Net Income

\$13,975.03

Windstone Condominium Association, INC.

Run Date: 05/06/2026

Run Time: 09:28 AM

INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4500 Condo Fees	20,300.00	20,880.00	(580.00)	82,782.34	83,520.00	(737.66)	250,560.00
4510 Special Assessments	25.00	0.00	25.00	1,034.32	0.00	1,034.32	0.00
4520 Storage	0.00	26.67	(26.67)	0.00	106.68	(106.68)	320.00
4535 Sales/Transfer Fee	0.00	291.67	(291.67)	0.00	1,166.68	(1,166.68)	3,500.00
4540 Change of Occupancy Fee	580.00	0.00	580.00	580.00	0.00	580.00	0.00
4545 Interest Income	8.49	386.26	(377.77)	566.81	1,545.04	(978.23)	4,635.06
4550 Late Fee	25.00	58.33	(33.33)	100.00	233.32	(133.32)	700.00
4555 Penalties	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4700 LESS: Amount to Reserve	(5,000.00)	(5,000.00)	0.00	(20,000.00)	(20,000.00)	0.00	(60,000.00)
Income Total	15,938.49	16,642.93	(704.44)	65,113.47	66,571.72	(1,458.25)	199,715.06
Total Income	15,938.49	16,642.93	(704.44)	65,113.47	66,571.72	(1,458.25)	199,715.06

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Expense							
6200 General Maintenance & Repairs	7,255.00	1,333.33	(5,921.67)	7,255.00	5,333.32	(1,921.68)	16,000.00
6210 Roof/Chimney/Gutters Repairs	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
6215 Dryer Vent Cleaning	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
6220 Janitorial / Windows & Lamps	639.00	1,125.00	486.00	2,742.00	4,500.00	1,758.00	13,500.00
6230 Painting	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
6250 Elevator Inspection & Repair	4,554.00	600.00	(3,954.00)	6,110.10	2,400.00	(3,710.10)	7,200.00
6255 Fire Equip/Life Safety	0.00	270.83	270.83	61.73	1,083.32	1,021.59	3,250.00
6260 Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
6265 Landscape Improvements	0.00	786.25	786.25	0.00	3,145.00	3,145.00	9,435.06
6270 Pest Control	294.97	291.67	(3.30)	807.48	1,166.68	359.20	3,500.00
6275 Pool	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
Maintenance Expense Total	12,742.97	5,532.07	(7,210.90)	16,976.31	22,128.28	5,151.97	81,385.06
Contract Expense							
7115 Insurance	(10,072.20)	5,000.00	15,072.20	11,564.20	20,000.00	8,435.80	60,000.00
7120 Management	1,740.00	1,740.00	0.00	6,960.00	6,960.00	0.00	20,880.00
7130 Electricity	1,580.68	1,625.00	44.32	6,214.17	6,500.00	285.83	19,500.00
7140 Trash Removal	0.00	20.83	20.83	0.00	83.32	83.32	250.00
7145 Snow Removal	0.00	625.00	625.00	7,780.00	2,500.00	(5,280.00)	7,500.00
7160 Water & Sewer	705.24	166.67	(538.57)	1,326.58	666.68	(659.90)	2,000.00
7165 Water Softening Equip/Suppl	241.77	416.67	174.90	908.84	1,666.68	757.84	5,000.00
7180 Income Tax	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Contract Expense Total	(5,804.51)	9,635.84	15,440.35	34,753.79	38,543.36	3,789.57	115,630.00
Administrative Expense							
7410 Legal / Collection	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
7415 Accounting	0.00	0.00	0.00	0.00	400.00	400.00	400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7425 Office Supplies	0.00	0.00	0.00	15.20	0.00	(15.20)	0.00
7430 Postage/Copies	0.00	25.00	25.00	175.46	100.00	(75.46)	300.00
7620 Taxes / Licenses / Permits	25.00	25.00	0.00	25.00	100.00	75.00	300.00
7630 Bank Charges Expense	0.00	4.17	4.17	0.00	16.68	16.68	50.00
7640 Social/Mtgs/Gifts/Board Reimburseme...	0.00	0.00	0.00	20.00	0.00	(20.00)	150.00
Administrative Expense Total	25.00	179.17	154.17	235.66	1,116.68	881.02	2,700.00
Reserve Expense							
9000 CAPITAL REPAIRS	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00
9010 RESERVE ALLOCATION INCOME	(5,000.00)	(5,000.00)	0.00	(20,000.00)	(20,000.00)	0.00	(60,000.00)
Reserve Expense Total	(5,000.00)	(3,750.00)	1,250.00	(20,000.00)	(15,000.00)	5,000.00	(45,000.00)
Total Expense	1,963.46	11,597.08	9,633.62	31,965.76	46,788.32	14,822.56	154,715.06
Net Income	13,975.03	5,045.85	8,929.18	33,147.71	19,783.40	13,364.31	45,000.00

