

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	<u>233,380.88</u>
TOTAL ASSETS	<u>233,380.88</u>
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid	16,930.00
Total Liabilities	<u>16,930.00</u>
Capital	
Applollo Opening Balance Equity	11,744.59
Calculated Retained Earnings	10,711.23
Calculated Prior Years Retained Earnings	193,995.06
Total Capital	<u>216,450.88</u>
TOTAL LIABILITIES & CAPITAL	<u>233,380.88</u>

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	2,400.00	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	1,686.67	-661.80	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	7,832.60	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	2,816.69	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	8,966.67	-1,746.08	49,284.31	48,766.69	-517.62	83,800.00
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	3,874.25	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	228.47	304.17	74.70	2,116.55	2,129.18	12.64	3,650.00
Water/Sewer	0.00	228.17	228.17	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	86,000.00
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	18,413.01	21,420.81	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	18,413.01	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	18,413.01	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
Vilani Landshapers	1560	14790	07/01/2026	4,248.50	
					Mulch
Vilani 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

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Bank Accounts: RiverWalk Condominium Association, Inc. Reserve Account

Payees: All

Date Range: 07/01/2026 - 07/31/2026

Include Volded 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
Dannysa Slawny	3018	Transfer Fee Reimbursement	07/14/2026	800.00	Transfer Fee Reimbursement
Total				19,780.12	