LCE Monthly Report

Properties: LAKE COUNTRY ESTATES CONDOMINIUMS - Valentine Road Oconomowoc, WI 53066
As of: Jan 2026
Additional Account Types: None
GL Account Map: CONDO CASHFLOW
Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income					
INCOME					
Association Dues	20,650.00	63,380.00	62,100.00	1,280.00	251,100.00
Total INCOME	**20,650.00**	**63,380.00**	**62,100.00**	**1,280.00**	**251,100.00**
Insurance Deductible or Fees	0.00	193,686.40	0.00	193,686.40	0.00
Late Fee	0.00	0.00	125.01	-125.01	500.00
Interest Income	46.12	139.09	99.99	39.10	400.00
Total Operating Income	**20,696.12**	**257,205.49**	**62,325.00**	**194,880.49**	**252,000.00**
Expense					
Snow Removal	3,350.00	5,725.00	5,376.00	-349.00	13,440.00
Landscaping	0.00	4,208.21	0.00	-4,208.21	17,850.00
Pest control	0.00	187.50	0.00	-187.50	0.00
Property Insurance	2,321.49	6,964.47	6,800.01	-164.46	27,200.00
Workers Comp	0.00	0.00	0.00	0.00	891.00
Insurance Claims	0.00	25,042.32	5,000.01	-20,042.31	20,000.00
Legal	0.00	0.00	750.00	750.00	3,000.00
Accounting	275.00	275.00	0.00	-275.00	250.00
Other/Misc Admin	816.84	816.84	275.01	-541.83	1,100.00
Painting	0.00	0.00	0.00	0.00	250.00
Plumbing	0.00	0.00	99.99	99.99	400.00
General Repairs	68.36	4,993.16	6,671.76	1,678.60	26,687.00
Supplies	0.00	221.45	0.00	-221.45	0.00
Electricity	59.85	2,941.65	1,550.01	-1,391.64	6,200.00
Gas	10.74	20.79	225.00	204.21	900.00
Water/Sewer	2,895.19	5,785.45	9,000.00	3,214.55	36,000.00
Sewer/Well Repairs and Water Testing	0.00	0.00	3,369.99	3,369.99	13,480.00
Bank or Loan Fees	2.00	6.00	200.00	194.00	200.00
Landscape - Trees & Other	0.00	0.00	0.00	0.00	15,750.00
Pool Expense	0.00	11.78	0.00	-11.78	20,000.00

LCE Monthly Report

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Social/Entertainment	0.00	93.41	250.00	156.59	250.00
Management fees	1,704.00	5,112.00	5,112.00	0.00	20,448.00
CAPITAL EXPENSES					
Window Replacements	0.00	2,783.58	0.00	-2,783.58	10,000.00
Captial improvements	0.00	0.00	0.00	0.00	91,520.00
Total CAPITAL EXPENSES	**0.00**	**2,783.58**	**0.00**	**-2,783.58**	**101,520.00**
Total Operating Expense	**11,503.47**	**65,188.61**	**44,679.78**	**-20,508.83**	**325,816.00**
Total Operating Income	20,696.12	257,205.49	62,325.00	194,880.49	252,000.00
Total Operating Expense	11,503.47	65,188.61	44,679.78	-20,508.83	325,816.00
NOI - Net Operating Income	**9,192.65**	**192,016.88**	**17,645.22**	**174,371.66**	**-73,816.00**
Other Expense					
Reserve Contribution	2,520.00	4,470.00	7,560.00	3,090.00	30,240.00
Total Other Expense	**2,520.00**	**4,470.00**	**7,560.00**	**3,090.00**	**30,240.00**
Net Other Income	**-2,520.00**	**-4,470.00**	**-7,560.00**	**3,090.00**	**-30,240.00**
Total Income	20,696.12	257,205.49	62,325.00	194,880.49	252,000.00
Total Expense	14,023.47	69,658.61	52,239.78	-17,418.83	356,056.00
Net Income	**6,672.65**	**187,546.88**	**10,085.22**	**177,461.66**	**-104,056.00**

