

Revised Mariner's Cove Balance Sheet

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704

As of: 11/30/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	27,079.62
Reserve Account - Lake Ridge Bank	116,945.53
Summit Money Market	92,064.21
Summit Certificate	216,689.57
Summit Savings	151,273.29
Summit Membership Savings	5.00
Special Assessment	196,807.01
Barrington Bank	50,006.03
Total Cash	850,870.26
TOTAL ASSETS	850,870.26
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	275,005.29
Calculated Prior Years Retained Earnings	95,787.02
Total Capital	850,870.26
TOTAL LIABILITIES & CAPITAL	850,870.26

Mariner's Cove Annual Budget Comparison

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704

As of: Nov 2025

Additional Account Types: Cash

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Prepaid Income	473.00	0.00
Condo Dues	520,950.00	567,000.00
Special Assessment Income	1,054,565.00	0.00
Homeowner Maintenance	126.70	0.00
Total Operating Income	1,576,114.70	567,000.00
Expense		
Expenses		
Management Fees	21,450.00	23,400.00
Accounting/Tax Preparation	350.00	150.00
Income Taxes	6,325.00	4,500.00
Legal Expenses	0.00	1,000.00
Office/Website Fees	1,537.50	300.00
Notifications/Filings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	24,790.83	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	9,835.00	9,000.00
Mat Service	364.90	0.00
Supplies-Mariner's	1,587.32	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	544.50	1,000.00
HVAC Maintenance/Repairs	3,144.46	5,000.00
Electrical Repairs/Fixtures/Lighting	1,521.96	2,500.00
Salt Application	9,120.00	8,000.00
Snow Removal	17,040.00	21,300.00
Grounds Service/Landscaping	31,446.61	35,000.00
Apex Maintenance Work	857.16	3,500.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
General Maintenance	17,737.49	16,000.00
Pool Chemicals	3,937.50	5,500.00
Pool/Spa Maintenance	75,410.03	74,000.00
Internet & Cable	3,682.97	4,100.00
Telephone	2,966.03	2,400.00
Fire Prevention	4,782.29	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	3,412.75	5,000.00
Elevator Service	14,271.30	17,000.00
Electricity	34,923.54	39,390.00
Natural Gas	11,971.84	11,083.00
Water and Sewer	6,969.64	8,860.00
Trash and Sanitation	18,401.12	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	40,211.47	45,095.00
Total Expenses	371,756.64	411,000.00
Transfer to Reserve	143,000.00	156,000.00
Total Operating Expense	514,756.64	567,000.00
Total Operating Income	1,576,114.70	567,000.00
Total Operating Expense	514,756.64	567,000.00
NOI - Net Operating Income	1,061,358.06	0.00
Other Income		
Owner Reserves	143,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	19,124.51	0.00
Total Other Income	163,624.51	0.00
Other Expense		
Bank Fees	10.00	0.00
Cement/Blacktop	500.00	0.00
Replace Sidewalk at 400 Bldg	15,107.07	0.00
Pool Expense	43,273.61	0.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Building & Roof Repairs	891,086.60	0.00
Total Other Expense	949,977.28	0.00
Net Other Income	-786,352.77	0.00
Total Income	1,739,739.21	567,000.00
Total Expense	1,464,733.92	567,000.00
Net Income	275,005.29	0.00
Cash		
Operating Cash	17,395.27	0.00
Reserve Account - Lake Ridge Bank	26,340.03	0.00
Summit Money Market	-147,327.66	0.00
Summit Certificate	8,564.15	0.00
Summit Savings	151,268.29	0.00
Special Assessment	166,754.18	0.00
Barrington Bank	50,006.03	0.00
Total Cash	275,005.29	0.00

Cash Flow

Apex Property Management, Inc.

