Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Association Inc - 2562-92 N Farwell Ave Milwaukee, WI 53211 - 2026 Budget-East Town Condominium Association

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Income								
Association Dues	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00
Total Budgeted Operating Income	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**
Expense								
GENERAL & ADMINISTRATIVE								
Management fees	533.28	533.28	533.28	533.28	533.28	533.28	533.28	533.28
Postage & Delivery	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29
Professional services - Accountir	30.05	30.05	30.05	30.05	30.05	30.05	30.05	30.05
Reserve Study	212.50	212.50	212.50	212.50	212.50	212.50	212.50	212.50
Administrative Fees	8.59	8.59	8.59	8.59	8.58	8.58	8.58	8.58
Total GENERAL & ADMINISTRATIV	**788.71**	**788.71**	**788.71**	**788.71**	**788.70**	**788.70**	**788.70**	**788.70**
REPAIRS & MAINTENANCE								
General Repairs	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67
Power Washing	85.84	85.84	85.84	85.84	85.83	85.83	85.83	85.83
Lawncare and Fertilizing	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00
Mulch	42.92	42.92	42.92	42.92	42.92	42.92	42.92	42.92
Tree & Shrub Maintenance	42.92	42.92	42.92	42.92	42.92	42.92	42.92	42.92
Snow Removal	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33
Total REPAIRS & MAINTENANCE	**1,211.68**	**1,211.68**	**1,211.68**	**1,211.68**	**1,211.67**	**1,211.67**	**1,211.67**	**1,211.67**
OTHER OPERATING EXPENSES								
Property Insurance	1,466.60	1,466.60	1,466.60	1,466.60	1,466.60	1,466.60	1,466.60	1,466.60
Workers Comp Insurance	110.42	110.42	110.42	110.42	110.42	110.42	110.42	110.42
Income Taxes	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67
State Annual Report	3.01	3.01	3.01	3.01	3.01	3.01	3.01	3.01
Total OTHER OPERATING EXPENS	**1,621.70**	**1,621.70**	**1,621.70**	**1,621.70**	**1,621.70**	**1,621.70**	**1,621.70**	**1,621.70**
UTILITIES								
Electric & Gas Common	47.22	47.22	47.22	47.22	47.20	47.20	47.20	47.20

Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Association Inc - 2562-92 N Farwell Ave Milwaukee, WI 53211 - 2026 Budget-East Town Condominium Association

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Water & Sewer	150.22	150.22	150.22	150.22	150.20	150.20	150.20	150.20
Total UTILITIES	**197.44**	**197.44**	**197.44**	**197.44**	**197.40**	**197.40**	**197.40**	**197.40**
Total Budgeted Operating Expense	**3,819.53**	**3,819.53**	**3,819.53**	**3,819.53**	**3,819.47**	**3,819.47**	**3,819.47**	**3,819.47**
Total Budgeted Operating Income	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00	5,280.00
Total Budgeted Operating Expense	3,819.53	3,819.53	3,819.53	3,819.53	3,819.47	3,819.47	3,819.47	3,819.47
Net Operating Income	**1,460.47**	**1,460.47**	**1,460.47**	**1,460.47**	**1,460.53**	**1,460.53**	**1,460.53**	**1,460.53**
Investment Income (Taxable)								
Interest Earned -Money Market	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33
Total Budgeted Other Income	**108.33**	**108.33**	**108.33**	**108.33**	**108.33**	**108.33**	**108.33**	**108.33**
Total Budgeted Income	5,388.33	5,388.33	5,388.33	5,388.33	5,388.33	5,388.33	5,388.33	5,388.33
Total Budgeted Expense	3,819.53	3,819.53	3,819.53	3,819.53	3,819.47	3,819.47	3,819.47	3,819.47
Net Income/ Transfer to Reserve	**1,568.80**	**1,568.80**	**1,568.80**	**1,568.80**	**1,568.86**	**1,568.86**	**1,568.86**	**1,568.86**

Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Association Inc - 2562-92 N Farwell Ave Milwaukee, WI 53211 - 2026 Budget-East Town Condominium Association

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
2026 Anticipated Capital Project / Reserve Expense Funding								
Concrete Aprons/Garage Threshold	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67
Concrete Sidewalks/Patios, Partial (	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67
Fountain	-	-	-	-	-	-	-	-
Pavers, Masonry, Repointing, Resetting, St	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67
Siding, Soffit, Facia Repairs	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33
Chimney Caps, Metal	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Light Fixtures, Balconies, Patios, Stoops	-	-	-	-	-	-	-	-
Extend Downspouts	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67
Balcony Replace Wood with Composites	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33
Walls, Masonry, Inspections and Repairs	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67
Total Capital Project 2026	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**
Reserve Funding 2026								
Reserve Allocation - 2026	1,568.80	1,568.80	1,568.80	1,568.80	1,568.86	1,568.86	1,568.86	1,568.86
Addition Reserves Needed	4,181.20	4,181.20	4,181.20	4,181.20	4,181.14	4,181.14	4,181.14	4,181.14
Total Reserve Funding	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**

Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Associa

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Sep	Oct	Nov	Dec	Total	Percent
Income						
Association Dues	5,280.00	5,280.00	5,280.00	5,280.00	63,360.00	100.0%
Total Budgeted Operating Income	**5,280.00**	**5,280.00**	**5,280.00**	**5,280.00**	**63,360.00**	**100.0%**
Expense						
GENERAL & ADMINISTRATIVE						
Management fees	533.28	533.28	533.28	533.28	6,399.36	14.0%
Postage & Delivery	4.30	4.30	4.30	4.30	51.52	0.1%
Professional services - Accountir	30.03	30.03	30.03	30.03	360.52	0.8%
Reserve Study	212.50	212.50	212.50	212.50	2,550.00	5.6%
Administrative Fees	8.58	8.58	8.58	8.58	103.00	0.2%
Total GENERAL & ADMINISTRATIV	**788.69**	**788.69**	**788.69**	**788.69**	**9,464.40**	20.6%
REPAIRS & MAINTENANCE						
General Repairs	41.66	41.66	41.66	41.66	500.00	1.1%
Power Washing	85.83	85.83	85.83	85.83	1,030.00	2.2%
Lawncare and Fertilizing	540.00	540.00	540.00	540.00	6,480.00	14.1%
Mulch	42.91	42.91	42.91	42.91	515.00	1.1%
Tree & Shrub Maintenance	42.91	42.91	42.91	42.91	515.00	1.1%
Snow Removal	458.34	458.34	458.34	458.34	5,500.00	12.0%
Total REPAIRS & MAINTENANCE	**1,211.65**	**1,211.65**	**1,211.65**	**1,211.65**	**14,540.00**	31.7%
OTHER OPERATING EXPENSES						
Property Insurance	1,466.60	1,466.60	1,466.60	1,466.59	17,599.19	38.4%
Workers Comp Insurance	110.41	110.41	110.41	110.41	1,325.00	2.9%
Income Taxes	41.66	41.66	41.66	41.66	500.00	1.1%
State Annual Report	3.00	3.00	3.00	3.00	36.08	0.1%
Total OTHER OPERATING EXPENS	**1,621.67**	**1,621.67**	**1,621.67**	**1,621.66**	**19,460.27**	42.5%
UTILITIES						
Electric & Gas Common	47.20	47.20	47.20	47.20	566.48	1.2%

Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Associa

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Sep	Oct	Nov	Dec	Total	Percent
Water & Sewer	150.20	150.20	150.20	150.20	1,802.48	3.9%
Total UTILITIES	**197.40**	**197.40**	**197.40**	**197.40**	**2,368.96**	5.2%
Total Budgeted Operating Expense	**3,819.41**	**3,819.41**	**3,819.41**	**3,819.40**	**45,833.63**	100.0%
Total Budgeted Operating Income	5,280.00	5,280.00	5,280.00	5,280.00	63,360.00	
Total Budgeted Operating Expense	3,819.41	3,819.41	3,819.41	3,819.40	45,833.63	
Net Operating Income	**1,460.59**	**1,460.59**	**1,460.59**	**1,460.60**	**17,526.37**	
Investment Income (Taxable)						
Interest Earned -Money Market	108.34	108.34	108.34	108.34	1,300.00	
Total Budgeted Other Income	**108.34**	**108.34**	**108.34**	**108.34**	**1,300.00**	
Total Budgeted Income	5,388.34	5,388.34	5,388.34	5,388.34	64,660.00	
Total Budgeted Expense	3,819.41	3,819.41	3,819.41	3,819.40	45,833.63	
Net Income/ Transfer to Reserve	**1,568.93**	**1,568.93**	**1,568.93**	**1,568.94**	**18,826.37**	

Budget Detail-2026

Exported On: 02/21/2026 08:44 AM

Kasdorf Property Management LLC

East Town Condominium Associa

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts:

Account Name	Sep	Oct	Nov	Dec	Total	Percent
2026 Anticipated Capital Project /						
Concrete Aprons/Garage Threshold	166.67	166.67	166.67	166.67	2,000.00	
Concrete Sidewalks/Patios, Partial (	166.67	166.67	166.67	166.67	2,000.00	
Fountain	-	-	-	-		
Pavers, Masonry, Repointing, Resetting, St	291.67	291.67	291.67	291.67	3,500.00	
Siding, Soffit, Facia Repairs	208.33	208.33	208.33	208.33	2,500.00	
Chimney Caps, Metal	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
Light Fixtures, Balconies, Patios, Stoops	-	-	-	-		
Extend Downspouts	166.67	166.67	166.67	166.67	2,000.00	
Balcony Replace Wood with Composites	2,333.33	2,333.33	2,333.33	2,333.33	28,000.00	
Walls, Masonry, Inspections and Repairs	1,416.67	1,416.67	1,416.67	1,416.67	17,000.00	
Total Capital Project 2026	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**69,000.00**	
Reserve Funding 2026						
Reserve Allocation - 2026	1,568.93	1,568.93	1,568.93	1,568.94	18,826.37	
Addition Reserves Needed	4,181.07	4,181.07	4,181.07	4,181.06	50,173.63	
Total Reserve Funding	**5,750.00**	**5,750.00**	**5,750.00**	**5,750.00**	**69,000.00**	