Balance Sheet

Properties: LAKE COUNTRY ESTATES CONDOMINIUMS - Valentine Road Oconomowoc, WI 53066
As of: 01/31/2026
GL Account Map: CONDO CASHFLOW
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	239,334.62
Reserve Account - 1	282,182.19
Reserve Account - 2	25,359.29
Reserve Account - 3	17,598.14
Reserve Account - 4	11,144.37
Total Cash	**575,618.61**
TOTAL ASSETS	**575,618.61**
LIABILITIES & CAPITAL	
Liabilities	
Insurance Funds	262,798.51
Prepaid Funds	11,060.00
Total Liabilities	**273,858.51**
Capital	
Owner Withdrawal/Transfers	-18,263.23
Accumulated Retained Earnings	442,719.61
Calculated Retained Earnings	187,546.88
Calculated Prior Years Retained Earnings	-310,243.16
Total Capital	**301,760.10**
TOTAL LIABILITIES & CAPITAL	**575,618.61**

Check Register

Properties: LAKE COUNTRY ESTATES CONDOMINIUMS - Valentine Road Oconomowoc, WI 53066
Date Range: 01/01/2026 to 01/31/2026
Bank Accounts: All
Payees: All
Payment Type: All
Include Voided Checks: No
Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
LAKE COUNTRY ESTATES - Operating						
LAKE COUNTRY ESTATES - Operating	EFT 01/05/2026	Yes	01/05/2026	CITY OF OCONOMOWOC	26.57	Acct. # 193730-00
LAKE COUNTRY ESTATES - Operating	1240	Yes	01/08/2026	Real Estate Specialists	250.00	tax return
LAKE COUNTRY ESTATES - Operating	ACH Transaction #8456-22E0	Yes	01/08/2026	DOUGLAS KOLLER	68.36	Reimburse Receipt
LAKE COUNTRY ESTATES - Operating	3000000058	Yes	01/08/2026	VIKING BROTHERS LLC	3,350.00	Snow Removal
LAKE COUNTRY ESTATES - Operating	3000000059	Yes	01/08/2026	WE ENERGIES	10.74	0706870057-00001
LAKE COUNTRY ESTATES - Operating	1241	Yes	01/15/2026	Real Estate Specialists	1,704.00	Mgmt Fee
LAKE COUNTRY ESTATES - Operating	EFT 01/22/2026	Yes	01/22/2026	CITY OF OCONOMOWOC	2,916.59	Acct. # 530290-00
LAKE COUNTRY ESTATES - Operating	EFT 01/22/2026	Yes	01/22/2026	CITY OF OCONOMOWOC	11.88	Acct. # 530289-00
LAKE COUNTRY ESTATES - Operating	eft 1.23.26	Yes	01/23/2026	DEPT. OF FINANCIAL INSTIT.	25.00	annual report
LAKE COUNTRY ESTATES - Operating	1242	No	01/29/2026	Real Estate Specialists	816.84	Quarterly Supply Billing
					9,179.98	
Total					**9,179.98**	

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

STATEMENT

Customer: LAKE COUNTRY EST CONDO ASSN
Account Number: 193730-00
Service Address: 992 LAKE COUNTRY CT
Statement Date: 12/15/2025
Service Period: 11/4/2025 - 12/4/2025
Bill Type: REGULAR

STATEMENT ACTIVITY

	RATE	USAGE	CHARGES
PREVIOUS BALANCE			$25.61
PAYMENT 12/08/2025			$-25.61
BALANCE FORWARD			$0.00
ELECTRIC SERVICE:			
Customer Charge GS1			$15.00
KWH Energy Charge	0.1275	97.00	$12.37
Power Cost Adjustment Charge	-0.0163	97.00	$-1.58
Commitment to Community			$0.78
Total Electric Charges			**$26.57**
CURRENT CHARGES			**$26.57**
TOTAL AMOUNT DUE			**$26.57**

