

Annual Budget - Comparative

Properties: Buena Vista Condominium Association Inc - W129N6811 Northfield Dr Menomonee Falls, WI 53051

As of: Jul 2026

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
EXPENSE REIMBURSEMENT									
Association Dues	7,345.00	7,700.00	-355.00	-4.61%	53,160.00	53,887.50	-727.50	-1.35%	92,400.00
Special Assessment	0.00	0.00	0.00	0.00%	8,300.00	8,300.00	0.00	0.00%	8,300.00
Total EXPENSE REIMBURSEMENT	7,345.00	7,700.00	-355.00	-4.61%	61,460.00	62,187.50	-727.50	-1.17%	100,700.00
OTHER INCOME									
Balance Forward	385.00	0.00	385.00	—	-330.00	0.00	-330.00	—	0.00
Condo Reserve Interest	0.00	0.00	0.00	0.00%	139.27	125.00	14.27	11.42%	0.00
Total OTHER INCOME	385.00	0.00	385.00	—	-190.73	125.00	-315.73	-252.58%	0.00
Total Operating Income	7,730.00	7,700.00	30.00	0.39%	61,269.27	62,312.50	-1,043.23	-1.67%	100,700.00
Expense									
DIRECT EXPENSES									
Repairs	887.85	155.00	-732.85	-472.81%	995.35	1,810.00	814.65	45.01%	2,600.00
Janitorial	0.00	225.00	225.00	100.00%	1,000.00	1,575.00	575.00	36.51%	2,700.00
HVAC (Heat, Ventilation, Air)	130.00	110.00	-20.00	-18.18%	130.00	455.00	325.00	71.43%	1,000.00
Elevator Inspection & Repair	282.59	0.00	-282.59	—	-1,626.58	1,470.00	3,096.58	210.65%	1,300.00
Landscaping	778.05	890.00	111.95	12.58%	2,447.78	5,630.00	3,182.22	56.52%	8,300.00
Garage Repairs	0.00	130.00	130.00	100.00%	0.00	260.00	260.00	100.00%	900.00
Snow Removal	0.00	0.00	0.00	0.00%	4,420.00	3,350.00	-1,070.00	-31.94%	6,050.00
Exterior Repairs & Maintenance	0.00	0.00	0.00	0.00%	20,410.76	0.00	-20,410.76	—	0.00
Electrical Contracts/ Materials	0.00	55.00	55.00	100.00%	887.07	160.00	-727.07	-454.42%	420.00
Internet/Cable Costs	0.00	0.00	0.00	0.00%	3,449.49	0.00	-3,449.49	—	0.00
Exterminating	144.94	103.00	-41.94	-40.72%	466.82	506.00	39.18	7.74%	1,020.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Management Fees	1,000.00	1,357.00	357.00	26.31%	3,750.00	5,214.00	1,464.00	28.08%	12,000.00
Fire and Life Protection Services	221.25	221.00	-0.25	-0.11%	1,797.11	2,477.00	679.89	27.45%	3,582.00
Security Patrol	0.00	0.00	0.00	0.00%	982.80	0.00	-982.80	—	0.00
Insurance	0.00	815.00	815.00	100.00%	6,294.92	4,780.00	-1,514.92	-31.69%	8,850.00
Electricity	611.57	875.00	263.43	30.11%	3,508.08	5,012.00	1,503.92	30.01%	9,391.00
Gas	19.75	31.45	11.70	37.20%	332.83	181.90	-150.93	-82.97%	339.15
Water & Sewer	556.00	594.00	38.00	6.40%	3,221.15	4,162.00	940.85	22.61%	7,128.00
Telephone	0.00	0.00	0.00	0.00%	0.00	1,450.00	1,450.00	100.00%	1,200.00
Trash Disposal	258.25	270.00	11.75	4.35%	1,589.50	1,690.00	100.50	5.95%	3,036.00
Total DIRECT EXPENSES	4,890.25	5,831.45	941.20	16.14%	54,057.08	40,182.90	-13,874.18	-34.53%	69,816.15
GENERAL & ADMINISTRATIVE									
Office Supplies	0.00	0.00	0.00	0.00%	63.76	0.00	-63.76	—	0.00
Legal Fees	0.00	71.00	71.00	100.00%	0.00	142.00	142.00	100.00%	500.00
Taxes & Licenses	0.00	0.00	0.00	0.00%	3.00	0.00	-3.00	—	0.00
Online Portal/ Payment Fee	20.00	43.00	23.00	53.49%	467.90	86.00	-381.90	-444.07%	300.00
Late Charges	16.03	0.00	-16.03	—	16.03	0.00	-16.03	—	0.00
Computer & Internet	0.00	0.00	0.00	0.00%	0.00	570.00	570.00	100.00%	0.00
Mailing/Delivery Expense	0.00	0.00	0.00	0.00%	51.94	12.00	-39.94	-332.83%	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00%	476.65	0.00	-476.65	—	0.00
Total GENERAL & ADMINISTRATIVE	36.03	114.00	77.97	68.39%	1,079.28	810.00	-269.28	-33.24%	800.00
RESERVE									
Transfer to Reserves	40,061.62	1,971.00	-38,090.62	-1932.55%	45,811.62	3,942.00	-41,869.62	-1062.14%	13,800.00
Total RESERVE	40,061.62	1,971.00	-38,090.62	-1932.55%	45,811.62	3,942.00	-41,869.62	-1062.14%	13,800.00
PAYROLL EXPENSE									
Maintenance Wages	0.00	564.00	564.00	100.00%	0.00	2,878.00	2,878.00	100.00%	5,700.00
Total PAYROLL EXPENSE	0.00	564.00	564.00	100.00%	0.00	2,878.00	2,878.00	100.00%	5,700.00
Total Operating Expense	44,987.90	8,480.45	-36,507.45	-430.49%	100,947.98	47,812.90	-53,135.08	-111.13%	90,116.15

