Fund Balance Sheet

Properties: Towns at Vista Run Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: 01/31/2026
Accounting Basis: Cash
GL Account Map: Towns at Vista Run
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Cash	35,505.15
Reserve Account	22,595.25
Total Cash	**58,100.40**
TOTAL ASSETS	**58,100.40**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	4,200.00
Total Liabilities	**4,200.00**
Capital	
Developer Contribution	10,000.00
Calculated Retained Earnings	4,222.50
Calculated Prior Years Retained Earnings	39,677.90
Total Capital	**53,900.40**
TOTAL LIABILITIES & CAPITAL	**58,100.40**

Fund Income Statement

Properties: Towns at Vista Run Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jan 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: Towns at Vista Run
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	8,150.00	8,250.00	-100.00	8,150.00	8,250.00	-100.00	99,000.00
OTHER INCOME							
Late Fee	75.00	0.00	75.00	75.00	0.00	75.00	0.00
Total OTHER INCOME	**75.00**	**0.00**	**75.00**	**75.00**	**0.00**	**75.00**	**0.00**
Total Operating Income	**8,225.00**	**8,250.00**	**-25.00**	**8,225.00**	**8,250.00**	**-25.00**	**99,000.00**
Expense							
CLEANING AND MAINTENANCE							
General Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
Landscaping	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
Mulch/Plants/Lawn Repairs	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
Snow Removal at Mailbox	200.00	100.00	-100.00	200.00	100.00	-100.00	1,200.00
Total CLEANING AND MAINTENANCE	**200.00**	**1,766.67**	**1,566.67**	**200.00**	**1,766.67**	**1,566.67**	**21,200.00**
INSURANCE							
Insurance	1,701.62	2,250.00	548.38	1,701.62	2,250.00	548.38	27,000.00
Total INSURANCE	**1,701.62**	**2,250.00**	**548.38**	**1,701.62**	**2,250.00**	**548.38**	**27,000.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
Other/Misc.	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
Office Supply/Admin/ Mailings	113.57	41.67	-71.90	113.57	41.67	-71.90	500.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**113.57**	**375.00**	**261.43**	**113.57**	**375.00**	**261.43**	**4,500.00**
MANAGEMENT FEES							
Management Fees	940.00	966.67	26.67	940.00	966.67	26.67	11,600.00
Master Association Fees	1,050.00	1,050.00	0.00	1,050.00	1,050.00	0.00	12,600.00
Total MANAGEMENT FEES	**1,990.00**	**2,016.67**	**26.67**	**1,990.00**	**2,016.67**	**26.67**	**24,200.00**
ADJUSTMENTS							
Reserve Contribution	1,841.67	1,841.67	0.00	1,841.67	1,841.67	0.00	22,100.00
Total ADJUSTMENTS	**1,841.67**	**1,841.67**	**0.00**	**1,841.67**	**1,841.67**	**0.00**	**22,100.00**
Total Operating Expense	**5,846.86**	**8,250.01**	**2,403.15**	**5,846.86**	**8,250.01**	**2,403.15**	**99,000.00**
Total Operating Income	8,225.00	8,250.00	-25.00	8,225.00	8,250.00	-25.00	99,000.00

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Total Operating Expense	5,846.86	8,250.01	2,403.15	5,846.86	8,250.01	2,403.15	99,000.00
NOI - Net Operating Income	**2,378.14**	**-0.01**	**2,378.15**	**2,378.14**	**-0.01**	**2,378.15**	**0.00**
Total Income	8,225.00	8,250.00	-25.00	8,225.00	8,250.00	-25.00	99,000.00
Total Expense	5,846.86	8,250.01	2,403.15	5,846.86	8,250.01	2,403.15	99,000.00
Net Income	**2,378.14**	**-0.01**	**2,378.15**	**2,378.14**	**-0.01**	**2,378.15**	**0.00**

Fund Income Statement

Properties: Towns at Vista Run Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jan 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: Towns at Vista Run
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Contribution from Operating	1,841.67	1,841.67	0.00	1,841.67	1,841.67	0.00	22,100.00
Reserve Interest Income	2.69	0.00	2.69	2.69	0.00	2.69	0.00
Total INCOME	**1,844.36**	**1,841.67**	**2.69**	**1,844.36**	**1,841.67**	**2.69**	**22,100.00**
Total Reserve Income	**1,844.36**	**1,841.67**	**2.69**	**1,844.36**	**1,841.67**	**2.69**	**22,100.00**
Total Reserve Income	1,844.36	1,841.67	2.69	1,844.36	1,841.67	2.69	22,100.00
Total Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Reserve	**1,844.36**	**1,841.67**	**2.69**	**1,844.36**	**1,841.67**	**2.69**	**22,100.00**
Total Income	1,844.36	1,841.67	2.69	1,844.36	1,841.67	2.69	22,100.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	**1,844.36**	**1,841.67**	**2.69**	**1,844.36**	**1,841.67**	**2.69**	**22,100.00**