Fund Balance Sheet

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: 07/31/2026
Accounting Basis: Cash
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Account	16,750.23
Reserve Account	128,906.33
Landmark Savings	5.00
Landmark CD 4032 10/12/2026 4.07%	54,821.29
Landmark CD 5543 08/28/2027 3.93%	32,898.03
Total Cash	**233,380.88**
TOTAL ASSETS	**233,380.88**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	16,930.00
Total Liabilities	**16,930.00**
Capital	
Appfolio Opening Balance Equity	11,744.59
Calculated Retained Earnings	10,711.23
Calculated Prior Years Retained Earnings	193,995.06
Total Capital	**216,450.88**
TOTAL LIABILITIES & CAPITAL	**233,380.88**

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jul 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Association/Dues Income	21,420.00	21,420.00	0.00	149,940.00	149,940.00	0.00	257,040.00
Late Fee	25.00	0.00	25.00	100.00	0.00	100.00	0.00
Fines	0.00	0.00	0.00	1,075.00	0.00	1,075.00	0.00
Interest Income	319.86	0.00	319.86	2,182.68	0.00	2,182.68	0.00
Total INCOME	**21,764.86**	**21,420.00**	**344.86**	**153,297.68**	**149,940.00**	**3,357.68**	**257,040.00**
Total Operating Income	**21,764.86**	**21,420.00**	**344.86**	**153,297.68**	**149,940.00**	**3,357.68**	**257,040.00**
Expense							
CLEANING AND MAINTENANCE							
Window Cleaning	0.00	250.00	250.00	2,100.00	1,750.00	-350.00	3,000.00
Building Repairs	159.26	958.33	799.07	3,488.34	6,708.31	3,219.97	11,500.00
Alarm Inspections	0.00	58.33	58.33	0.00	408.31	408.31	700.00
Landscape Maintenance	2,348.47	1,666.67	-681.80	9,393.88	11,666.69	2,272.81	20,000.00
Landscape-Other	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
Mulch	4,248.50	250.00	-3,998.50	4,248.50	1,750.00	-2,498.50	3,000.00
Geese Control	189.00	0.00	-189.00	189.00	0.00	-189.00	0.00
Snow Removal	0.00	1,500.00	1,500.00	13,497.50	10,500.00	-2,997.50	18,000.00
Tree and Bush Maintenance	1,382.00	666.67	-715.33	4,780.34	4,666.69	-113.65	8,000.00
Pest Control	0.00	166.67	166.67	410.00	1,166.69	756.69	2,000.00
Fire Sprinkler Work	0.00	583.33	583.33	7,832.50	4,083.31	-3,749.19	7,000.00
Lawn Sprinkler Maintenance	385.50	250.00	-135.50	901.25	1,750.00	848.75	3,000.00
Gutter Repair/ Cleaning	0.00	416.67	416.67	2,443.00	2,916.69	473.69	5,000.00
Supplies	0.00	33.33	33.33	0.00	233.31	233.31	400.00
Total CLEANING AND MAINTENANCE	**8,712.73**	**6,966.67**	**-1,746.06**	**49,284.31**	**48,766.69**	**-517.62**	**83,600.00**
INSURANCE							
Insurance	0.00	2,666.67	2,666.67	28,559.00	18,666.69	-9,892.31	32,000.00
Total INSURANCE	**0.00**	**2,666.67**	**2,666.67**	**28,559.00**	**18,666.69**	**-9,892.31**	**32,000.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	-67.50	333.33	400.83	3,674.25	2,333.31	-1,340.94	4,000.00
Meeting Expense	50.00	8.33	-41.67	50.00	58.31	8.31	100.00
Office Supplies	18.43	104.17	85.74	306.54	729.19	422.65	1,250.00
Taxes	0.00	125.00	125.00	1,989.00	875.00	-1,114.00	1,500.00

