Fund Balance Sheet

Properties: Cross Wind Cove Condominium Owner's Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: 08/31/2026
Accounting Basis: Cash
GL Account Map: Cross Wind Cove
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Account	53,082.10
Operating MM Account	37,247.83
Reserve MM Account	186,030.11
Landmark Business Savings	106.59
Landmark CD-10/20/2027 3.69%	81,953.93
Landmark CD-09/19/2026 4.07%	65,627.10
Total Cash	**424,047.66**
TOTAL ASSETS	**424,047.66**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	6,315.00
Total Liabilities	**6,315.00**
Capital	
Appfolio Opening Balance Equity	311,088.30
Calculated Retained Earnings	41,508.35
Calculated Prior Years Retained Earnings	65,136.01
Total Capital	**417,732.66**
TOTAL LIABILITIES & CAPITAL	**424,047.66**

Fund Income Statement

Properties: Cross Wind Cove Condominium Owner's Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Aug 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: Cross Wind Cove
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
Association/Dues Income	33,950.00	34,365.00	-415.00	274,485.00	274,920.00	-435.00	412,380.00
Special Assessment	-360.00	19,575.00	-19,935.00	0.00	156,600.00	-156,600.00	234,900.00
OTHER INCOME							
Late Fee	0.00	0.00	0.00	450.00	0.00	450.00	0.00
Interest Income	530.25	0.00	530.25	4,102.59	0.00	4,102.59	0.00
Total OTHER INCOME	**530.25**	**0.00**	**530.25**	**4,552.59**	**0.00**	**4,552.59**	**0.00**
Total Operating Income	**34,120.25**	**53,940.00**	**-19,819.75**	**279,037.59**	**431,520.00**	**-152,482.41**	**647,280.00**
Expense							
CLEANING AND MAINTENANCE							
Building Maintenance/ Repairs	2,250.40	2,572.50	322.10	14,238.11	20,580.00	6,341.89	30,870.00
Landscaping Maintenance	8,730.75	5,092.94	-3,637.81	35,255.60	40,743.52	5,487.92	61,115.25
Mulch/Bed Edging	13,718.25	0.00	-13,718.25	13,718.25	0.00	-13,718.25	0.00
Snow Removal	0.00	4,458.33	4,458.33	35,666.68	35,666.70	0.02	53,500.02
Tree Maint/Replace	2,388.75	1,000.00	-1,388.75	11,273.85	8,000.00	-3,273.85	12,000.00
Exterminating	0.00	41.67	41.67	510.00	333.36	-176.64	500.00
Total CLEANING AND MAINTENANCE	**27,088.15**	**13,165.44**	**-13,922.71**	**110,662.49**	**105,323.58**	**-5,338.91**	**157,985.27**
INSURANCE							
Insurance	17,077.67	6,900.00	-10,177.67	37,447.11	55,200.00	17,752.89	82,800.00
Total INSURANCE	**17,077.67**	**6,900.00**	**-10,177.67**	**37,447.11**	**55,200.00**	**17,752.89**	**82,800.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	0.00	125.00	125.00	2,050.00	1,000.00	-1,050.00	1,500.00
Accounting Fees	0.00	20.83	20.83	250.00	166.64	-83.36	250.00
Miscellaneous Expenses	0.00	0.00	0.00	340.00	0.00	-340.00	0.00
Stationery, Stamps and Office supply	29.84	41.67	11.83	682.74	333.36	-349.38	500.00
Memberships/Permits	0.00	29.17	29.17	60.00	233.36	173.36	350.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**29.84**	**216.67**	**186.83**	**3,382.74**	**1,733.36**	**-1,649.38**	**2,600.00**
MANAGEMENT FEES							
Management Fees	1,905.50	1,888.33	-17.17	15,022.00	15,106.64	84.64	22,660.00
Five Fields Master Association	0.00	522.92	522.92	6,090.00	4,183.36	-1,906.64	6,275.00
Total MANAGEMENT FEES	**1,905.50**	**2,411.25**	**505.75**	**21,112.00**	**19,290.00**	**-1,822.00**	**28,935.00**

