

## Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	12,438.31
Reserve Account - Lake Ridge Bank	104,105.50
Summit Money Market	239,682.62
Summit Certificate	208,989.80
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	56,116.68
<b>Total Cash</b>	<b>621,342.91</b>
TOTAL ASSETS	<b>621,342.91</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Security Clearing	-630.00
<b>Total Liabilities</b>	<b>-630.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	46,102.94
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>621,972.91</b>
TOTAL LIABILITIES & CAPITAL	<b>621,342.91</b>

## Cash Flow

Apex Property Management, Inc.

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

Date Range: 01/01/2025 to 01/31/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	-187.00	-0.25	-187.00	-0.25
Condo Dues	46,580.00	62.53	46,580.00	62.53
Special Assessment Income	28,039.00	37.64	28,039.00	37.64
Homeowner Maintenance	66.03	0.09	66.03	0.09
<b>Total Operating Income</b>	<b>74,498.03</b>	<b>100.00</b>	<b>74,498.03</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	2.62	1,950.00	2.62
Notifications/Filings	25.00	0.03	25.00	0.03
Clubhouse/Building Cleaning	2,194.40	2.95	2,194.40	2.95
Window Cleaning	295.00	0.40	295.00	0.40
Salt Application	3,840.00	5.15	3,840.00	5.15
Snow Removal	4,260.00	5.72	4,260.00	5.72
Pool Chemicals	223.61	0.30	223.61	0.30
Pool/Spa Maintenance	4,443.71	5.96	4,443.71	5.96
Internet & Cable	321.65	0.43	321.65	0.43
Telephone	205.21	0.28	205.21	0.28
Elevator Service	1,368.61	1.84	1,368.61	1.84
Electricity	2,976.31	4.00	2,976.31	4.00
Natural Gas	1,491.60	2.00	1,491.60	2.00
Trash and Sanitation	2,901.02	3.89	2,901.02	3.89
Property Insurance	3,578.95	4.80	3,578.95	4.80
<b>Total Expenses</b>	<b>30,075.07</b>	<b>40.37</b>	<b>30,075.07</b>	<b>40.37</b>
Transfer to Reserve	13,000.00	17.45	13,000.00	17.45
<b>Total Operating Expense</b>	<b>43,075.07</b>	<b>57.82</b>	<b>43,075.07</b>	<b>57.82</b>
<b>NOI - Net Operating Income</b>	<b>31,422.96</b>	<b>42.18</b>	<b>31,422.96</b>	<b>42.18</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	17.45	13,000.00	17.45
New Owner Fee	500.00	0.67	500.00	0.67
Interest Income	1,179.98	1.58	1,179.98	1.58
<b>Total Other Income</b>	<b>14,679.98</b>	<b>19.71</b>	<b>14,679.98</b>	<b>19.71</b>
<b>Net Other Income</b>	<b>14,679.98</b>	<b>19.71</b>	<b>14,679.98</b>	<b>19.71</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Income	89,178.01	119.71	89,178.01	119.71
Total Expense	43,075.07	57.82	43,075.07	57.82
<b>Net Income</b>	<b>46,102.94</b>	<b>61.88</b>	<b>46,102.94</b>	<b>61.88</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-13,500.00		-13,500.00	
Summit Money Market	-290.75		-290.75	
Summit Certificate	-864.38		-864.38	
Special Assessment	-28,063.85		-28,063.85	
<b>Net Other Items</b>	<b>-42,718.98</b>		<b>-42,718.98</b>	
<b>Cash Flow</b>	<b>3,383.96</b>		<b>3,383.96</b>	
<b>Beginning Cash</b>	<b>9,684.35</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>13,068.31</b>		<b>13,068.31</b>	
<b>Actual Ending Cash</b>	<b>12,438.31</b>		<b>12,438.31</b>	

# Mariner's Cove Annual Budget Comparison

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

As of: Jan 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
<b>Income</b>		
Prepaid Income	-187.00	0.00
Condo Dues	46,580.00	567,000.00
Special Assessment Income	28,039.00	0.00
Homeowner Maintenance	66.03	0.00
<b>Total Operating Income</b>	<b>74,498.03</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	1,950.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	0.00	4,500.00
Legal Expenses	0.00	1,000.00
Office/Website Fees	0.00	300.00
Notifications/Filings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	2,194.40	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	295.00	9,000.00
Supplies-Mariner's	0.00	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	0.00	1,000.00
HVAC Maintenance/Repairs	0.00	5,000.00
Electrical Repairs/Fixtures/Lighting	0.00	2,500.00
Salt Application	3,840.00	8,000.00
Snow Removal	4,260.00	21,300.00
Grounds Service/Landscaping	0.00	35,000.00
Apex Maintenance Work	0.00	3,500.00
General Maintenance	0.00	16,000.00
Pool Chemicals	223.61	5,500.00
Pool/Spa Maintenance	4,443.71	74,000.00
Internet & Cable	321.65	4,100.00
Telephone	205.21	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	0.00	2,000.00
Irrigation/Sprinkler	0.00	5,000.00
Elevator Service	1,368.61	17,000.00
Electricity	2,976.31	39,390.00
Natural Gas	1,491.60	11,083.00
Water and Sewer	0.00	8,860.00
Trash and Sanitation	2,901.02	17,347.00

## Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pest Control	0.00	3,675.00
Property Insurance	3,578.95	45,095.00
<b>Total Expenses</b>	<b>30,075.07</b>	<b>411,000.00</b>
Transfer to Reserve	13,000.00	156,000.00
<b>Total Operating Expense</b>	<b>43,075.07</b>	<b>567,000.00</b>
Total Operating Income	74,498.03	567,000.00
Total Operating Expense	43,075.07	567,000.00
<b>NOI - Net Operating Income</b>	<b>31,422.96</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	13,000.00	0.00
New Owner Fee	500.00	0.00
Interest Income	1,179.98	0.00
<b>Total Other Income</b>	<b>14,679.98</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>14,679.98</b>	<b>0.00</b>
Total Income	89,178.01	567,000.00
Total Expense	43,075.07	567,000.00
<b>Net Income</b>	<b>46,102.94</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	2,753.96	0.00
Reserve Account - Lake Ridge Bank	13,500.00	0.00
Summit Money Market	290.75	0.00
Summit Certificate	864.38	0.00
Special Assessment	28,063.85	0.00
<b>Total Cash</b>	<b>45,472.94</b>	<b>0.00</b>

## Revised Mariner's Cove Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	17,970.34
Reserve Account - Lake Ridge Bank	117,105.50
Summit Money Market	239,945.55
Summit Certificate	209,773.77
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	198,931.30
<b>Total Cash</b>	<b>783,736.46</b>
<b>TOTAL ASSETS</b>	<b>783,736.46</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	207,866.49
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>783,736.46</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>783,736.46</b>