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.93**	**570.83**	**569.90**	**6,019.79**	**3,995.81**	**-2,023.98**	**6,850.00**
MANAGEMENT FEES							
Management Fees	1,473.59	1,508.33	34.74	10,315.13	10,558.31	243.18	18,100.00
Total MANAGEMENT FEES	**1,473.59**	**1,508.33**	**34.74**	**10,315.13**	**10,558.31**	**243.18**	**18,100.00**
UTILITIES							
Electric	229.47	304.17	74.70	2,116.55	2,129.19	12.64	3,650.00
Water/Sewer	0.00	229.17	229.17	1,043.44	1,604.19	560.75	2,750.00
Trash Removal	1,822.12	2,000.00	177.88	12,754.84	14,000.00	1,245.16	24,000.00
Total UTILITIES	**2,051.59**	**2,533.34**	**481.75**	**15,914.83**	**17,733.38**	**1,818.55**	**30,400.00**
ADJUSTMENTS							
Capital Reserves	7,174.17	7,174.17	0.00	45,712.02	50,219.19	4,507.17	86,090.00
Total ADJUSTMENTS	**7,174.17**	**7,174.17**	**0.00**	**45,712.02**	**50,219.19**	**4,507.17**	**86,090.00**
Total Operating Expense	**19,413.01**	**21,420.01**	**2,007.00**	**155,805.08**	**149,940.07**	**-5,865.01**	**257,040.00**
Total Operating Income	21,764.86	21,420.00	344.86	153,297.68	149,940.00	3,357.68	257,040.00
Total Operating Expense	19,413.01	21,420.01	2,007.00	155,805.08	149,940.07	-5,865.01	257,040.00
NOI - Net Operating Income	**2,351.85**	**-0.01**	**2,351.86**	**-2,507.40**	**-0.07**	**-2,507.33**	**0.00**
Total Income	21,764.86	21,420.00	344.86	153,297.68	149,940.00	3,357.68	257,040.00
Total Expense	19,413.01	21,420.01	2,007.00	155,805.08	149,940.07	-5,865.01	257,040.00
Net Income	**2,351.85**	**-0.01**	**2,351.86**	**-2,507.40**	**-0.07**	**-2,507.33**	**0.00**

Check Register Detail Report

Property: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
Bank Accounts: RiverWalk Condominium Association, Inc.
Payees: All
Date Range: 07/01/2026 - 07/31/2026
Include Voided Payments: No
Show ACH Payments Only: No

Payee Name	Check #	Check Memo	Check Date	Payment Amount	Description
Wachtel Tree Science Inc.	1559	549858	07/01/2026	1,382.00	
					Spraying Round 2
We Energies	Auto-pay		07/08/2026	229.47	
					0703337865-00001
Villani Landshapers	1560	14790	07/01/2026	4,248.50	
					Mulch
Villani Landshapers	3000000141	14790	07/06/2026	2,348.47	
					Landscape 4 of 8
Dennyse Slawny	1561	Refund: Credit	07/09/2026	465.00	
					Refund: Credit
GFL Environmental	online		07/09/2026	1,822.12	
					U797849
A&J Rain Dance LLC	3000000143		07/15/2026	385.50	
Kaman & Cusimano, LLC	3000000142		07/15/2026	142.50	
Elite Properties, Inc.	online		07/20/2026	1,651.28	
					Postage
					Copies
					Management Fees for 07/2026
					Service Fee
					Materials
					Labor
Jane Cubbs	3000000144	Reimbursement: Room Reservation	07/20/2026	50.00	
					Reimbursement: Room Reservation
Advanced Wildlife Control	3000000145	39804	07/29/2026	189.00	
					One Time Spray
Total				**12,913.84**	