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704

Date Range: 11/01/2025 to 11/30/2025

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Prepaid Income	630.00	1.30	473.00	0.03
Condo Dues	47,880.00	98.70	520,950.00	33.05
Special Assessment Income	0.00	0.00	1,054,565.00	66.91
Homeowner Maintenance	0.00	0.00	126.70	0.01
Total Operating Income	48,510.00	100.00	1,576,114.70	100.00
Expense				
Expenses				
Management Fees	1,950.00	4.02	21,450.00	1.36
Accounting/Tax Preparation	0.00	0.00	350.00	0.02
Income Taxes	0.00	0.00	6,325.00	0.40
Office/Website Fees	0.00	0.00	1,537.50	0.10
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	4.52	24,790.83	1.57
Window Cleaning	0.00	0.00	9,835.00	0.62
Mat Service	182.45	0.38	364.90	0.02
Supplies-Mariner's	143.00	0.29	1,587.32	0.10
Plumbing	0.00	0.00	544.50	0.03
HVAC Maintenance/Repairs	0.00	0.00	3,144.46	0.20
Electrical Repairs/Fixtures/Lighting	0.00	0.00	1,521.96	0.10
Salt Application	960.00	1.98	9,120.00	0.58
Snow Removal	4,260.00	8.78	17,040.00	1.08
Grounds Service/Landscaping	445.21	0.92	31,446.61	2.00
Apex Maintenance Work	67.10	0.14	857.16	0.05
General Maintenance	0.00	0.00	17,737.49	1.13
Pool Chemicals	0.00	0.00	3,937.50	0.25
Pool/Spa Maintenance	11,344.68	23.39	75,410.03	4.78
Internet & Cable	458.68	0.95	3,682.97	0.23
Telephone	200.00	0.41	2,966.03	0.19
Fire Prevention	0.00	0.00	4,782.29	0.30
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.10

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Irrigation/Sprinkler	0.00	0.00	3,412.75	0.22
Elevator Service	0.00	0.00	14,271.30	0.91
Electricity	2,263.61	4.67	34,923.54	2.22
Natural Gas	694.80	1.43	11,971.84	0.76
Water and Sewer	617.26	1.27	6,969.64	0.44
Trash and Sanitation	1,480.51	3.05	18,401.12	1.17
Pest Control	0.00	0.00	1,625.00	0.10
Property Insurance	3,684.32	7.59	40,211.47	2.55
Total Expenses	30,946.02	63.79	371,756.64	23.59
Transfer to Reserve	13,000.00	26.80	143,000.00	9.07
Total Operating Expense	43,946.02	90.59	514,756.64	32.66
NOI - Net Operating Income	4,563.98	9.41	1,061,358.06	67.34
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	26.80	143,000.00	9.07
New Owner Fee	0.00	0.00	1,500.00	0.10
Interest Income	1,519.30	3.13	19,124.51	1.21
Total Other Income	14,519.30	29.93	163,624.51	10.38
Other Expense				
Bank Fees	0.00	0.00	10.00	0.00
Cement/Blacktop	0.00	0.00	500.00	0.03
Replace Sidewalk at 400 Bldg	15,107.07	31.14	15,107.07	0.96
Pool Expense	0.00	0.00	43,273.61	2.75
Building & Roof Repairs	21,356.85	44.03	891,086.60	56.54
Total Other Expense	36,463.92	75.17	949,977.28	60.27
Net Other Income	-21,944.62	-45.24	-786,352.77	-49.89
Total Income	63,029.30	129.93	1,739,739.21	110.38
Total Expense	80,409.94	165.76	1,464,733.92	92.93
Net Income	-17,380.64	-35.83	275,005.29	17.45
Other Items				
Reserve Account - Lake Ridge Bank	10,836.85		-26,340.03	
Summit Money Market	-92.98		147,327.66	
Summit Certificate	-748.99		-8,564.15	
Summit Savings	-510.53		-151,268.29	
Special Assessment	24,360.27		-168,754.18	
Barrington Bank	0.00		-50,006.03	
Net Other Items	33,844.62		-257,605.02	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	16,463.98		17,400.27	
Beginning Cash	10,615.64		9,684.35	
Beginning Cash + Cash Flow	27,079.62		27,084.62	
Actual Ending Cash	27,079.62		27,079.62	