# Mariner's Cove Annual Budget Comparison

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

As of: Feb 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
<b>Income</b>		
Prepaid Income	-817.00	0.00
Condo Dues	95,010.00	567,000.00
Special Assessment Income	195,250.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>289,569.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	3,900.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
<b>Income-Taxes</b>	<b>0.00</b>	<b>4,500.00</b>
Legal Expenses	0.00	1,000.00
Office/Website Fees	0.00	300.00
Notifications/Filings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	4,388.80	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	295.00	9,000.00
Supplies-Mariner's	0.00	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	0.00	1,000.00
HVAC Maintenance/Repairs	0.00	5,000.00
Electrical Repairs/Fixtures/Lighting	0.00	2,500.00
Salt Application	6,720.00	8,000.00
Snow Removal	8,520.00	21,300.00
Grounds Service/Landscaping	0.00	35,000.00
Apex Maintenance Work	0.00	3,500.00
General Maintenance	3,906.24	16,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	348.06	5,500.00
Pool/Spa Maintenance	4,443.71	74,000.00
Internet & Cable	643.30	4,100.00
Telephone	485.14	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	0.00	2,000.00
Irrigation/Sprinkler	0.00	5,000.00
Elevator Service	4,434.52	17,000.00
Electricity	6,993.26	39,390.00
Natural Gas	3,031.20	11,083.00
Water and Sewer	15.10	8,860.00
Trash and Sanitation	4,726.53	17,347.00
Pest Control	0.00	3,675.00
Property Insurance	7,157.85	45,095.00
<b>Total Expenses</b>	<b>60,033.71</b>	<b>411,000.00</b>
Transfer to Reserve	26,000.00	156,000.00
<b>Total Operating Expense</b>	<b>86,033.71</b>	<b>567,000.00</b>
Total Operating Income	289,569.70	567,000.00
Total Operating Expense	86,033.71	567,000.00
<b>NOI - Net Operating Income</b>	<b>203,535.99</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	26,000.00	0.00
New Owner Fee	500.00	0.00
Interest Income	2,281.50	0.00
<b>Total Other Income</b>	<b>28,781.50</b>	<b>0.00</b>
<b>Other Expense</b>		
Building & Roof Repairs	24,451.00	0.00
<b>Total Other Expense</b>	<b>24,451.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>4,330.50</b>	<b>0.00</b>

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Total Income	318,351.20	567,000.00
Total Expense	110,484.71	567,000.00
<b>Net Income</b>	<b>207,866.49</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	8,285.99	0.00
Reserve Account - Lake Ridge Bank	26,500.00	0.00
Summit Money Market	553.68	0.00
Summit Certificate	1,648.35	0.00
Special Assessment	170,878.47	0.00
<b>Total Cash</b>	<b>207,866.49</b>	<b>0.00</b>

**Cash Flow****Apex Property Management, Inc.****Properties:** Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704**Date Range:** 02/01/2025 to 02/28/2025**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	-630.00	-0.29	-817.00	-0.28
Condo Dues	48,430.00	22.52	95,010.00	32.81
Special Assessment Income	167,211.00	77.75	195,250.00	67.43
Homeowner Maintenance	60.67	0.03	126.70	0.04
<b>Total Operating Income</b>	<b>215,071.67</b>	<b>100.00</b>	<b>289,569.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	0.91	3,900.00	1.35
Notifications/Filings	0.00	0.00	25.00	0.01
Clubhouse/Building Cleaning	2,194.40	1.02	4,388.80	1.52
Window Cleaning	0.00	0.00	295.00	0.10
Salt Application	2,880.00	1.34	6,720.00	2.32
Snow Removal	4,260.00	1.98	8,520.00	2.94
General Maintenance	3,906.24	1.82	3,906.24	1.35
Pool Chemicals	124.45	0.06	348.06	0.12
Pool/Spa Maintenance	0.00	0.00	4,443.71	1.53
Internet & Cable	321.65	0.15	643.30	0.22
Telephone	279.93	0.13	485.14	0.17
Elevator Service	3,065.91	1.43	4,434.52	1.53
Electricity	4,016.95	1.87	6,993.26	2.42
Natural Gas	1,539.60	0.72	3,031.20	1.05
Water and Sewer	15.10	0.01	15.10	0.01
Trash and Sanitation	1,825.51	0.85	4,726.53	1.63
Property Insurance	3,578.90	1.66	7,157.85	2.47
<b>Total Expenses</b>	<b>29,958.64</b>	<b>13.93</b>	<b>60,033.71</b>	<b>20.73</b>
Transfer to Reserve	13,000.00	6.04	26,000.00	8.98
<b>Total Operating Expense</b>	<b>42,958.64</b>	<b>19.97</b>	<b>86,033.71</b>	<b>29.71</b>
<b>NOI - Net Operating Income</b>	<b>172,113.03</b>	<b>80.03</b>	<b>203,535.99</b>	<b>70.29</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	6.04	26,000.00	8.98
New Owner Fee	0.00	0.00	500.00	0.17
Interest Income	1,101.52	0.51	2,281.50	0.79
<b>Total Other Income</b>	<b>14,101.52</b>	<b>6.56</b>	<b>28,781.50</b>	<b>9.94</b>
<b>Other Expense</b>				
Building & Roof Repairs	24,451.00	11.37	24,451.00	8.44
<b>Total Other Expense</b>	<b>24,451.00</b>	<b>11.37</b>	<b>24,451.00</b>	<b>8.44</b>
<b>Net Other Income</b>	<b>-10,349.48</b>	<b>-4.81</b>	<b>4,330.50</b>	<b>1.50</b>
Total Income	229,173.19	106.56	318,351.20	109.94
Total Expense	67,409.64	31.34	110,484.71	38.15
<b>Net Income</b>	<b>161,763.55</b>	<b>75.21</b>	<b>207,866.49</b>	<b>71.78</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-13,000.00		-26,500.00	
Summit Money Market	-262.93		-553.68	
Summit Certificate	-783.97		-1,648.35	
Special Assessment	-142,814.62		-170,878.47	
<b>Net Other Items</b>	<b>-156,861.52</b>		<b>-199,580.50</b>	
<b>Cash Flow</b>	<b>4,902.03</b>		<b>8,285.99</b>	
<b>Beginning Cash</b>	<b>12,438.31</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>17,340.34</b>		<b>17,970.34</b>	
<b>Actual Ending Cash</b>	<b>17,970.34</b>		<b>17,970.34</b>	

**Revised Mariner's Cove Balance Sheet**

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

**As of:** 03/31/2025

**Accounting Basis:** Cash

**GL Account Map:** Mariner's Cove

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

<b>Account Name</b>	<b>Balance</b>
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	50,102.46
Reserve Account - Lake Ridge Bank	113,295.26
Summit Money Market	240,236.97
Summit Certificate	210,645.00
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	770,851.58
<b>Total Cash</b>	<b>1,385,141.27</b>
<b>TOTAL ASSETS</b>	<b>1,385,141.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	809,271.30
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,385,141.27</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,385,141.27</b>