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jul 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: RiverWalk Condominium
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	7,174.17	7,174.17	0.00	45,712.02	50,219.19	-4,507.17	86,090.00
Transfer Fees	220.00	0.00	220.00	220.00	0.00	220.00	0.00
Total INCOME	**7,394.17**	**7,174.17**	**220.00**	**45,932.02**	**50,219.19**	**-4,287.17**	**86,090.00**
Total Reserve Income	**7,394.17**	**7,174.17**	**220.00**	**45,932.02**	**50,219.19**	**-4,287.17**	**86,090.00**
Expense							
CAPITAL EXPENSES							
Landscape Work/ Improvements	18,980.12	0.00	-18,980.12	30,753.39	0.00	-30,753.39	0.00
Antifreeze Recharge	0.00	0.00	0.00	1,960.00	0.00	-1,960.00	0.00
Total CAPITAL EXPENSES	**18,980.12**	**0.00**	**-18,980.12**	**32,713.39**	**0.00**	**-32,713.39**	**0.00**
Total Reserve Expense	**18,980.12**	**0.00**	**-18,980.12**	**32,713.39**	**0.00**	**-32,713.39**	**0.00**
Total Reserve Income	7,394.17	7,174.17	220.00	45,932.02	50,219.19	-4,287.17	86,090.00
Total Reserve Expense	18,980.12	0.00	-18,980.12	32,713.39	0.00	-32,713.39	0.00
Net Reserve	**-11,585.95**	**7,174.17**	**-18,760.12**	**13,218.63**	**50,219.19**	**-37,000.56**	**86,090.00**
Total Income	7,394.17	7,174.17	220.00	45,932.02	50,219.19	-4,287.17	86,090.00
Total Expense	18,980.12	0.00	-18,980.12	32,713.39	0.00	-32,713.39	0.00
Net Income	**-11,585.95**	**7,174.17**	**-18,760.12**	**13,218.63**	**50,219.19**	**-37,000.56**	**86,090.00**

Check Register Detail Report

Property: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
Bank Accounts: RiverWalk Condominium Association, Inc. Reserve Account
Payees: All
Date Range: 07/01/2026 - 07/31/2026
Include Voided Payments: No
Show ACH Payments Only: No

Payee Name	Check #	Check Memo	Check Date	Payment Amount	Description
Villani Landshapers	3017	14790	07/01/2026	18,980.12	
					Landscape Improvements
Dennyse Slawny	3018	Transfer Fee Reimbursement	07/14/2026	800.00	
					Transfer Fee Reimbursement
Total				**19,780.12**	

Fund Balance Sheet

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: 06/30/2026
Accounting Basis: Cash
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Account	9,568.24
Reserve Account	139,595.71
Landmark Savings	5.00
Landmark CD 4032 10/12/2026 4.07%	54,632.44
Landmark CD 5543 08/28/2027 3.93%	32,788.59
Total Cash	**236,589.98**
TOTAL ASSETS	**236,589.98**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	10,905.00
Total Liabilities	**10,905.00**
Capital	
Appfolio Opening Balance Equity	11,744.59
Calculated Retained Earnings	19,945.33
Calculated Prior Years Retained Earnings	193,995.06
Total Capital	**225,684.98**
TOTAL LIABILITIES & CAPITAL	**236,589.98**