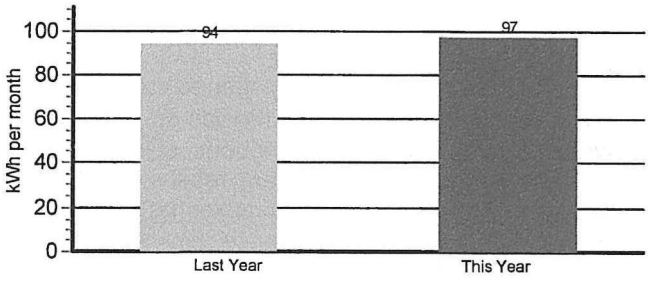
6171
DO

RECEIVED DEC 29 2025

WINTER SAFETY

Shovel snow and clear ice from sidewalks surrounding your property within 24 hours after each snowfall. When removing snow from your driveway, snow can not be deposited onto any portion of a public street. Please keep your nearest fire hydrant clear of snow at all times. Keep your mailbox accessible. No vehicles may park on streets from 2am to 5am until March 1st.

Electric Usage Comparison



Detach and return this portion. Make checks payable to Oconomowoc Utilities.

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

Account Number: 193730-00
Service Address: 992 LAKE COUNTRY CT
Statement Date: 12/15/2025

DUE DATE: **1/5/2026**	AMOUNT DUE: **$26.57**
AMOUNT ENCLOSED: **PRE-AUTHORIZED - DO NOT PAY**	
AFTER DUE DATE:	

WPO1215B 7177 1 MB 0.672
7000014474 00.0027.0091 7177/1

LAKE COUNTRY EST CONDO ASSN
%REAL ESTATE SPECIALIST
131 E WISCONSIN AVE STE 205
PEWAUKEE WI 53072-3400

OCONOMOWOC UTILITIES
PO BOX 27
OCONOMOWOC, WI 53066-0027

Lake Country Estates
pay Doug Koller
#68.36
6147
DD
Keys

THANK YOU FOR SHOPPING
BIEBEL'S TRUE VALUE
(262) 369-1070

www.biebelshardware.com

01/06/26 11:36AM AH 560 SALE

09	14 EA	$3.99 EA *	
KEYS			$55.86

SUB-TOTAL:$	55.86	TAX: $	2.79
		TOTAL: $	58.65
		BC AMT: $	58.65

BK CARD#: XXXXXXXXXXXX7769
MID:********7997 TID:***5750
AUTH: 80070T AMT: $ 58.65
Host reference #:445439 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM :
Name : Mastercard
ATC :02B1
AC : F7F37159DE70D993
TxnID/ValCode: 922531

Bank card USD$ 58.65

==>> JRNL# E45439
CUST NO: *5

Acct: CASH CUSTOMER

Customer Copy

60 DAY RETURN POLICY
Shop 24/7 Truevalue.com

THANK YOU FOR SHOPPING
BIEBEL'S TRUE VALUE
(262) 369-1070

www.biebelshardware.com

01/06/26 11:38AM AH 560 SALE

611723	1 EA	$7.47 EA	
25PK 1-1/4 WHT Tag/Ring			$7.47
C	2 EA	.89 EA	
NUTS&BOLTS			$1.78

SUB-TOTAL:$	9.25	TAX: $	.46
		TOTAL: $	9.71
		BC AMT: $	9.71

BK CARD#: XXXXXXXXXXXX7769
MID:********7997 TID:***5750
AUTH: 65403T AMT: $ 9.71
Host reference #:445441 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :02B2
AC : B86299A3ED567BB9
TxnID/ValCode: 922533

Bank card USD$ 9.71

VIKING BROS. LLC
N1321 Hwy O, Rubicon, WI 53078

Invoice

Date	Invoice #
1/5/2026	51745

Lake Country Estates
c/o Real Estate Specialists Inc.
131 E Wisconsin Ave, Ste 205
Pewaukee, WI 53072

Terms	Project
Due on receipt	Lake Country

Description	Qty	Rate	Amount
Snowplowing at Lake Country Estates 2025/2026- 2nd payment	1	1,650.00	1,650.00
Salting: 12/2 450#, 12/6 300#, 12/7 650#, 12/9 450#, 12/10 500#, 12/29 350#, 12/30 350#, 12/31 350#	3,400	0.50	1,700.00
Sales Tax Waukesha		5.00%	0.00