# Mariner's Cove Annual Budget Comparison

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

As of: Mar 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
<b>Income</b>		
Prepaid Income	31,406.00	0.00
Condo Dues	142,240.00	567,000.00
Special Assessment Income	888,748.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,062,520.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	5,850.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	0.00	4,500.00
Legal Expenses	0.00	1,000.00
Office/Website Fees	0.00	300.00
Notifications/Filings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	7,235.63	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	295.00	9,000.00
Supplies-Mariner's	0.00	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	0.00	1,000.00
HVAC Maintenance/Repairs	0.00	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	7,680.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	0.00	35,000.00
Apex Maintenance Work	188.70	3,500.00
General Maintenance	6,742.49	16,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	924.66	5,500.00
Pool/Spa Maintenance	11,500.63	74,000.00
Internet & Cable	964.59	4,100.00
Telephone	765.07	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	0.00	5,000.00
Elevator Service	4,690.15	17,000.00
Electricity	10,327.59	39,390.00
Natural Gas	4,326.87	11,083.00
Water and Sewer	1,019.17	8,860.00
Trash and Sanitation	6,182.04	17,347.00
Pest Control	0.00	3,675.00
Property Insurance	10,736.75	45,095.00
<b>Total Expenses</b>	<b>94,354.59</b>	<b>411,000.00</b>
Transfer to Reserve	39,000.00	156,000.00
<b>Total Operating Expense</b>	<b>133,354.59</b>	<b>567,000.00</b>
Total Operating Income	1,062,520.70	567,000.00
Total Operating Expense	133,354.59	567,000.00
<b>NOI - Net Operating Income</b>	<b>929,166.11</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	39,000.00	0.00
New Owner Fee	500.00	0.00
Interest Income	4,357.93	0.00
<b>Total Other Income</b>	<b>43,857.93</b>	<b>0.00</b>
<b>Other Expense</b>		
Pool Expense	16,810.24	0.00
Building & Roof Repairs	146,942.50	0.00
<b>Total Other Expense</b>	<b>163,752.74</b>	<b>0.00</b>

### Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Other Income	-119,894.81	0.00
Total Income	1,106,378.63	567,000.00
Total Expense	297,107.33	567,000.00
<b>Net Income</b>	<b>809,271.30</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	40,418.11	0.00
Reserve Account - Lake Ridge Bank	22,689.76	0.00
Summit Money Market	845.10	0.00
Summit Certificate	2,519.58	0.00
Special Assessment	742,798.75	0.00
<b>Total Cash</b>	<b>809,271.30</b>	<b>0.00</b>

## Cash Flow

Apex Property Management, Inc.

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

Date Range: 03/01/2025 to 03/31/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	32,223.00	4.17	31,406.00	2.96
Condo Dues	47,230.00	6.11	142,240.00	13.39
Special Assessment Income	693,498.00	89.72	888,748.00	83.65
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>772,951.00</b>	<b>100.00</b>	<b>1,062,520.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	0.25	5,850.00	0.55
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,846.83	0.37	7,235.63	0.68
Window Cleaning	0.00	0.00	295.00	0.03
Electrical Repairs/Fixtures/Lighting	606.82	0.08	606.82	0.06
Salt Application	960.00	0.12	7,680.00	0.72
Snow Removal	4,260.00	0.55	12,780.00	1.20
Apex Maintenance Work	188.70	0.02	188.70	0.02
General Maintenance	2,836.25	0.37	6,742.49	0.63
Pool Chemicals	576.60	0.07	924.66	0.09
Pool/Spa Maintenance	7,056.92	0.91	11,500.63	1.08
Internet & Cable	321.29	0.04	964.59	0.09
Telephone	279.93	0.04	765.07	0.07
Fire Extinguisher Maintenance	1,513.43	0.20	1,513.43	0.14
Elevator Service	255.63	0.03	4,690.15	0.44
Electricity	3,334.33	0.43	10,327.59	0.97
Natural Gas	1,295.67	0.17	4,326.87	0.41
Water and Sewer	1,004.07	0.13	1,019.17	0.10
Trash and Sanitation	1,455.51	0.19	6,182.04	0.58
Property Insurance	3,578.90	0.46	10,736.75	1.01
<b>Total Expenses</b>	<b>34,320.88</b>	<b>4.44</b>	<b>94,354.59</b>	<b>8.88</b>
Transfer to Reserve	13,000.00	1.68	39,000.00	3.67
<b>Total Operating Expense</b>	<b>47,320.88</b>	<b>6.12</b>	<b>133,354.59</b>	<b>12.55</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>NOI - Net Operating Income</b>	725,630.12	93.88	929,166.11	87.45
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	1.68	39,000.00	3.67
New Owner Fee	0.00	0.00	500.00	0.05
Interest Income	2,076.43	0.27	4,357.93	0.41
<b>Total Other Income</b>	<b>15,076.43</b>	<b>1.95</b>	<b>43,857.93</b>	<b>4.13</b>
<b>Other Expense</b>				
Pool Expense	16,810.24	2.17	16,810.24	1.58
Building & Roof Repairs	122,491.50	15.85	146,942.50	13.83
<b>Total Other Expense</b>	<b>139,301.74</b>	<b>18.02</b>	<b>163,752.74</b>	<b>15.41</b>
<b>Net Other Income</b>	<b>-124,225.31</b>	<b>-16.07</b>	<b>-119,894.81</b>	<b>-11.28</b>
Total Income	788,027.43	101.95	1,106,378.63	104.13
Total Expense	186,622.62	24.14	297,107.33	27.96
<b>Net Income</b>	<b>601,404.81</b>	<b>77.81</b>	<b>809,271.30</b>	<b>76.17</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	3,810.24		-22,689.76	
Summit Money Market	-291.42		-845.10	
Summit Certificate	-871.23		-2,519.58	
Special Assessment	-571,920.28		-742,798.75	
<b>Net Other Items</b>	<b>-569,272.69</b>		<b>-768,853.19</b>	
<b>Cash Flow</b>	<b>32,132.12</b>		<b>40,418.11</b>	
<b>Beginning Cash</b>	<b>17,970.34</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>50,102.46</b>		<b>50,102.46</b>	
<b>Actual Ending Cash</b>	<b>50,102.46</b>		<b>50,102.46</b>	

**Revised Mariner's Cove Balance Sheet**

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

**As of:** 04/30/2025

**Accounting Basis:** Cash

**GL Account Map:** Mariner's Cove

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	44,461.58
Reserve Account - Lake Ridge Bank	122,716.65
Summit Money Market	240,519.34
Summit Certificate	211,403.22
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	672,066.29
<b>Total Cash</b>	<b>1,291,177.08</b>
<b>TOTAL ASSETS</b>	<b>1,291,177.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	715,307.11
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,291,177.08</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,291,177.08</b>