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jun 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Association/Dues Income	21,420.00	21,420.00	0.00	128,520.00	128,520.00	0.00	257,040.00
Late Fee	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Fines	0.00	0.00	0.00	1,075.00	0.00	1,075.00	0.00
Interest Income	309.91	0.00	309.91	1,862.82	0.00	1,862.82	0.00
Total INCOME	**21,729.91**	**21,420.00**	**309.91**	**131,532.82**	**128,520.00**	**3,012.82**	**257,040.00**
Total Operating Income	**21,729.91**	**21,420.00**	**309.91**	**131,532.82**	**128,520.00**	**3,012.82**	**257,040.00**
Expense							
CLEANING AND MAINTENANCE							
Window Cleaning	0.00	250.00	250.00	2,100.00	1,500.00	-600.00	3,000.00
Building Repairs	525.00	958.33	433.33	3,329.08	5,749.98	2,420.90	11,500.00
Alarm Inspections	0.00	58.33	58.33	0.00	349.98	349.98	700.00
Landscape Maintenance	2,348.47	1,666.67	-681.80	7,045.41	10,000.02	2,954.61	20,000.00
Landscape-Other	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
Mulch	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
Snow Removal	375.00	1,500.00	1,125.00	13,497.50	9,000.00	-4,497.50	18,000.00
Tree and Bush Maintenance	2,016.34	666.67	-1,349.67	3,398.34	4,000.02	601.68	8,000.00
Pest Control	410.00	166.67	-243.33	410.00	1,000.02	590.02	2,000.00
Fire Sprinkler Work	0.00	583.33	583.33	7,832.50	3,499.98	-4,332.52	7,000.00
Lawn Sprinkler Maintenance	0.00	250.00	250.00	515.75	1,500.00	984.25	3,000.00
Gutter Repair/ Cleaning	2,443.00	416.67	-2,026.33	2,443.00	2,500.02	57.02	5,000.00
Supplies	0.00	33.33	33.33	0.00	199.98	199.98	400.00
Total CLEANING AND MAINTENANCE	**8,117.81**	**6,966.67**	**-1,151.14**	**40,571.58**	**41,800.02**	**1,228.44**	**83,600.00**
INSURANCE							
Insurance	-565.00	2,666.67	3,231.67	28,559.00	16,000.02	-12,558.98	32,000.00
Total INSURANCE	**-565.00**	**2,666.67**	**3,231.67**	**28,559.00**	**16,000.02**	**-12,558.98**	**32,000.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	-210.00	333.33	543.33	3,741.75	1,999.98	-1,741.77	4,000.00
Meeting Expense	0.00	8.33	8.33	0.00	49.98	49.98	100.00
Office Supplies	19.41	104.17	84.76	288.11	625.02	336.91	1,250.00
Taxes	290.00	125.00	-165.00	1,989.00	750.00	-1,239.00	1,500.00
Total LEGAL AND OTHER	**99.41**	**570.83**	**471.42**	**6,018.86**	**3,424.98**	**-2,593.88**	**6,850.00**

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
PROFESSIONAL FEES							
MANAGEMENT FEES							
Management Fees	1,473.59	1,508.33	34.74	8,841.54	9,049.98	208.44	18,100.00
Total MANAGEMENT FEES	**1,473.59**	**1,508.33**	**34.74**	**8,841.54**	**9,049.98**	**208.44**	**18,100.00**
UTILITIES							
Electric	271.81	304.17	32.36	1,887.08	1,825.02	-62.06	3,650.00
Water/Sewer	0.00	229.17	229.17	1,043.44	1,375.02	331.58	2,750.00
Trash Removal	1,822.12	2,000.00	177.88	10,932.72	12,000.00	1,067.28	24,000.00
Total UTILITIES	**2,093.93**	**2,533.34**	**439.41**	**13,863.24**	**15,200.04**	**1,336.80**	**30,400.00**
ADJUSTMENTS							
Capital Reserves	7,174.17	7,174.17	0.00	38,537.85	43,045.02	4,507.17	86,090.00
Total ADJUSTMENTS	**7,174.17**	**7,174.17**	**0.00**	**38,537.85**	**43,045.02**	**4,507.17**	**86,090.00**
Total Operating Expense	**18,393.91**	**21,420.01**	**3,026.10**	**136,392.07**	**128,520.06**	**-7,872.01**	**257,040.00**
Total Operating Income	21,729.91	21,420.00	309.91	131,532.82	128,520.00	3,012.82	257,040.00
Total Operating Expense	18,393.91	21,420.01	3,026.10	136,392.07	128,520.06	-7,872.01	257,040.00
NOI - Net Operating Income	**3,336.00**	**-0.01**	**3,336.01**	**-4,859.25**	**-0.06**	**-4,859.19**	**0.00**
Total Income	21,729.91	21,420.00	309.91	131,532.82	128,520.00	3,012.82	257,040.00
Total Expense	18,393.91	21,420.01	3,026.10	136,392.07	128,520.06	-7,872.01	257,040.00
Net Income	**3,336.00**	**-0.01**	**3,336.01**	**-4,859.25**	**-0.06**	**-4,859.19**	**0.00**