Windstone Condominium Association, INC.
BANK RECONCILIATION
Statement Date: 4/30/2026

Run Date: 05/06/2026
Run Time: 09:28 AM

Reconciliation Summary: Bank59 - Bank Five Nine				GL Account: 1114 - Operating Account	
Bank Statement Balance	\$57,635.55	Account Balance		\$54,150.55	
GL Account Balance	\$54,150.55	+ Uncleared Payments		\$3,775.00	
Difference	\$3,485.00	- Uncleared Deposits		\$290.00	
		Reconciling Balance		\$57,635.55	
		- Statement Balance		\$57,635.55	
		Difference		\$0.00	

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
	4/29/2026	AR 371880	Cash Receipts - Direct Debit	Uncleared	290.00	0.00
100848	4/29/2026	371899	EHC - Extra Hands Company	Uncleared	0.00	1,375.00
100847	4/27/2026	371851	Express Elevator. LLC	Uncleared	0.00	2,400.00
Totals					\$290.00	\$3,775.00



155 W. Wisconsin Ave. | Oconomowoc, WI 53066

Statement Ending 04/30/2026

WINDSTONE TERRACE

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Account Number: XXXXXX1025

WINDSTONE TERRACE CONDOMINIUM ASSOC INC
2665 S MOORLAND RD STE 209
NEW BERLIN WI 53151-2900

Connect With Us

	Location	Corporate Headquarters
	Mailing Address	P.O. Box 1004 Oconomowoc, WI 53066
	Phone Number	(888) 569-9909
	Website	bankfivenine.com

Summary of Accounts

Account Type	Account Number	Ending Balance
BASIC BUSINESS CHECKING	XXXXXXX1025	\$57,635.55

BASIC BUSINESS CHECKING - XXXXXX1025

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$47,309.01
	15 Credit(s) This Period	\$29,333.20
	17 Debit(s) This Period	\$19,006.66
04/30/2026	Ending Balance	\$57,635.55

Deposits

Date	Description	Amount
04/10/2026	EXPRESS DEPOSIT	\$580.00
04/13/2026	EXPRESS DEPOSIT	\$10,818.20
		2 item(s) totaling \$11,398.20

Other Credits

Date	Description	Amount
04/02/2026	PayLease.com Settlement 000026681379802	\$1,370.00
04/03/2026	PAYLEASE.COM CREDIT XXXXX3005	\$290.00
04/06/2026	PAYLEASE.COM CREDIT XXXXX4022	\$290.00
04/08/2026	PAYLEASE.COM CREDIT XXXXX5970	\$290.00
04/08/2026	PayLease.com Settlement 000026747644402	\$3,200.00
04/09/2026	PAYLEASE.COM CREDIT XXXXX1698	\$580.00
04/09/2026	PAYLEASE.COM CREDIT XXXXX9767	\$8,990.00
04/10/2026	PAYLEASE.COM CREDIT XXXXX7447	\$290.00
04/14/2026	PayLease.com Settlement 000026790219702	\$580.00
04/15/2026	PAYLEASE.COM CREDIT XXXXX2352	\$290.00
04/16/2026	PAYLEASE.COM CREDIT XXXXX8124	\$290.00
04/27/2026	PayLease.com Settlement 000026866665594	\$1,160.00
04/28/2026	PAYLEASE.COM CREDIT XXXXX8923	\$315.00
		13 item(s) totaling \$17,935.00

Other Debits

Date	Description	Amount
04/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100837* 260402* Batzner Pest Control LLC\205827	\$217.54

BASIC BUSINESS CHECKING - XXXXXX1025 (continued)**Other Debits (continued)**

Date	Description	Amount
04/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100841* 260410* Guthrie Frey Water Condition\2	\$136.87
04/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100839* 260410* Merry Maids\206669874\166143438	\$639.00
04/15/2026	Business Online Transfer to xxxxxx9875 on 4/15/26 at 0:02	\$5,000.00
04/15/2026	Dept of Financia WI DFI ECK WS2EFIXXXX8174	\$25.00
04/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100845* 260416* Guthrie Frey Water Condition\2	\$104.90
04/21/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100846* 260420* Jansens Pressure Washing LLC\20	\$1,430.00
04/22/2026	WE ENERGIES AUTOPAY 070635600900002	\$747.31
04/22/2026	WE ENERGIES AUTOPAY 070635600900001	\$833.37
04/30/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100849* 260429* Batzner Pest Control LLC\208358	\$77.43

10 item(s) totaling \$9,211.42

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1314	04/01/2026	\$1,740.00	100840*	04/22/2026	\$650.00	100844	04/20/2026	\$287.30
100836*	04/13/2026	\$746.00	100842*	04/20/2026	\$417.94			
100838*	04/15/2026	\$3,800.00	100843	04/22/2026	\$2,154.00			

* Indicates skipped check number

7 item(s) totaling \$9,795.24

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2026	\$45,569.01	04/10/2026	\$61,231.47	04/20/2026	\$62,052.66
04/02/2026	\$46,939.01	04/13/2026	\$70,527.80	04/21/2026	\$60,622.66
04/03/2026	\$47,011.47	04/14/2026	\$71,107.80	04/22/2026	\$56,237.98
04/06/2026	\$47,301.47	04/15/2026	\$62,572.80	04/27/2026	\$57,397.98
04/08/2026	\$50,791.47	04/16/2026	\$62,862.80	04/28/2026	\$57,712.98
04/09/2026	\$60,361.47	04/17/2026	\$62,757.90	04/30/2026	\$57,635.55

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES. SEE BACK FOR DETAILS.