# Mariner's Cove Annual Budget Comparison

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

As of: Apr 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
<b>Income</b>		
Prepaid Income	-837.00	0.00
Condo Dues	187,660.00	567,000.00
Special Assessment Income	937,849.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,124,798.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	7,800.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,111.00	4,500.00
Legal Expenses	0.00	1,000.00
Office/Website Fees	0.00	300.00
Notifications/Filings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	9,430.03	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	590.00	9,000.00
Supplies-Mariner's	147.79	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	0.00	1,000.00
HVAC Maintenance/Repairs	0.00	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	3,605.49	35,000.00
Apex Maintenance Work	188.70	3,500.00
General Maintenance	11,722.49	16,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	1,178.65	5,500.00
Pool/Spa Maintenance	15,537.01	74,000.00
Internet & Cable	1,293.28	4,100.00
Telephone	1,045.02	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	0.00	5,000.00
Elevator Service	9,157.35	17,000.00
Electricity	13,464.04	39,390.00
Natural Gas	5,538.60	11,083.00
Water and Sewer	1,091.99	8,860.00
Trash and Sanitation	7,637.55	17,347.00
Pest Control	0.00	3,675.00
Property Insurance	14,421.23	45,095.00
<b>Total Expenses</b>	<b>133,045.47</b>	<b>411,000.00</b>
Transfer to Reserve	52,000.00	156,000.00
<b>Total Operating Expense</b>	<b>185,045.47</b>	<b>567,000.00</b>
Total Operating Income	1,124,798.70	567,000.00
Total Operating Expense	185,045.47	567,000.00
<b>NOI - Net Operating Income</b>	<b>939,753.23</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	52,000.00	0.00
New Owner Fee	500.00	0.00
Interest Income	6,493.23	0.00
<b>Total Other Income</b>	<b>58,993.23</b>	<b>0.00</b>
<b>Other Expense</b>		
Pool Expense	20,388.55	0.00
Building & Roof Repairs	263,050.80	0.00
<b>Total Other Expense</b>	<b>283,439.35</b>	<b>0.00</b>

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Other Income	-224,446.12	0.00
Total Income	1,183,791.93	567,000.00
Total Expense	488,484.82	567,000.00
<b>Net Income</b>	<b>715,307.11</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	34,777.23	0.00
Reserve Account - Lake Ridge Bank	32,111.15	0.00
Summit Money Market	1,127.47	0.00
Summit Certificate	3,277.80	0.00
Special Assessment	644,013.46	0.00
<b>Total Cash</b>	<b>715,307.11</b>	<b>0.00</b>

## Cash Flow

**Apex Property Management, Inc.**

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

**Date Range:** 04/01/2025 to 04/30/2025

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	-14,598.00	-23.44	-837.00	-0.07
Condo Dues	45,420.00	72.93	187,660.00	16.68
Special Assessment Income	31,456.00	50.51	937,849.00	83.38
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>62,278.00</b>	<b>100.00</b>	<b>1,124,798.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	3.13	7,800.00	0.69
Income Taxes	6,111.00	9.81	6,111.00	0.54
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	3.52	9,430.03	0.84
Window Cleaning	295.00	0.47	590.00	0.05
Supplies-Mariner's	147.79	0.24	147.79	0.01
Electrical Repairs/Fixtures/Lighting	0.00	0.00	606.82	0.05
Salt Application	480.00	0.77	8,160.00	0.73
Snow Removal	0.00	0.00	12,780.00	1.14
Grounds Service/Landscaping	3,605.49	5.79	3,605.49	0.32
Apex Maintenance Work	0.00	0.00	188.70	0.02
General Maintenance	4,980.00	8.00	11,722.49	1.04
Pool Chemicals	253.99	0.41	1,178.65	0.10
Pool/Spa Maintenance	4,036.38	6.48	15,537.01	1.38
Internet & Cable	328.69	0.53	1,293.28	0.11
Telephone	279.95	0.45	1,045.02	0.09
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.13
Elevator Service	4,467.20	7.17	9,157.35	0.81
Electricity	3,136.45	5.04	13,464.04	1.20
Natural Gas	1,211.73	1.95	5,538.60	0.49
Water and Sewer	72.82	0.12	1,091.99	0.10
Trash and Sanitation	1,455.51	2.34	7,637.55	0.68
Property Insurance	3,684.48	5.92	14,421.23	1.28
<b>Total Expenses</b>	<b>38,690.88</b>	<b>62.13</b>	<b>133,045.47</b>	<b>11.83</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Transfer to Reserve	13,000.00	20.87	52,000.00	4.62
<b>Total Operating Expense</b>	<b>51,690.88</b>	<b>83.00</b>	<b>185,045.47</b>	<b>16.45</b>
<b>NOI - Net Operating Income</b>	<b>10,587.12</b>	<b>17.00</b>	<b>939,753.23</b>	<b>83.55</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	20.87	52,000.00	4.62
New Owner Fee	0.00	0.00	500.00	0.04
Interest Income	2,135.30	3.43	6,493.23	0.58
<b>Total Other Income</b>	<b>15,135.30</b>	<b>24.30</b>	<b>58,993.23</b>	<b>5.24</b>
<b>Other Expense</b>				
Pool Expense	3,578.31	5.75	20,388.55	1.81
Building & Roof Repairs	116,108.30	186.44	263,050.80	23.39
<b>Total Other Expense</b>	<b>119,686.61</b>	<b>192.18</b>	<b>283,439.35</b>	<b>25.20</b>
<b>Net Other Income</b>	<b>-104,551.31</b>	<b>-167.88</b>	<b>-224,446.12</b>	<b>-19.95</b>
Total Income	77,413.30	124.30	1,183,791.93	105.24
Total Expense	171,377.49	275.18	468,484.82	41.65
<b>Net Income</b>	<b>-93,964.19</b>	<b>-150.88</b>	<b>715,307.11</b>	<b>63.59</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-9,421.39		-32,111.15	
Summit Money Market	-282.37		-1,127.47	
Summit Certificate	-758.22		-3,277.80	
Special Assessment	98,785.29		-644,013.46	
<b>Net Other Items</b>	<b>88,323.31</b>		<b>-680,529.88</b>	
<b>Cash Flow</b>	<b>-5,640.88</b>		<b>34,777.23</b>	
<b>Beginning Cash</b>	<b>50,102.46</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>44,461.58</b>		<b>44,461.58</b>	
<b>Actual Ending Cash</b>	<b>44,461.58</b>		<b>44,461.58</b>	

## Revised Mariner's Cove Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	34,906.78
Reserve Account - Lake Ridge Bank	85,716.65
Summit Money Market	240,811.46
Summit Certificate	212,160.92
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	690,730.81
<b>Total Cash</b>	<b>1,264,336.62</b>
<b>TOTAL ASSETS</b>	<b>1,264,336.62</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Security Clearing	-50,000.00
<b>Total Liabilities</b>	<b>-50,000.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	738,466.65
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,314,336.62</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,264,336.62</b>