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: Jun 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: RiverWalk Condominium
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	7,174.17	7,174.17	0.00	38,537.85	43,045.02	-4,507.17	86,090.00
Total INCOME	**7,174.17**	**7,174.17**	**0.00**	**38,537.85**	**43,045.02**	**-4,507.17**	**86,090.00**
Total Reserve Income	**7,174.17**	**7,174.17**	**0.00**	**38,537.85**	**43,045.02**	**-4,507.17**	**86,090.00**
Expense							
CAPITAL EXPENSES							
Landscape Work/ Improvements	0.00	0.00	0.00	11,773.27	0.00	-11,773.27	0.00
Antifreeze Recharge	0.00	0.00	0.00	1,960.00	0.00	-1,960.00	0.00
Total CAPITAL EXPENSES	**0.00**	**0.00**	**0.00**	**13,733.27**	**0.00**	**-13,733.27**	**0.00**
Total Reserve Expense	**0.00**	**0.00**	**0.00**	**13,733.27**	**0.00**	**-13,733.27**	**0.00**
Total Reserve Income	7,174.17	7,174.17	0.00	38,537.85	43,045.02	-4,507.17	86,090.00
Total Reserve Expense	0.00	0.00	0.00	13,733.27	0.00	-13,733.27	0.00
Net Reserve	**7,174.17**	**7,174.17**	**0.00**	**24,804.58**	**43,045.02**	**-18,240.44**	**86,090.00**
Total Income	7,174.17	7,174.17	0.00	38,537.85	43,045.02	-4,507.17	86,090.00
Total Expense	0.00	0.00	0.00	13,733.27	0.00	-13,733.27	0.00
Net Income	**7,174.17**	**7,174.17**	**0.00**	**24,804.58**	**43,045.02**	**-18,240.44**	**86,090.00**

Fund Balance Sheet

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: 05/31/2026
Accounting Basis: Cash
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Account	8,372.15
Reserve Account	131,524.35
Landmark Savings	5.00
Landmark CD 4032 10/12/2026 4.07%	54,450.29
Landmark CD 5543 08/28/2027 3.93%	32,683.02
Total Cash	**227,034.81**
TOTAL ASSETS	**227,034.81**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	11,860.00
Total Liabilities	**11,860.00**
Capital	
Appfolio Opening Balance Equity	11,744.59
Calculated Retained Earnings	9,435.16
Calculated Prior Years Retained Earnings	193,995.06
Total Capital	**215,174.81**
TOTAL LIABILITIES & CAPITAL	**227,034.81**

