

Fund Balance Sheet

Properties: Grove - c/o Elite Properties, Inc. 700 Larry Court Waukesha, WI 53186-1803

As of: 02/28/2025

Accounting Basis: Cash

GL Account Map: The Grove

Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Cash	20,829.64
Reserve Account	41,042.68
Landmark CU Savings	5.00
Landmark CU CD - 12 Months 04/03/2025 4.89%	41,815.56
Total Cash	103,692.88
TOTAL ASSETS	103,692.88

LIABILITIES & CAPITAL

Liabilities

Prepaid	5,507.00
Total Liabilities	5,507.00

Capital

Retained Earnings	143,378.52
Calculated Retained Earnings	17,511.28
Calculated Prior Years Retained Earnings	-62,703.92
Total Capital	98,185.88
TOTAL LIABILITIES & CAPITAL	103,692.88

Fund Income Statement

Properties: Grove - c/o Elite Properties, Inc. 700 Larry Court Waukesha, WI 53186-1803

As of: Feb 2025

Accounting Basis: Cash

Fund Type: Operating

GL Account Map: The Grove

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	0.00	11,588.34	-11,588.34	34,765.00	23,176.68	11,588.32	139,060.00
Total Operating Income	0.00	11,588.34	-11,588.34	34,765.00	23,176.68	11,588.32	139,060.00
Expense							
CLEANING AND MAINTENANCE							
Window Cleaning	0.00	183.34	183.34	0.00	366.68	366.68	2,200.00
Lawn Maintenance	0.00	2,335.75	2,335.75	0.00	4,671.50	4,671.50	28,029.00
Plant Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Contingency Expense	0.00	292.84	292.84	0.00	585.68	585.68	3,514.00
Snow Removal	4,125.00	1,375.00	-2,750.00	8,250.00	2,750.00	-5,500.00	16,500.00
Pond	3,613.50	525.00	-3,088.50	3,613.50	1,050.00	-2,563.50	6,300.00
Tree Maintenance & Trimming	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Lawn Sprinkler System	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Well Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
Gutter Repair/Cleaning	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Bulbs	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Tree Treatments	2,819.16	375.00	-2,444.16	2,819.16	750.00	-2,069.16	4,500.00
Total CLEANING AND MAINTENANCE	10,557.66	6,253.61	-4,304.05	14,682.66	12,507.22	-2,175.44	75,043.00
INSURANCE							
Insurance	0.00	2,020.84	2,020.84	0.00	4,041.68	4,041.68	24,250.00
Total INSURANCE	0.00	2,020.84	2,020.84	0.00	4,041.68	4,041.68	24,250.00
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	110.00	83.34	-26.66	306.04	166.68	-139.36	1,000.00
Miscellaneous/Bank/Other	0.00	20.84	20.84	0.00	41.68	41.68	250.00
Assoc. Meeting Expense	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
Office Supply/Postage	385.92	83.34	-302.58	396.14	166.68	-229.46	1,000.00
Total LEGAL AND OTHER PROFESSIONAL FEES	495.92	270.86	-225.06	702.18	541.72	-160.46	3,250.00
MANAGEMENT FEES							
Management Fees	948.45	948.50	0.05	1,896.90	1,897.00	0.10	11,382.00
Total MANAGEMENT FEES	948.45	948.50	0.05	1,896.90	1,897.00	0.10	11,382.00
UTILITIES							
Electric	168.53	226.25	57.72	314.27	452.50	138.23	2,715.00
Total UTILITIES	168.53	226.25	57.72	314.27	452.50	138.23	2,715.00
ADJUSTMENTS							
Reserve Contribution	0.00	0.00	0.00	5,605.00	5,605.00	0.00	22,420.00
Total ADJUSTMENTS	0.00	0.00	0.00	5,605.00	5,605.00	0.00	22,420.00
Total Operating Expense	12,170.56	9,720.06	-2,450.50	23,201.01	25,045.12	1,844.11	139,060.00

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income	0.00	11,588.34	-11,588.34	34,765.00	23,176.68	11,588.32	139,060.00
Total Operating Expense	12,170.56	9,720.06	-2,450.50	23,201.01	25,045.12	1,844.11	139,060.00
NOI - Net Operating Income	-12,170.56	1,868.28	-14,038.84	11,563.99	-1,868.44	13,432.43	0.00
Total Income	0.00	11,588.34	-11,588.34	34,765.00	23,176.68	11,588.32	139,060.00
Total Expense	12,170.56	9,720.06	-2,450.50	23,201.01	25,045.12	1,844.11	139,060.00
Net Income	-12,170.56	1,868.28	-14,038.84	11,563.99	-1,868.44	13,432.43	0.00