### Mariner's Cove Annual Budget Comparison

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

As of: May 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
<b>Income</b>		
Prepaid Income	-837.00	0.00
Condo Dues	233,020.00	567,000.00
Special Assessment Income	937,849.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,170,158.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	9,750.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,111.00	4,500.00
Legal Expenses	0.00	1,000.00
Office/Website Fees	1,537.50	300.00
Notifications/Fillings	25.00	25.00
Locks and Keys	0.00	1,000.00
Clubhouse/Building Cleaning	11,624.43	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	590.00	9,000.00
Supplies-Mariner's	147.79	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	292.50	1,000.00
HVAC Maintenance/Repairs	0.00	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	6,875.99	35,000.00
Apex Maintenance Work	246.70	3,500.00
General Maintenance	11,722.49	16,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	1,761.14	5,500.00
Pool/Spa Maintenance	19,505.40	74,000.00
Internet & Cable	1,621.97	4,100.00
Telephone	1,325.00	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	0.00	5,000.00
Elevator Service	9,157.35	17,000.00
Electricity	16,488.63	39,390.00
Natural Gas	6,315.23	11,083.00
Water and Sewer	1,958.29	8,860.00
Trash and Sanitation	9,093.06	17,347.00
Pest Control	0.00	3,675.00
Property Insurance	18,105.55	45,095.00
<b>Total Expenses</b>	<b>157,315.27</b>	<b>411,000.00</b>
Transfer to Reserve	65,000.00	156,000.00
<b>Total Operating Expense</b>	<b>222,315.27</b>	<b>567,000.00</b>
Total Operating Income	1,170,158.70	567,000.00
Total Operating Expense	222,315.27	567,000.00
<b>NOI - Net Operating Income</b>	<b>947,843.43</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	65,000.00	0.00
New Owner Fee	500.00	0.00
Interest Income	8,562.57	0.00
<b>Total Other Income</b>	<b>74,062.57</b>	<b>0.00</b>
<b>Other Expense</b>		
Pool Expense	20,388.55	0.00
Building & Roof Repairs	283,050.80	0.00
<b>Total Other Expense</b>	<b>283,439.35</b>	<b>0.00</b>

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Other Income	-209,376.78	0.00
Total Income	1,244,221.27	567,000.00
Total Expense	505,754.62	567,000.00
<b>Net Income</b>	<b>738,466.65</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	25,222.43	0.00
Reserve Account - Lake Ridge Bank	-4,888.85	0.00
Summit Money Market	1,419.59	0.00
Summit Certificate	4,035.50	0.00
Special Assessment	662,677.98	0.00
<b>Total Cash</b>	<b>688,466.65</b>	<b>0.00</b>

## Cash Flow

Apex Property Management, Inc.

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

Date Range: 05/01/2025 to 05/31/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	0.00	0.00	-837.00	-0.07
Condo Dues	45,360.00	100.00	233,020.00	19.91
Special Assessment Income	0.00	0.00	937,849.00	80.15
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>45,360.00</b>	<b>100.00</b>	<b>1,170,158.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	4.30	9,750.00	0.83
Income Taxes	0.00	0.00	6,111.00	0.52
Office/Website Fees	1,537.50	3.39	1,537.50	0.13
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	4.84	11,624.43	0.99
Window Cleaning	0.00	0.00	590.00	0.05
Supplies-Mariner's	0.00	0.00	147.79	0.01
Plumbing	292.50	0.64	292.50	0.02
Electrical Repairs/Fixtures/Lighting	0.00	0.00	606.82	0.05
Salt Application	0.00	0.00	8,160.00	0.70
Snow Removal	0.00	0.00	12,780.00	1.09
Grounds Service/Landscaping	3,270.50	7.21	6,875.99	0.59
Apex Maintenance Work	58.00	0.13	246.70	0.02
General Maintenance	0.00	0.00	11,722.49	1.00
Pool Chemicals	582.49	1.28	1,761.14	0.15
Pool/Spa Maintenance	3,968.39	8.75	19,505.40	1.67
Internet & Cable	328.69	0.72	1,621.97	0.14
Telephone	279.98	0.62	1,325.00	0.11
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.13
Elevator Service	0.00	0.00	9,157.35	0.78
Electricity	3,024.59	6.67	16,488.63	1.41
Natural Gas	776.63	1.71	6,315.23	0.54
Water and Sewer	866.30	1.91	1,958.29	0.17
Trash and Sanitation	1,455.51	3.21	9,093.06	0.78

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Property Insurance	3,684.32	8.12	18,105.55	1.55
<b>Total Expenses</b>	<b>24,269.80</b>	<b>53.50</b>	<b>157,315.27</b>	<b>13.44</b>
Transfer to Reserve	13,000.00	28.66	65,000.00	5.55
<b>Total Operating Expense</b>	<b>37,269.80</b>	<b>82.16</b>	<b>222,315.27</b>	<b>19.00</b>
<b>NOI - Net Operating Income</b>	<b>8,090.20</b>	<b>17.84</b>	<b>947,843.43</b>	<b>81.00</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	28.66	65,000.00	5.55
New Owner Fee	0.00	0.00	500.00	0.04
Interest Income	2,069.34	4.56	8,562.57	0.73
<b>Total Other Income</b>	<b>15,069.34</b>	<b>33.22</b>	<b>74,062.57</b>	<b>6.33</b>
<b>Other Expense</b>				
Pool Expense	0.00	0.00	20,388.55	1.74
Building & Roof Repairs	0.00	0.00	263,050.80	22.48
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>283,439.35</b>	<b>24.22</b>
<b>Net Other Income</b>	<b>15,069.34</b>	<b>33.22</b>	<b>-209,376.78</b>	<b>-17.89</b>
Total Income	60,429.34	133.22	1,244,221.27	106.33
Total Expense	37,269.80	82.16	505,754.62	43.22
<b>Net Income</b>	<b>23,159.54</b>	<b>51.06</b>	<b>738,466.65</b>	<b>63.11</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	37,000.00		4,888.85	
Summit Money Market	-292.12		-1,419.59	
Summit Certificate	-757.70		-4,035.50	
Special Assessment	-18,664.52		-662,677.98	
<b>Net Other Items</b>	<b>17,285.66</b>		<b>-663,244.22</b>	
<b>Cash Flow</b>	<b>40,445.20</b>		<b>75,222.43</b>	
<b>Beginning Cash</b>	<b>44,461.58</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>84,906.78</b>		<b>84,906.78</b>	
<b>Actual Ending Cash</b>	<b>34,906.78</b>		<b>34,906.78</b>	

## Revised Mariner's Cove Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	33,915.81
Reserve Account - Lake Ridge Bank	98,716.65
Summit Money Market	241,094.50
Summit Certificate	212,896.80
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	691,786.78
Barrington Bank	50,003.42
<b>Total Cash</b>	<b>1,328,423.96</b>
<b>TOTAL ASSETS</b>	<b>1,328,423.96</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	752,553.99
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,328,423.96</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,328,423.96</b>