6072
DK

Office (920)474-4410 Mobile (414)412-5530

Total $3,350.00

Customer Service 800-714-7777
24-Hour Gas Emergencies 800-261-5325

we-energies.com

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
01/02/2026	0706870057-00001	02/02/2026	$10.74	01/26/2026

Customer Name LAKE COUNTRY EST CON ASSN LT
Service Address POOL HEATER--SUMMER USE ONLY
975 ARMOUR RD
OCONOMOWOC WI 53066-3935

Activity Since Last Bill

12/02/2025	Previous Balance	$11.78
12/18/2025	Payment	-$11.78
	Balance	$0.00
	Total Current Charges	$10.74
	Total Current Balance	$10.74

Gas Service

Firm Comm/Ind Sales Class 1 (WEGO) Fg-1

Meter 01739403

Actual Reading 01/01/2026	2812	
Actual Reading 12/01/2025	-2812	
Total Gas Use	0 CCF	
0 CCF x 1.066 BTU = 0 Therms		
Local Distribution Service		
Customer Charge	31 Days at $0.33000	$10.23
Taxes		
WI State Tax	5% of $10.23	$0.51
	Subtotal:	**$10.74**
	Gas Service Total:	**$10.74**

Messages

If any portion of your energy use is for residential or small farm purposes, and is not subject to Wisconsin sales tax, please let us know.

The service for your account is showing zero energy use. Please call us if you feel this is inaccurate, or if you want to stop service.

View your bill online anytime in My Account. Visit our website to sign up.

Even out your energy bills! Enroll in Budget Billing by paying exactly $101.00, rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

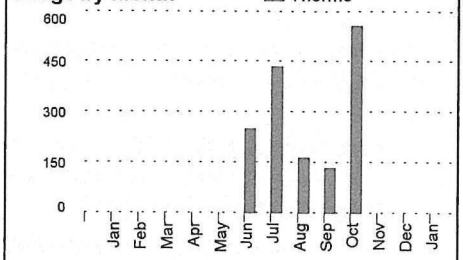
Account Summary

Bill Period: 12/02/2025 to 01/01/2026

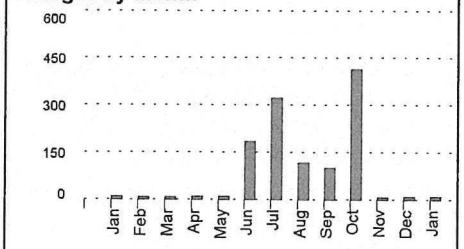
	Jan 2026	Dec 2026	Jan 2025
Billing Days	31	34	31
Avg Temp	23°F	40°F	28°F
Heating Deg Days	1294	855	1141
Cooling Deg Days	0	0	0
Therms Used	0	0	0
Avg Therms / Day	0	0	0
Utility Gas Cost	$0.48	$0.45	$0.45

Graphs

Usage by Month Therms



Charges by Month



6172
DD

Please return this stub with your payment.

ACCOUNT NUMBER: 0706870057-00001

Amount Due By 01/26/2026 $10.74

Please write your account number on your check

Amount Enclosed

9174 1 AV 0.593 IWEC006B000000045570 061 03
LAKE COUNTRY EST CON ASSN LT
PO BOX 438
PEWAUKEE WI 53072-0438

We Energies
PO Box 1125
Glenview IL 60025-8125

RECEIVED JAN 07 2026

0300706870057000017 4000001074

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

STATEMENT

Customer: LAKE COUNTRY EST CONDO ASSN
Account Number: 530290-00
Service Address: 992 LAKE COUNTRY CT
Statement Date: 1/2/2026
Service Period: 11/20/2025 - 12/21/2025
Bill Type: REGULAR