Windstone Condominium Association, INC.
c/o Mike & Mike's Inc
2665 S. Moorland Rd.
New Berlin WI 53151

Bank Five Nine
155 W. Wisconsin Ave
Oconomowoc WI 53066

075902421

1314

4/1/2026

Pay ONE THOUSAND SEVEN HUNDRED FORTY DOLLARS AND 00/100 CENTS
Exactly \$1,740.00

To The Order Of Mike & Mike's Inc
2665 S. Moorland Rd Suite 209
New Berlin WI 53151

Authorized Signature

#1314 04/01/2026 \$1,740.00

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100836

DATE: 04/02/2026

PAY TO THE ORDER OF EMC Insurance Companies
Seven Hundred Forty-Six Dollars and Zero Cents \$ 746.00 DOLLARS

memo: Act: 5164859; Inv: 26082614

#100836 04/13/2026 \$746.00

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100838

DATE: 04/06/2026

PAY TO THE ORDER OF Klein & Hoffman
Three Thousand Eight Hundred Dollars and Zero Cents \$ 3,800.00 DOLLARS

memo: Inv: 202600183

#100838 04/15/2026 \$3,800.00

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100840

DATE: 04/10/2026

PAY TO THE ORDER OF Klein & Hoffman
Six Hundred Fifty Dollars and Zero Cents \$ 650.00 DOLLARS

memo: Inv: 202512039

#100840 04/22/2026 \$650.00

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100842

DATE: 04/10/2026

PAY TO THE ORDER OF Village of Hartland
Four Hundred Seventeen Dollars and Ninety-Four Cents \$ 417.94 DOLLARS

memo: See Check Stub for Remittance Info

#100842 04/20/2026 \$417.94

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100843

DATE: 04/10/2026

PAY TO THE ORDER OF Express Elevator, LLC
Two Thousand One Hundred Fifty-Four Dollars and Zero Cents \$ 2,154.00 DOLLARS

memo: Act: C007821; Inv: RV-57794-0483

#100843 04/22/2026 \$2,154.00

Windstone Condominium Association
2665 S. Moorland Rd., Suite 209
New Berlin, WI 53151

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

100844

DATE: 04/13/2026

PAY TO THE ORDER OF Village of Hartland
Two Hundred Eighty-Seven Dollars and Thirty Cents \$ 287.30 DOLLARS

memo: Inv: 02/30/2026

#100844 04/20/2026 \$287.30

Windstone Condominium Association, INC.
BANK RECONCILIATION
Statement Date: 4/30/2026

Run Date: 05/06/2026
Run Time: 09:28 AM

Reconciliation Summary: Bank59 - Bank Five Nine		GL Account: 1115 - Reserve Account	
Bank Statement Balance	\$105,635.19	Account Balance	\$105,635.19
GL Account Balance	\$105,635.19	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$105,635.19
		- Statement Balance	\$105,635.19
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



155 W. Wisconsin Ave. | Oconomowoc, WI 53066

Statement Ending 04/30/2026

WINDSTONE TERRACE

Page 1 of 2

Account Number: XXXXXX9875

WINDSTONE TERRACE CONDOMINIUM ASSOC INC
2665 S MOORLAND RD STE 209
NEW BERLIN WI 53151-2900

Connect With Us

	Location	Corporate Headquarters
	Mailing Address	P.O. Box 1004 Oconomowoc, WI 53066
	Phone Number	(888) 569-9909
	Website	bankfivenine.com

Summary of Accounts

Account Type	Account Number	Ending Balance
BUSINESS SAVINGS	XXXXXX9875	\$105,635.19

BUSINESS SAVINGS - XXXXXX9875

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$100,626.70
	2 Credit(s) This Period	\$5,008.49
	0 Debit(s) This Period	\$0.00
04/30/2026	Ending Balance	\$105,635.19

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$8.49
Interest Paid This Period	\$8.49
Interest Paid Year-to-Date	\$31.45
Average Ledger Balance	\$103,293.36

Other Credits

Date	Description	Amount
04/15/2026	Business Online Transfer from xxxxxx1025 on 4/15/26 at 0:02	\$5,000.00
04/30/2026	INTEREST	\$8.49

2 item(s) totaling \$5,008.49

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