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: May 2026
Accounting Basis: Cash
Fund Type: Operating
GL Account Map: RiverWalk Condominium
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
INCOME							
Association/Dues Income	21,420.00	21,420.00	0.00	107,100.00	107,100.00	0.00	257,040.00
Late Fee	25.00	0.00	25.00	75.00	0.00	75.00	0.00
Fines	50.00	0.00	50.00	1,075.00	0.00	1,075.00	0.00
Interest Income	317.76	0.00	317.76	1,552.91	0.00	1,552.91	0.00
Total INCOME	**21,812.76**	**21,420.00**	**392.76**	**109,802.91**	**107,100.00**	**2,702.91**	**257,040.00**
Total Operating Income	**21,812.76**	**21,420.00**	**392.76**	**109,802.91**	**107,100.00**	**2,702.91**	**257,040.00**
Expense							
CLEANING AND MAINTENANCE							
Window Cleaning	2,100.00	250.00	-1,850.00	2,100.00	1,250.00	-850.00	3,000.00
Building Repairs	2,721.00	958.33	-1,762.67	2,804.08	4,791.65	1,987.57	11,500.00
Alarm Inspections	0.00	58.33	58.33	0.00	291.65	291.65	700.00
Landscape Maintenance	2,348.47	1,666.67	-681.80	4,696.94	8,333.35	3,636.41	20,000.00
Landscape-Other	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
Mulch	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
Snow Removal	0.00	1,500.00	1,500.00	13,122.50	7,500.00	-5,622.50	18,000.00
Tree and Bush Maintenance	1,382.00	666.67	-715.33	1,382.00	3,333.35	1,951.35	8,000.00
Pest Control	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
Fire Sprinkler Work	1,330.00	583.33	-746.67	7,832.50	2,916.65	-4,915.85	7,000.00
Lawn Sprinkler Maintenance	-846.50	250.00	1,096.50	515.75	1,250.00	734.25	3,000.00
Gutter Repair/ Cleaning	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
Supplies	0.00	33.33	33.33	0.00	166.65	166.65	400.00
Total CLEANING AND MAINTENANCE	**9,034.97**	**6,966.67**	**-2,068.30**	**32,453.77**	**34,833.35**	**2,379.58**	**83,600.00**
INSURANCE							
Insurance	0.00	2,666.67	2,666.67	29,124.00	13,333.35	-15,790.65	32,000.00
Total INSURANCE	**0.00**	**2,666.67**	**2,666.67**	**29,124.00**	**13,333.35**	**-15,790.65**	**32,000.00**
LEGAL AND OTHER PROFESSIONAL FEES							
Legal	-610.00	333.33	943.33	3,951.75	1,666.65	-2,285.10	4,000.00
Meeting Expense	0.00	8.33	8.33	0.00	41.65	41.65	100.00
Office Supplies	11.62	104.17	92.55	268.70	520.85	252.15	1,250.00
Taxes	0.00	125.00	125.00	1,699.00	625.00	-1,074.00	1,500.00
Total LEGAL AND OTHER	**-598.38**	**570.83**	**1,169.21**	**5,919.45**	**2,854.15**	**-3,065.30**	**6,850.00**

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
PROFESSIONAL FEES							
MANAGEMENT FEES							
Management Fees	1,473.59	1,508.33	34.74	7,367.95	7,541.65	173.70	18,100.00
Total MANAGEMENT FEES	**1,473.59**	**1,508.33**	**34.74**	**7,367.95**	**7,541.65**	**173.70**	**18,100.00**
UTILITIES							
Electric	302.07	304.17	2.10	1,615.27	1,520.85	-94.42	3,650.00
Water/Sewer	279.00	229.17	-49.83	1,043.44	1,145.85	102.41	2,750.00
Trash Removal	1,822.12	2,000.00	177.88	9,110.60	10,000.00	889.40	24,000.00
Total UTILITIES	**2,403.19**	**2,533.34**	**130.15**	**11,769.31**	**12,666.70**	**897.39**	**30,400.00**
ADJUSTMENTS							
Capital Reserves	7,174.17	7,174.17	0.00	31,363.68	35,870.85	4,507.17	86,090.00
Total ADJUSTMENTS	**7,174.17**	**7,174.17**	**0.00**	**31,363.68**	**35,870.85**	**4,507.17**	**86,090.00**
Total Operating Expense	**19,487.54**	**21,420.01**	**1,932.47**	**117,998.16**	**107,100.05**	**-10,898.11**	**257,040.00**
Total Operating Income	21,812.76	21,420.00	392.76	109,802.91	107,100.00	2,702.91	257,040.00
Total Operating Expense	19,487.54	21,420.01	1,932.47	117,998.16	107,100.05	-10,898.11	257,040.00
NOI - Net Operating Income	**2,325.22**	**-0.01**	**2,325.23**	**-8,195.25**	**-0.05**	**-8,195.20**	**0.00**
Total Income	21,812.76	21,420.00	392.76	109,802.91	107,100.00	2,702.91	257,040.00
Total Expense	19,487.54	21,420.01	1,932.47	117,998.16	107,100.05	-10,898.11	257,040.00
Net Income	**2,325.22**	**-0.01**	**2,325.23**	**-8,195.25**	**-0.05**	**-8,195.20**	**0.00**