## Mariner's Cove Annual Budget Comparison

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

As of: Jun 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
<b>Income</b>		
Prepaid Income	-787.00	0.00
Condo Dues	284,700.00	567,000.00
Special Assessment Income	937,849.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,221,888.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	11,700.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,111.00	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	13,818.83	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	590.00	9,000.00
Supplies-Mariner's	774.16	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	292.50	1,000.00
HVAC Maintenance/Repairs	2,054.46	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	10,481.48	35,000.00
Apex Maintenance Work	246.70	3,500.00
General Maintenance	16,632.49	16,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	1,761.14	5,500.00
Pool/Spa Maintenance	34,037.04	74,000.00
Internet & Cable	1,950.66	4,100.00
Telephone	1,604.98	2,400.00
Fire Prevention	0.00	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	1,325.75	5,000.00
Elevator Service	7,756.06	17,000.00
Electricity	19,427.37	39,390.00
Natural Gas	7,421.48	11,083.00
Water and Sewer	2,563.95	8,860.00
Trash and Sanitation	10,573.57	17,347.00
Pest Control	0.00	3,675.00
Property Insurance	21,789.87	45,095.00
<b>Total Expenses</b>	<b>197,536.24</b>	<b>411,000.00</b>
Transfer to Reserve	78,000.00	156,000.00
<b>Total Operating Expense</b>	<b>275,536.24</b>	<b>567,000.00</b>
Total Operating Income	1,221,888.70	567,000.00
Total Operating Expense	275,536.24	567,000.00
<b>NOI - Net Operating Income</b>	<b>946,352.46</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	78,000.00	0.00
New Owner Fee	1,000.00	0.00
Interest Income	10,640.88	0.00
<b>Total Other Income</b>	<b>89,640.88</b>	<b>0.00</b>
<b>Other Expense</b>		
Pool Expense	20,388.55	0.00
Building & Roof Repairs	263,050.80	0.00
<b>Total Other Expense</b>	<b>283,439.35</b>	<b>0.00</b>

**Mariner's Cove Annual Budget Comparison**

Account Name	YTD Actual	Annual Budget
Net Other Income	-193,798.47	0.00
Total Income	1,311,529.58	567,000.00
Total Expense	558,975.59	567,000.00
<b>Net Income</b>	<b>752,553.99</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	24,231.46	0.00
Reserve Account - Lake Ridge Bank	8,111.15	0.00
Summit Money Market	1,702.63	0.00
Summit Certificate	4,771.38	0.00
Special Assessment	663,733.95	0.00
Barrington Bank	50,003.42	0.00
<b>Total Cash</b>	<b>752,553.99</b>	<b>0.00</b>

## Cash Flow

Apex Property Management, Inc.

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

Date Range: 06/01/2025 to 06/30/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	50.00	0.10	-787.00	-0.06
Condo Dues	51,680.00	99.90	284,700.00	23.30
Special Assessment Income	0.00	0.00	937,849.00	76.75
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>51,730.00</b>	<b>100.00</b>	<b>1,221,888.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	3.77	11,700.00	0.96
Income Taxes	0.00	0.00	6,111.00	0.50
Office/Website Fees	0.00	0.00	1,537.50	0.13
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	4.24	13,818.83	1.13
Window Cleaning	0.00	0.00	590.00	0.05
Supplies-Mariner's	626.37	1.21	774.16	0.06
Plumbing	0.00	0.00	292.50	0.02
HVAC Maintenance/Repairs	2,054.46	3.97	2,054.46	0.17
Electrical Repairs/Fixtures/Lighting	0.00	0.00	606.82	0.05
Salt Application	0.00	0.00	8,160.00	0.67
Snow Removal	0.00	0.00	12,780.00	1.05
Grounds Service/Landscaping	3,605.49	6.97	10,481.48	0.86
Apex Maintenance Work	0.00	0.00	246.70	0.02
General Maintenance	4,910.00	9.49	16,632.49	1.36
Pool Chemicals	0.00	0.00	1,761.14	0.14
Pool/Spa Maintenance	14,531.64	28.09	34,037.04	2.79
Internet & Cable	328.69	0.64	1,950.66	0.16
Telephone	279.98	0.54	1,604.98	0.13
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.12
Irrigation/Sprinkler	1,325.75	2.56	1,325.75	0.11
Elevator Service	-1,401.29	-2.71	7,756.06	0.63
Electricity	2,938.74	5.68	19,427.37	1.59

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Natural Gas	1,106.25	2.14	7,421.48	0.61
Water and Sewer	605.66	1.17	2,563.95	0.21
Trash and Sanitation	1,480.51	2.86	10,573.57	0.87
Property Insurance	3,684.32	7.12	21,789.87	1.78
<b>Total Expenses</b>	<b>40,220.97</b>	<b>77.75</b>	<b>197,536.24</b>	<b>16.17</b>
Transfer to Reserve	13,000.00	25.13	78,000.00	6.38
<b>Total Operating Expense</b>	<b>53,220.97</b>	<b>102.88</b>	<b>275,536.24</b>	<b>22.55</b>
<b>NOI - Net Operating Income</b>	<b>-1,490.97</b>	<b>-2.88</b>	<b>946,352.46</b>	<b>77.45</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	25.13	78,000.00	6.38
New Owner Fee	500.00	0.97	1,000.00	0.08
Interest Income	2,078.31	4.02	10,640.88	0.87
<b>Total Other Income</b>	<b>15,578.31</b>	<b>30.11</b>	<b>89,640.88</b>	<b>7.34</b>
<b>Other Expense</b>				
Pool Expense	0.00	0.00	20,388.55	1.67
Building & Roof Repairs	0.00	0.00	263,050.80	21.53
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>283,439.35</b>	<b>23.20</b>
<b>Net Other Income</b>	<b>15,578.31</b>	<b>30.11</b>	<b>-193,798.47</b>	<b>-15.86</b>
Total Income	67,308.31	130.11	1,311,529.58	107.34
Total Expense	53,220.97	102.88	558,975.59	45.75
<b>Net Income</b>	<b>14,087.34</b>	<b>27.23</b>	<b>752,553.99</b>	<b>61.59</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-13,000.00		-8,111.15	
Summit Money Market	-283.04		-1,702.63	
Summit Certificate	-735.88		-4,771.38	
Special Assessment	-1,055.97		-663,733.95	
Barrington Bank	-50,003.42		-50,003.42	
<b>Net Other Items</b>	<b>-65,078.31</b>		<b>-728,322.53</b>	
<b>Cash Flow</b>	<b>-50,990.97</b>		<b>24,231.46</b>	
<b>Beginning Cash</b>	<b>34,906.78</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>-16,084.19</b>		<b>33,915.81</b>	
<b>Actual Ending Cash</b>	<b>33,915.81</b>		<b>33,915.81</b>	