STATEMENT ACTIVITY

	RATE	USAGE	CHARGES
PREVIOUS BALANCE			$2,911.33
PAYMENT 12/22/2025			$-2,911.33
BALANCE FORWARD			$0.00
ELECTRIC SERVICE:			
Customer Charge GS1			$15.00
KWH Energy Charge	0.1275	52.00	$6.63
Power Cost Adjustment Charge	-0.0163	52.00	$-0.85
Commitment to Community			$0.62
Total Electric Charges			**$21.40**
WATER SERVICE:			
Customer Charge W6.00			$267.20
Usage Charge Block 1	5.9300	70,000.00	$415.10
Usage Charge Block 2	4.7800	101,130.00	$483.40
Public Fire Protection PF6.00			$481.30
Total Water Charges			**$1,647.00**
WASTEWATER SERVICE:			
Customer Charge SWR-A			$7.50
Usage Charge	7.2500	171,130.00	$1,240.69
Total Wastewater Charges			**$1,248.19**
CURRENT CHARGES			**$2,916.59**
TOTAL AMOUNT DUE			**$2,916.59**

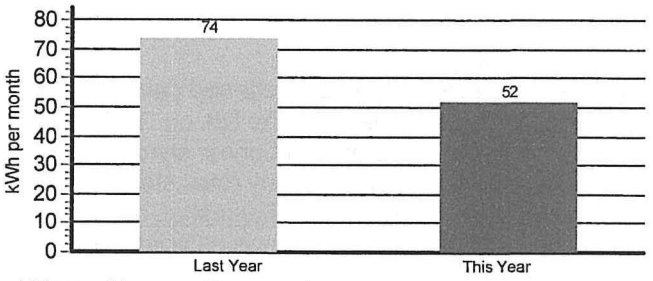
6171 $21.40
6173 $2,895.19
DP

RECEIVED JAN 12 2026

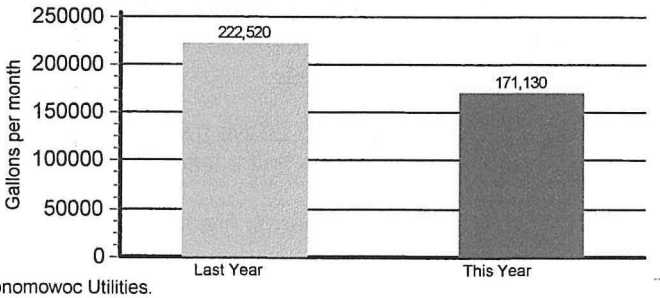
Make budgeting your expenses in 2026 easier!
With our **Budget Billing** program, we can estimate your average monthly utility expense, and charge you that same amount every month. Once each year we will reconcile the amount over/under paid based on your actual utility consumption. For more information, call (262)569-2198.

You can also make paying your bill easier too. Sign up for our **free** recurring automatic payment withdrawal program!

Electric Usage Comparison



Water Usage Comparison



Detach and return this portion. Make checks payable to Oconomowoc Utilities.

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

Account Number: 530290-00
Service Address: 992 LAKE COUNTRY CT
Statement Date: 1/2/2026

DUE DATE: **1/22/2026**	AMOUNT DUE: **$2,916.59**
AMOUNT ENCLOSED: **PRE-AUTHORIZED - DO NOT PAY**	
AFTER DUE DATE:	

WPO0102C 1444 1 MB 0.672
7000001659 00.0007.0084 1444/2

LAKE COUNTRY EST CONDO ASSN
%REAL ESTATE SPECIALIST
131 E WISCONSIN AVE STE 205
PEWAUKEE, WI 53072-3400

OCONOMOWOC UTILITIES
PO BOX 27
OCONOMOWOC, WI 53066-0027

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

STATEMENT

Customer: LAKE COUNTRY EST CONDO ASSN
Account Number: 530289-00
Service Address: 992 LAKE COUNTRY CT YD LT
Statement Date: 1/2/2026
Service Period: 11/26/2025 - 12/26/2025
Bill Type: REGULAR