Fund Income Statement

Properties: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
As of: May 2026
Accounting Basis: Cash
Fund Type: Reserve
GL Account Map: RiverWalk Condominium
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	7,174.17	7,174.17	0.00	31,363.68	35,870.85	-4,507.17	86,090.00
Total INCOME	**7,174.17**	**7,174.17**	**0.00**	**31,363.68**	**35,870.85**	**-4,507.17**	**86,090.00**
Total Reserve Income	**7,174.17**	**7,174.17**	**0.00**	**31,363.68**	**35,870.85**	**-4,507.17**	**86,090.00**
Expense							
CAPITAL EXPENSES							
Landscape Work/ Improvements	0.00	0.00	0.00	11,773.27	0.00	-11,773.27	0.00
Antifreeze Recharge	0.00	0.00	0.00	1,960.00	0.00	-1,960.00	0.00
Total CAPITAL EXPENSES	**0.00**	**0.00**	**0.00**	**13,733.27**	**0.00**	**-13,733.27**	**0.00**
Total Reserve Expense	**0.00**	**0.00**	**0.00**	**13,733.27**	**0.00**	**-13,733.27**	**0.00**
Total Reserve Income	7,174.17	7,174.17	0.00	31,363.68	35,870.85	-4,507.17	86,090.00
Total Reserve Expense	0.00	0.00	0.00	13,733.27	0.00	-13,733.27	0.00
Net Reserve	**7,174.17**	**7,174.17**	**0.00**	**17,630.41**	**35,870.85**	**-18,240.44**	**86,090.00**
Total Income	7,174.17	7,174.17	0.00	31,363.68	35,870.85	-4,507.17	86,090.00
Total Expense	0.00	0.00	0.00	13,733.27	0.00	-13,733.27	0.00
Net Income	**7,174.17**	**7,174.17**	**0.00**	**17,630.41**	**35,870.85**	**-18,240.44**	**86,090.00**

Check Register Detail Report

Property: RiverWalk Condominium Association Inc. - 700 Larry Court Waukesha, WI 53186
Bank Accounts: RiverWalk Condominium Association, Inc.
Payees: All
Date Range: 05/01/2026 - 05/31/2026
Include Voided Payments: No
Show ACH Payments Only: No

Payee Name	Check #	Check Memo	Check Date	Payment Amount	Description
We Energies	Auto-pay		05/07/2026	302.07	
					0703337865-00001
Paul Crandall & Associates, Inc.	3000000130	ELITPRO	05/04/2026	2,311.00	
					Ridge Cap Reseal
City of West Allis	1557		05/07/2026	279.00	
					39543-39238
					39571-529350
					39583-529352
Blair Fire Protection	3000000132		05/07/2026	1,330.00	
					Sprinkler Inpsection Bldg#1
					Sprinkler Inspection - Bldg #3
					Sprinkler Inspection - Bldg #4
					Sprinkler Inspection - Bldg #5
					Sprinkler Inspection - Bldg #6
					Sprinkler Inspection - Bldg #7
					Sprinkler Inspection - Bldg #2
Crystal Vista LLC	3000000131	5831	05/07/2026	2,100.00	
					Basic Cleaning Package
Wachtel Tree Science Inc.	3000000133		05/07/2026	1,382.00	
					Apple Scab Spray - Round 1
GFL Environmental	online		05/11/2026	1,822.12	
					U797849
Paul Crandall & Associates, Inc.	3000000135		05/12/2026	410.00	
					Soffit Repair
Villani Landshapers	3000000134	14790	05/12/2026	2,348.47	
					Landscape 2 of 8
Elite Properties, Inc.	online		05/19/2026	1,485.21	
					Postage
					Copies
					Management Fees for 05/2026
Total				**13,769.87**	