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
REPAIRS							
Painting	0.00	15,000.00	15,000.00	0.00	120,000.00	120,000.00	180,000.00
Gutter Repair/ Cleaning	0.00	666.67	666.67	0.00	5,333.36	5,333.36	8,000.00
Mulch for Trees/ Entrance Beds	0.00	1,004.98	1,004.98	0.00	8,039.84	8,039.84	12,059.73
Total REPAIRS	**0.00**	**16,671.65**	**16,671.65**	**0.00**	**133,373.20**	**133,373.20**	**200,059.73**
UTILITIES							
Electric (common areas)	0.00	137.50	137.50	0.00	1,100.00	1,100.00	1,650.00
Water/Sewer	0.00	5,687.50	5,687.50	45,526.40	45,500.00	-26.40	68,250.00
Total UTILITIES	**0.00**	**5,825.00**	**5,825.00**	**45,526.40**	**46,600.00**	**1,073.60**	**69,900.00**
ADJUSTMENTS							
Reserve Contribution	8,750.00	8,750.00	0.00	70,000.00	70,000.00	0.00	105,000.00
Total ADJUSTMENTS	**8,750.00**	**8,750.00**	**0.00**	**70,000.00**	**70,000.00**	**0.00**	**105,000.00**
Total Operating Expense	**54,851.16**	**53,940.01**	**-911.15**	**288,130.74**	**431,520.14**	**143,389.40**	**647,280.00**
Total Operating Income	34,120.25	53,940.00	-19,819.75	279,037.59	431,520.00	-152,482.41	647,280.00
Total Operating Expense	54,851.16	53,940.01	-911.15	288,130.74	431,520.14	143,389.40	647,280.00
NOI - Net Operating Income	**-20,730.91**	**-0.01**	**-20,730.90**	**-9,093.15**	**-0.14**	**-9,093.01**	**0.00**
Total Income	34,120.25	53,940.00	-19,819.75	279,037.59	431,520.00	-152,482.41	647,280.00
Total Expense	54,851.16	53,940.01	-911.15	288,130.74	431,520.14	143,389.40	647,280.00
Net Income	-20,730.91	-0.01	-20,730.90	-9,093.15	-0.14	-9,093.01	0.00

Fund Income Statement

Properties: Cross Wind Cove Condominium Owner's Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Aug 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: Cross Wind Cove
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	6,210.00	19,575.00	-13,365.00	163,525.00	156,600.00	6,925.00	234,900.00
Contribution from Operating	8,750.00	8,750.00	0.00	70,000.00	70,000.00	0.00	105,000.00
Transfer Fees	1,185.00	0.00	1,185.00	5,925.00	0.00	5,925.00	0.00
Total INCOME	**16,145.00**	**28,325.00**	**-12,180.00**	**239,450.00**	**226,600.00**	**12,850.00**	**339,900.00**
Total Reserve Income	**16,145.00**	**28,325.00**	**-12,180.00**	**239,450.00**	**226,600.00**	**12,850.00**	**339,900.00**
Expense							
CAPITAL EXPENSES							
Painting	111,225.00	0.00	-111,225.00	111,225.00	0.00	-111,225.00	0.00
Insurance (Reserve Expense)	0.00	0.00	0.00	22,307.00	0.00	-22,307.00	0.00
Building Maintenance	0.00	0.00	0.00	27,491.50	0.00	-27,491.50	0.00
Gutter Replacement	0.00	0.00	0.00	27,825.00	0.00	-27,825.00	0.00
Total CAPITAL EXPENSES	**111,225.00**	**0.00**	**-111,225.00**	**188,848.50**	**0.00**	**-188,848.50**	**0.00**
Total Reserve Expense	**111,225.00**	**0.00**	**-111,225.00**	**188,848.50**	**0.00**	**-188,848.50**	**0.00**
Total Reserve Income	16,145.00	28,325.00	-12,180.00	239,450.00	226,600.00	12,850.00	339,900.00
Total Reserve Expense	111,225.00	0.00	-111,225.00	188,848.50	0.00	-188,848.50	0.00
Net Reserve	**-95,080.00**	**28,325.00**	**-123,405.00**	**50,601.50**	**226,600.00**	**-175,998.50**	**339,900.00**
Total Income	16,145.00	28,325.00	-12,180.00	239,450.00	226,600.00	12,850.00	339,900.00
Total Expense	111,225.00	0.00	-111,225.00	188,848.50	0.00	-188,848.50	0.00
Net Income	**-95,080.00**	**28,325.00**	**-123,405.00**	**50,601.50**	**226,600.00**	**-175,998.50**	**339,900.00**