Budget Detail

Home Team Real Estate Group & Property Management

Properties: Village Homes at Walnut Ridge Condominium - 6255 Walnut Lane Cudahy, WI 53110

Period Range: Jan 2026 to Dec 2026

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
Village Homes at Walnut Ridge Condominium - 6255 Walnut Lane Cudahy, WI 53110 - 2026														
Income														
Association Income	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	38,340.00	460,080.00	98.25
FEES														
Clubhouse Rental	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	0.32
Outside parking	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.07
Late Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.11
Total FEES	**583.34**	**583.34**	**583.34**	**583.34**	**583.34**	**583.34**	**583.34**	**583.34**	**583.32**	**583.32**	**583.32**	**583.32**	**7,000.00**	**1.49**
Miscellaneous Income														
Interest Income	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	0.26
Total Miscellaneous Income	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**1,200.00**	**0.26**
Total Budgeted Operating Income	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.34**	**39,023.32**	**39,023.32**	**39,023.32**	**39,023.32**	**468,280.00**	**100.00**
Expense														
CLEANING AND MAINTENANCE														
Janitorial Expense	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.34	433.34	433.34	433.34	5,200.00	1.12
General Maintenance Labor	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	3.22
Landscaping	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.66	2,166.66	2,166.66	2,166.66	26,000.00	5.58
Pest Control	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.77

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
Pool Services	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00	7.73
Pond Maintenance	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.66	541.66	541.66	541.66	6,500.00	1.40
Snow Removal	3,473.62	3,473.62	3,473.62	3,473.62	3,473.62	3,473.62	3,473.62	3,473.61	3,473.61	3,473.61	3,473.61	3,473.61	41,683.39	8.95
Dryer Vent Cleaning	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.34	433.34	433.34	433.34	5,200.00	1.12
Total CLEANING AND MAINTENANCE	**11,598.62**	**11,598.62**	**11,598.62**	**11,598.62**	**11,598.62**	**11,598.62**	**11,598.62**	**11,598.61**	**11,598.61**	**11,598.61**	**11,598.61**	**11,598.61**	**139,183.39**	**29.89**
INSURANCE														
Property Insurance	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	2,390.50	28,686.00	6.16
Total INSURANCE	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**2,390.50**	**28,686.00**	**6.16**
LEGAL AND OTHER PROFESSIONAL FEES														
Legal	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00	0.54
Accounting	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.34	33.34	33.34	33.34	400.00	0.09
Total LEGAL AND OTHER PROFESSIONAL FEES	**241.66**	**241.66**	**241.66**	**241.66**	**241.66**	**241.66**	**241.66**	**241.66**	**241.68**	**241.68**	**241.68**	**241.68**	**2,900.00**	**0.62**
Maintenance Monthly Reserve Transfer	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00	4.30
MANAGEMENT FEES														
Management Fees	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	5.67
Total MANAGEMENT FEES	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**2,200.00**	**26,400.00**	**5.67**
REPAIRS														
Tree trimming and fertilizer	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.07
Plumbing	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.34	458.34	458.34	458.34	5,500.00	1.18

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
HVAC (Heat, Ventilation, Air)	691.67	691.67	691.67	691.67	691.67	691.67	691.67	691.67	691.66	691.66	691.66	691.66	8,300.00	1.78
Roof Repair	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.07
Concrete Work	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	3.22
Total REPAIRS	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.34**	**3,233.32**	**3,233.32**	**3,233.32**	**3,233.32**	**38,800.00**	**8.33**
Asphalt Repairs	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	2,407.84	2,407.84	2,407.84	2,407.84	28,894.00	6.21
TAXES														
Property Tax	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.34	183.34	183.34	183.34	2,200.00	0.47
Total TAXES	**183.33**	**183.33**	**183.33**	**183.33**	**183.33**	**183.33**	**183.33**	**183.33**	**183.34**	**183.34**	**183.34**	**183.34**	**2,200.00**	**0.47**
UTILITIES														
Electricity	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00	7.73
Gas	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.34	708.34	708.34	708.34	8,500.00	1.83
Water	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.66	2,291.66	2,291.66	2,291.66	27,500.00	5.91
Sewer	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.66	2,291.66	2,291.66	2,291.66	27,500.00	5.91
Phone/ Internet	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00	0.54
Total UTILITIES	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**8,500.00**	**102,000.00**	**21.91**
OTHER														
Monthly Reserve transfer	5,841.67	5,841.67	5,841.67	5,841.67	5,841.67	5,841.67	5,841.67	5,841.67	5,841.66	5,841.66	5,841.66	5,841.66	70,100.00	15.06
Total OTHER	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.67**	**5,841.66**	**5,841.66**	**5,841.66**	**5,841.66**	**70,100.00**	**15.06**
Fire Protection Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.29
Clubhouse Alarm Monitoring	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.41	35.41	35.41	35.41	425.00	0.09
Total Budgeted Operating Expense	**38,799.04**	**38,799.04**	**38,799.04**	**38,799.04**	**38,799.04**	**38,799.04**	**38,799.04**	**38,799.03**	**38,799.02**	**38,799.02**	**38,799.02**	**38,799.02**	**465,588.39**	**100.00**
Total Budgeted Operating Income	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.32	39,023.32	39,023.32	39,023.32	468,280.00	100.00
Total Budgeted	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.03	38,799.02	38,799.02	38,799.02	38,799.02	465,588.39	100.00

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
Operating Expense														
Net Operating Income	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.31**	**224.30**	**224.30**	**224.30**	**224.30**	**2,691.61**	**100.00**
Total Budgeted Income	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.34	39,023.32	39,023.32	39,023.32	39,023.32	468,280.00	100.00
Total Budgeted Expense	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.04	38,799.03	38,799.02	38,799.02	38,799.02	38,799.02	465,588.39	100.00
Net Income	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.30**	**224.31**	**224.30**	**224.30**	**224.30**	**224.30**	**2,691.61**	**100.00**
Cash														
Reserve	7,508.33	7,508.33	7,508.33	7,508.33	7,508.33	7,508.33	7,508.33	7,508.33	7,508.34	7,508.34	7,508.34	7,508.34	90,100.00	100.00
Total Budgeted Cash	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.33**	**7,508.34**	**7,508.34**	**7,508.34**	**7,508.34**	**90,100.00**	**100.00**