## Revised Mariner's Cove Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	37,549.34
Reserve Account - Lake Ridge Bank	89,931.59
Summit Money Market	241,387.32
Summit Certificate	213,659.85
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	496,811.13
Barrington Bank	49,997.67
<b>Total Cash</b>	<b>1,128,746.90</b>
<b>TOTAL ASSETS</b>	<b>1,128,746.90</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	552,876.93
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,128,746.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,128,746.90</b>

**Mariner's Cove Annual Budget Comparison**

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

As of: Jul 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
<b>Income</b>		
Prepaid Income	-157.00	0.00
Condo Dues	331,290.00	567,000.00
Special Assessment Income	963,471.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,294,730.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	13,650.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,111.00	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	16,013.23	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	885.00	9,000.00
Supplies-Mariner's	774.16	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	544.50	1,000.00
HVAC Maintenance/Repairs	2,054.46	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	13,751.98	35,000.00
Apex Maintenance Work	572.85	3,500.00
General Maintenance	16,702.49	16,000.00

## Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	1,988.74	5,500.00
Pool/Spa Maintenance	41,251.13	74,000.00
Internet & Cable	2,279.35	4,100.00
Telephone	1,884.96	2,400.00
Fire Prevention	1,351.47	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	1,325.75	5,000.00
Elevator Service	7,766.06	17,000.00
Electricity	22,679.71	39,390.00
Natural Gas	8,348.23	11,083.00
Water and Sewer	4,421.62	8,860.00
Trash and Sanitation	12,054.08	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	25,474.19	45,095.00
<b>Total Expenses</b>	<b>228,122.71</b>	<b>411,000.00</b>
Transfer to Reserve	91,000.00	156,000.00
<b>Total Operating Expense</b>	<b>319,122.71</b>	<b>567,000.00</b>
Total Operating Income	1,294,730.70	567,000.00
Total Operating Expense	319,122.71	567,000.00
<b>NOI - Net Operating Income</b>	<b>975,607.99</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	91,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	12,642.35	0.00
<b>Total Other Income</b>	<b>105,142.35</b>	<b>0.00</b>
<b>Other Expense</b>		
Bank Fees	10.00	0.00
Pool Expense	43,273.61	0.00
Building & Roof Repairs	484,589.80	0.00
<b>Total Other Expense</b>	<b>527,873.41</b>	<b>0.00</b>

**Mariner's Cove Annual Budget Comparison**

Account Name	YTD Actual	Annual Budget
<b>Net Other Income</b>	<b>-422,731.06</b>	<b>0.00</b>
Total Income	1,399,873.05	567,000.00
Total Expense	846,996.12	567,000.00
<b>Net Income</b>	<b>552,876.93</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	27,864.99	0.00
Reserve Account - Lake Ridge Bank	-1,273.91	0.00
Summit Money Market	1,995.45	0.00
Summit Certificate	5,534.43	0.00
Special Assessment	468,758.30	0.00
Barrington Bank	49,997.67	0.00
<b>Total Cash</b>	<b>552,876.93</b>	<b>0.00</b>

## Cash Flow

**Apex Property Management, Inc.**

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

**Date Range:** 07/01/2025 to 07/31/2025

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	630.00	0.86	-157.00	-0.01
Condo Dues	46,590.00	63.96	331,290.00	25.59
Special Assessment Income	25,622.00	35.17	963,471.00	74.41
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>72,842.00</b>	<b>100.00</b>	<b>1,294,730.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	2.68	13,650.00	1.05
Income Taxes	0.00	0.00	6,111.00	0.47
Office/Website Fees	0.00	0.00	1,537.50	0.12
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	3.01	16,013.23	1.24
Window Cleaning	295.00	0.40	885.00	0.07
Supplies-Mariner's	0.00	0.00	774.16	0.06
Plumbing	252.00	0.35	544.50	0.04
HVAC Maintenance/Repairs	0.00	0.00	2,054.46	0.16
Electrical Repairs/Fixtures/Lighting	0.00	0.00	606.82	0.05
Salt Application	0.00	0.00	8,160.00	0.63
Snow Removal	0.00	0.00	12,780.00	0.99
Grounds Service/Landscaping	3,270.50	4.49	13,751.98	1.06
Apex Maintenance Work	326.15	0.45	572.85	0.04
General Maintenance	70.00	0.10	16,702.49	1.29
Pool Chemicals	227.60	0.31	1,988.74	0.15
Pool/Spa Maintenance	7,214.09	9.90	41,251.13	3.19
Internet & Cable	328.69	0.45	2,279.35	0.18
Telephone	279.98	0.38	1,884.96	0.15
Fire Prevention	1,351.47	1.86	1,351.47	0.10
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.12
Irrigation/Sprinkler	0.00	0.00	1,325.75	0.10
Elevator Service	0.00	0.00	7,756.06	0.60

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Electricity	3,252.34	4.46	22,679.71	1.75
Natural Gas	926.75	1.27	8,348.23	0.64
Water and Sewer	1,857.67	2.55	4,421.62	0.34
Trash and Sanitation	1,480.51	2.03	12,054.08	0.93
Pest Control	1,625.00	2.23	1,625.00	0.13
Property Insurance	3,684.32	5.06	25,474.19	1.97
<b>Total Expenses</b>	<b>30,586.47</b>	<b>41.99</b>	<b>228,122.71</b>	<b>17.62</b>
Transfer to Reserve	13,000.00	17.85	91,000.00	7.03
<b>Total Operating Expense</b>	<b>43,586.47</b>	<b>59.84</b>	<b>319,122.71</b>	<b>24.65</b>
<b>NOI - Net Operating Income</b>	<b>29,255.53</b>	<b>40.16</b>	<b>975,607.99</b>	<b>75.35</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	17.85	91,000.00	7.03
New Owner Fee	500.00	0.69	1,500.00	0.12
Interest Income	2,001.47	2.75	12,642.35	0.98
<b>Total Other Income</b>	<b>15,501.47</b>	<b>21.28</b>	<b>105,142.35</b>	<b>8.12</b>
<b>Other Expense</b>				
Bank Fees	10.00	0.01	10.00	0.00
Pool Expense	22,885.06	31.42	43,273.61	3.34
Building & Roof Repairs	221,539.00	304.14	484,589.80	37.43
<b>Total Other Expense</b>	<b>244,434.06</b>	<b>335.57</b>	<b>527,873.41</b>	<b>40.77</b>
<b>Net Other Income</b>	<b>-228,932.59</b>	<b>-314.29</b>	<b>-422,731.06</b>	<b>-32.65</b>
Total Income	88,343.47	121.28	1,399,873.05	108.12
Total Expense	288,020.53	395.40	846,996.12	65.42
<b>Net Income</b>	<b>-199,677.06</b>	<b>-274.12</b>	<b>552,876.93</b>	<b>42.70</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	9,385.06		1,273.91	
Summit Money Market	-292.82		-1,995.45	
Summit Certificate	-763.05		-5,534.43	
Special Assessment	194,975.65		-468,758.30	
Barrington Bank	5.75		-49,997.67	
<b>Net Other Items</b>	<b>203,310.59</b>		<b>-525,011.94</b>	
<b>Cash Flow</b>	<b>3,633.53</b>		<b>27,864.99</b>	
<b>Beginning Cash</b>	<b>33,915.81</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>37,549.34</b>		<b>37,549.34</b>	
<b>Actual Ending Cash</b>	<b>37,549.34</b>		<b>37,549.34</b>	