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Income	7,730.00	7,700.00	30.00	0.39%	61,269.27	62,312.50	-1,043.23	-1.67%	100,700.00
Total Operating Expense	44,987.90	8,480.45	-36,507.45	-430.49%	100,947.98	47,812.90	-53,135.08	-111.13%	90,116.15
NOI - Net Operating Income	-37,257.90	-780.45	-36,477.45	-4673.90%	-39,678.71	14,499.60	-54,178.31	-373.65%	10,583.85
Other Income									
OTHER INCOME									
Miscellaneous Income	0.00	0.00	0.00	0.00%	0.01	0.00	0.01	—	0.00
Interest Income	71.97	0.00	71.97	—	71.97	0.00	71.97	—	0.00
Total OTHER INCOME	71.97	0.00	71.97	—	71.98	0.00	71.98	—	0.00
Total Other Income	71.97	0.00	71.97	—	71.98	0.00	71.98	—	0.00
Other Expense									
OTHER EXPENSES									
HOA Building Improvements Exp	0.00	0.00	0.00	0.00%	10,864.00	0.00	-10,864.00	—	0.00
Total OTHER EXPENSES	0.00	0.00	0.00	0.00%	10,864.00	0.00	-10,864.00	—	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	10,864.00	0.00	-10,864.00	—	0.00
Net Other Income	71.97	0.00	71.97	—	-10,792.02	0.00	-10,792.02	—	0.00
Total Income	7,801.97	7,700.00	101.97	1.32%	61,341.25	62,312.50	-971.25	-1.56%	100,700.00
Total Expense	44,987.90	8,480.45	-36,507.45	-430.49%	111,811.98	47,812.90	-63,999.08	-133.85%	90,116.15
Net Income	-37,185.93	-780.45	-36,405.48	-4664.68%	-50,470.73	14,499.60	-64,970.33	-448.08%	10,583.85
Asset									
Other Rec/Escrow/Prepd/Dep									
Prepaid Expenses	-282.59	0.00	282.59	—	565.18	0.00	-565.18	—	0.00
Total Other Rec/Escrow/Prepd/Dep	-282.59	0.00	282.59	—	565.18	0.00	-565.18	—	0.00
Total Asset	-282.59	0.00	282.59	—	565.18	0.00	-565.18	—	0.00

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Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Cash									
CASH									
Operating Cash 1	-37,121.34	0.00	37,121.34	—	7,688.71	0.00	-7,688.71	—	0.00
Operating Cash Other	0.00	0.00	0.00	0.00%	25,332.57	0.00	-25,332.57	—	0.00
Cash Reserve Account	40,061.62	0.00	-40,061.62	—	40,061.62	0.00	-40,061.62	—	0.00
Savings Cash 2	0.00	0.00	0.00	0.00%	141.00	0.00	-141.00	—	0.00
Total CASH	2,940.28	0.00	-2,940.28	—	73,223.90	0.00	-73,223.90	—	0.00
Total Cash	2,940.28	0.00	-2,940.28	—	73,223.90	0.00	-73,223.90	—	0.00
Liability									
Payables/Accruals/ Due to (from)									
Prepaid Rent	-774.00	0.00	-774.00	—	4,674.00	0.00	4,674.00	—	0.00
Accrued Utilities	556.00	0.00	556.00	—	1,112.00	0.00	1,112.00	—	0.00
Other Accrued Expenses	0.00	0.00	0.00	0.00%	19,550.00	0.00	19,550.00	—	0.00
Tenant Security Deposits	0.00	0.00	0.00	0.00%	725.00	0.00	725.00	—	0.00
Total Payables/ Accruals/Due to (from)	-218.00	0.00	-218.00	—	26,061.00	0.00	26,061.00	—	0.00
Total Liability	-218.00	0.00	-218.00	—	26,061.00	0.00	26,061.00	—	0.00
Capital									
RETAINED EARNINGS									
Reserve Increase/ Decrease	40,061.62	0.00	40,061.62	—	78,901.27	0.00	78,901.27	—	0.00
Prior Years Retained Earnings	0.00	0.00	0.00	0.00%	19,297.54	0.00	19,297.54	—	0.00
Total RETAINED EARNINGS	40,061.62	0.00	40,061.62	—	98,198.81	0.00	98,198.81	—	0.00
Total Capital	40,061.62	0.00	40,061.62	—	98,198.81	0.00	98,198.81	—	0.00