Fund Balance Sheet

Properties: Chateau Condominiums of Oak Creek Owners Association, Ltd - 700 Larry Court Waukesha, WI 53186
As of: 09/30/2026
Accounting Basis: Cash
GL Account Map: Chateau Condominiums
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Cash	64,210.02
Reserve Account	73,026.61
Landmark CU Savings	5.00
Landmark CD 2012-3.93%-07/27/2027	16,507.41
Landmark CD 2014-4.31%-10/05/2027	16,359.96
Landmark CD 9871-3.93%-12/05/2026	25,819.37
Landmark CD 9880-3.93%-12/05/2026	25,819.37
Landmark CD 0022-3.93%-12/05/2026	25,819.37
Landmark CD 0031-3.93%-12/05/2026	25,819.37
Landmark CD 0040-3.93%-12/05/2026	51,638.74
Landmark CD 0226-3.93%-12/05/2026	51,638.74
Total Cash	**376,663.96**
TOTAL ASSETS	**376,663.96**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	13,818.40
Total Liabilities	**13,818.40**
Capital	
Appfolio Opening Balance Equity	230,359.90
Calculated Retained Earnings	-77,382.04
Calculated Prior Years Retained Earnings	209,867.70
Total Capital	**362,845.56**
TOTAL LIABILITIES & CAPITAL	**376,663.96**

Fund Income Statement

Properties: Chateau Condominiums of Oak Creek Owners Association, Ltd - 700 Larry Court Waukesha, WI 53186
As of: Sep 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: Chateau Condominiums
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Association/Dues Income	33,930.00	35,640.00	-1,710.00	328,369.95	320,760.00	7,609.95	427,680.00
Transfer fees	1,320.00	0.00	1,320.00	7,910.00	0.00	7,910.00	0.00
Late Fee	10.00	0.00	10.00	1,172.04	0.00	1,172.04	0.00
Fines	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Interest Income	782.22	0.00	782.22	7,204.19	0.00	7,204.19	0.00
Total INCOME	**36,042.22**	**35,640.00**	**402.22**	**344,806.18**	**320,760.00**	**24,046.18**	**427,680.00**
Total Operating Income	**36,042.22**	**35,640.00**	**402.22**	**344,806.18**	**320,760.00**	**24,046.18**	**427,680.00**
Expense							
CLEANING AND MAINTENANCE							
General Maintenance	-295.00	2,897.25	3,192.25	23,993.04	26,075.25	2,082.21	34,767.00
Landscape Maintenance	5,004.88	2,366.66	-2,638.22	26,570.54	21,300.02	-5,270.52	28,400.00
Landscape Improvements	0.00	583.34	583.34	3,493.03	5,249.98	1,756.95	7,000.00
Snow Removal	0.00	2,725.00	2,725.00	21,794.36	24,525.00	2,730.64	32,700.00
Exterminating	0.00	83.34	83.34	380.00	749.98	369.98	1,000.00
Sprinkler System	0.00	500.00	500.00	143.23	4,500.00	4,356.77	6,000.00
Plumbing	381.42	250.00	-131.42	6,153.59	2,250.00	-3,903.59	3,000.00
Electrical Work	0.00	41.66	41.66	17,129.65	375.02	-16,754.63	500.00
Concrete Repair	0.00	83.34	83.34	0.00	749.98	749.98	1,000.00
Asphalt Repairs	0.00	2,500.00	2,500.00	1,200.00	22,500.00	21,300.00	30,000.00
Supplies-General	0.00	5.00	5.00	0.00	45.00	45.00	60.00
Total CLEANING AND MAINTENANCE	**5,091.30**	**12,035.59**	**6,944.29**	**100,857.44**	**108,320.23**	**7,462.79**	**144,427.00**
INSURANCE							
Property Insurance	0.00	5,833.34	5,833.34	35,509.00	52,499.98	16,990.98	70,000.00
Total INSURANCE	**0.00**	**5,833.34**	**5,833.34**	**35,509.00**	**52,499.98**	**16,990.98**	**70,000.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	557.64	833.34	275.70	-126.44	7,499.98	7,626.42	10,000.00
Accounting Services	273.00	25.00	-248.00	911.00	225.00	-686.00	300.00
Meeting/ Appointment	0.00	29.16	29.16	531.25	262.52	-268.73	350.00
Office Services	43.03	91.66	48.63	790.91	825.02	34.11	1,100.00
Bank Fees	0.00	4.16	4.16	-70.00	37.52	107.52	50.00
Total LEGAL AND OTHER	**873.67**	**983.32**	**109.65**	**2,036.72**	**8,850.04**	**6,813.32**	**11,800.00**