STATEMENT ACTIVITY

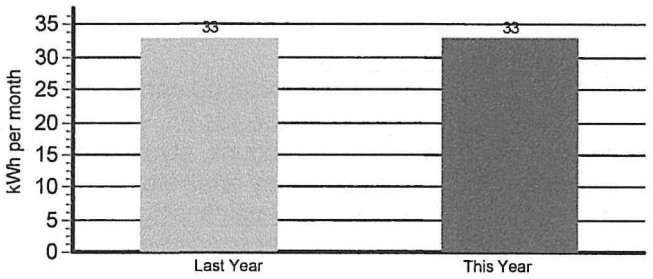
	RATE	USAGE	CHARGES
PREVIOUS BALANCE			$11.98
PAYMENT 12/22/2025			$-11.98
BALANCE FORWARD			$0.00
ELECTRIC SERVICE:			
Power Cost Adjustment Charge	-0.0163	33.00	$-0.54
Area Light KWH Energy Charge	0.0810	33.00	$2.67
MS2 150W LED YDLT W/ POLE	9.7500	1.00	$9.75
Total Electric Charges			**$11.88**
CURRENT CHARGES			**$11.88**
TOTAL AMOUNT DUE			**$11.88**

6171
80

Make budgeting your expenses in 2026 easier!
With our **Budget Billing** program, we can estimate your average monthly utility expense, and charge you that same amount every month. Once each year we will reconcile the amount over/under paid based on your actual utility consumption. For more information, call (262)569-2198.

You can also make paying your bill easier too. Sign up for our **free** recurring automatic payment withdrawal program!

Electric Usage Comparison



RECEIVED JAN 12 2026

Detach and return this portion. Make checks payable to Oconomowoc Utilities.

OCONOMOWOC UTILITIES

174 East Wisconsin Avenue
Oconomowoc, WI 53066
(262) 569-2198
www.oconomowoc-wi.gov

Account Number: 530289-00
Service Address: 992 LAKE COUNTRY CT YD LT
Statement Date: 1/2/2026

DUE DATE: **1/22/2026**	AMOUNT DUE: **$11.88**
AMOUNT ENCLOSED: **PRE-AUTHORIZED - DO NOT PAY**	
AFTER DUE DATE:	

WPO0102C 1444 1 MB 0.672
7000001658 00.0007.0084 1444/1

LAKE COUNTRY EST CONDO ASSN
%REAL ESTATE SPECIALIST
131 E WISCONSIN AVE STE 205
PEWAUKEE WI 53072-3400

OCONOMOWOC UTILITIES
PO BOX 27
OCONOMOWOC, WI 53066-0027

State of Wisconsin

e-Payment Services

Exit

Confirmation

You must click the "Continue" button below in order to return to the state agency's website.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number **WS2EFI013170263**

Payment Details

Description	Dept of Financial Institution E-Payment DFI Online E-Check Purchase https://dfi.wi.gov/Pages/Home.aspx
Payment Amount	$25.00
Payment Date	01/26/2026
Status	SCHEDULED

Payment Method

Bank Routing Number	075902421
Bank Name	BANK FIVE NINE
Bank Account Number	*6646
Bank Account Type	Checking
Bank Account Category	Business
Confirmation Email	kelly@realestatespl.com

LAKE COUNTRY ESTATES
OFFICE SUPPLY BILLING
10.09.2025 thru 01.07.2026

DATE CHARGED	DESCRIPTION	QUANTITY	PRICE	TOTAL
	Office Supplies (includes envelopes, window envelopes, printer toner, paper, checksend)			$ 92.14
10.30.25	mailling/ Annual Meeting	60		
	postage	60	$ 2.72	$ 163.20
	labor	60	$ 0.85	$ 51.00
11.19.25	mailling/ Dues Increase	60		
	postage	60	$ 0.74	$ 44.40
	labor	60	$ 0.85	$ 51.00
	Copy Counter 10/09/25 thru 01.07.2026			
	Black & White Copies	2002	$ 0.20	$ 400.40
	Color Copies	21	$ 0.70	$ 14.70
	Total			**$ 816.84**

PLEASE REIMBURSE
REAL ESTATE SPECIALISTS
P.O. BOX 438
PEWAUKEE, WI 53072