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
PROFESSIONAL FEES							
MANAGEMENT FEES							
Management Fees	2,223.64	2,223.75	0.11	20,012.76	20,013.75	0.99	26,685.00
Total MANAGEMENT FEES	**2,223.64**	**2,223.75**	**0.11**	**20,012.76**	**20,013.75**	**0.99**	**26,685.00**
UTILITIES							
Electric Common Area	1,415.82	1,500.00	84.18	13,026.83	13,500.00	473.17	18,000.00
Water/Sewer	0.00	3,416.66	3,416.66	28,575.23	30,750.02	2,174.79	41,000.00
Refuse Removal	2,916.00	3,166.66	250.66	32,076.00	28,500.02	-3,575.98	38,000.00
Total UTILITIES	**4,331.82**	**8,083.32**	**3,751.50**	**73,678.06**	**72,750.04**	**-928.02**	**97,000.00**
ADJUSTMENTS							
Reserve Contribution	6,480.67	6,480.66	-0.01	58,326.03	58,326.02	-0.01	77,768.00
Total ADJUSTMENTS	**6,480.67**	**6,480.66**	**-0.01**	**58,326.03**	**58,326.02**	**-0.01**	**77,768.00**
Total Operating Expense	**19,001.10**	**35,639.98**	**16,638.88**	**290,420.01**	**320,760.06**	**30,340.05**	**427,680.00**
Total Operating Income	36,042.22	35,640.00	402.22	344,806.18	320,760.00	24,046.18	427,680.00
Total Operating Expense	19,001.10	35,639.98	16,638.88	290,420.01	320,760.06	30,340.05	427,680.00
NOI - Net Operating Income	**17,041.12**	**0.02**	**17,041.10**	**54,386.17**	**-0.06**	**54,386.23**	**0.00**
Total Income	36,042.22	35,640.00	402.22	344,806.18	320,760.00	24,046.18	427,680.00
Total Expense	19,001.10	35,639.98	16,638.88	290,420.01	320,760.06	30,340.05	427,680.00
Net Income	**17,041.12**	**0.02**	**17,041.10**	**54,386.17**	**-0.06**	**54,386.23**	**0.00**

Fund Income Statement

Properties: Chateau Condominiums of Oak Creek Owners Association, Ltd - 700 Larry Court Waukesha, WI 53186
As of: Sep 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: Chateau Condominiums
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Special Assessment	0.00	0.00	0.00	31,252.00	0.00	31,252.00	0.00
Contribution from Operating	6,480.67	6,480.66	0.01	58,326.03	58,326.02	0.01	77,768.00
Total INCOME	**6,480.67**	**6,480.66**	**0.01**	**89,578.03**	**58,326.02**	**31,252.01**	**77,768.00**
Total Reserve Income	**6,480.67**	**6,480.66**	**0.01**	**89,578.03**	**58,326.02**	**31,252.01**	**77,768.00**
Expense							
CAPITAL EXPENSES							
Roofing Replacement	0.00	0.00	0.00	62,882.00	0.00	-62,882.00	0.00
Groundfill	8,725.00	0.00	-8,725.00	8,725.00	0.00	-8,725.00	0.00
Asphalt	0.00	0.00	0.00	135,740.30	0.00	-135,740.30	0.00
Building Maintenance	0.00	0.00	0.00	13,998.94	0.00	-13,998.94	0.00
Total CAPITAL EXPENSES	**8,725.00**	**0.00**	**-8,725.00**	**221,346.24**	**0.00**	**-221,346.24**	**0.00**
Total Reserve Expense	**8,725.00**	**0.00**	**-8,725.00**	**221,346.24**	**0.00**	**-221,346.24**	**0.00**
Total Reserve Income	6,480.67	6,480.66	0.01	89,578.03	58,326.02	31,252.01	77,768.00
Total Reserve Expense	8,725.00	0.00	-8,725.00	221,346.24	0.00	-221,346.24	0.00
Net Reserve	**-2,244.33**	**6,480.66**	**-8,724.99**	**-131,768.21**	**58,326.02**	**-190,094.23**	**77,768.00**
Total Income	6,480.67	6,480.66	0.01	89,578.03	58,326.02	31,252.01	77,768.00
Total Expense	8,725.00	0.00	-8,725.00	221,346.24	0.00	-221,346.24	0.00
Net Income	**-2,244.33**	**6,480.66**	**-8,724.99**	**-131,768.21**	**58,326.02**	**-190,094.23**	**77,768.00**