## Revised Mariner's Cove Balance Sheet

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

**As of:** 08/31/2025

**Accounting Basis:** Cash

**GL Account Map:** Mariner's Cove

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	101,009.64
Reserve Account - Lake Ridge Bank	109,982.38
Summit Money Market	241,680.49
Summit Certificate	214,425.64
Summit Savings	5.00
Summit Membership Savings	5.00
Special Assessment	331,115.16
Barrington Bank	50,001.92
<b>Total Cash</b>	<b>1,048,225.23</b>
<b>TOTAL ASSETS</b>	<b>1,048,225.23</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	472,355.26
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>1,048,225.23</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,048,225.23</b>

### Mariner's Cove Annual Budget Comparison

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

As of: Aug 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
<b>Income</b>		
Prepaid Income	-157.00	0.00
Condo Dues	378,570.00	567,000.00
Special Assessment Income	1,041,754.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,420,293.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	15,600.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,111.00	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	18,207.63	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	885.00	9,000.00
Supplies-Mariner's	774.16	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	544.50	1,000.00
HVAC Maintenance/Repairs	2,054.46	5,000.00
Electrical Repairs/Fixtures/Lighting	606.82	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	18,253.17	35,000.00
Apex Maintenance Work	572.85	3,500.00
General Maintenance	17,267.49	16,000.00

## Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	1,988.74	5,500.00
Pool/Spa Maintenance	48,603.37	74,000.00
Internet & Cable	2,594.33	4,100.00
Telephone	2,178.65	2,400.00
Fire Prevention	3,624.97	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	1,325.75	5,000.00
Elevator Service	10,821.96	17,000.00
Electricity	26,252.62	39,390.00
Natural Gas	9,151.50	11,083.00
Water and Sewer	4,421.62	8,860.00
Trash and Sanitation	13,559.59	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	29,158.51	45,095.00
<b>Total Expenses</b>	<b>260,199.62</b>	<b>411,000.00</b>
Transfer to Reserve	104,000.00	156,000.00
<b>Total Operating Expense</b>	<b>364,199.62</b>	<b>567,000.00</b>
Total Operating Income	1,420,293.70	567,000.00
Total Operating Expense	364,199.62	567,000.00
<b>NOI - Net Operating Income</b>	<b>1,056,094.08</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	104,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	14,301.29	0.00
<b>Total Other Income</b>	<b>119,801.29</b>	<b>0.00</b>
<b>Other Expense</b>		
Bank Fees	10.00	0.00
Pool Expense	43,273.61	0.00
Building & Roof Repairs	660,256.50	0.00
<b>Total Other Expense</b>	<b>703,540.11</b>	<b>0.00</b>

**Mariner's Cove Annual Budget Comparison**

Account Name	YTD Actual	Annual Budget
<b>Net Other Income</b>	<b>-583,738.82</b>	<b>0.00</b>
Total Income	1,540,094.99	567,000.00
Total Expense	1,067,739.73	567,000.00
<b>Net Income</b>	<b>472,355.26</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	91,325.29	0.00
Reserve Account - Lake Ridge Bank	19,376.88	0.00
Summit Money Market	2,288.62	0.00
Summit Certificate	6,300.22	0.00
Special Assessment	303,062.33	0.00
Barrington Bank	50,001.92	0.00
<b>Total Cash</b>	<b>472,355.26</b>	<b>0.00</b>

**Cash Flow**

**Apex Property Management, Inc.**

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

**Date Range:** 08/01/2025 to 08/31/2025

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	0.00	0.00	-157.00	-0.01
Condo Dues	47,280.00	37.65	378,570.00	26.65
Special Assessment Income	78,283.00	62.35	1,041,754.00	73.35
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>125,563.00</b>	<b>100.00</b>	<b>1,420,293.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	1.55	15,600.00	1.10
Income Taxes	0.00	0.00	6,111.00	0.43
Office/Website Fees	0.00	0.00	1,537.50	0.11
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,194.40	1.75	18,207.63	1.28
Window Cleaning	0.00	0.00	885.00	0.06
Supplies-Mariner's	0.00	0.00	774.16	0.05
Plumbing	0.00	0.00	544.50	0.04
HVAC Maintenance/Repairs	0.00	0.00	2,054.46	0.14
Electrical Repairs/Fixtures/Lighting	0.00	0.00	606.82	0.04
Salt Application	0.00	0.00	8,160.00	0.57
Snow Removal	0.00	0.00	12,780.00	0.90
Grounds Service/Landscaping	4,501.19	3.58	18,253.17	1.29
Apex Maintenance Work	0.00	0.00	572.85	0.04
General Maintenance	565.00	0.45	17,267.49	1.22
Pool Chemicals	0.00	0.00	1,988.74	0.14
Pool/Spa Maintenance	7,352.24	5.86	48,603.37	3.42
Internet & Cable	314.98	0.25	2,594.33	0.18
Telephone	293.69	0.23	2,178.65	0.15
Fire Prevention	2,273.50	1.81	3,624.97	0.26
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.11
Irrigation/Sprinkler	0.00	0.00	1,325.75	0.09
Elevator Service	3,065.90	2.44	10,821.96	0.76

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Electricity	3,572.91	2.85	26,252.62	1.85
Natural Gas	803.27	0.64	9,151.50	0.64
Water and Sewer	0.00	0.00	4,421.62	0.31
Trash and Sanitation	1,505.51	1.20	13,559.59	0.95
Pest Control	0.00	0.00	1,625.00	0.11
Property Insurance	3,684.32	2.93	29,158.51	2.05
<b>Total Expenses</b>	<b>32,076.91</b>	<b>25.55</b>	<b>260,199.62</b>	<b>18.32</b>
Transfer to Reserve	13,000.00	10.35	104,000.00	7.32
<b>Total Operating Expense</b>	<b>45,076.91</b>	<b>35.90</b>	<b>364,199.62</b>	<b>25.64</b>
<b>NOI - Net Operating Income</b>	<b>80,486.09</b>	<b>64.10</b>	<b>1,056,094.08</b>	<b>74.36</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	10.35	104,000.00	7.32
New Owner Fee	0.00	0.00	1,500.00	0.11
Interest Income	1,658.94	1.32	14,301.29	1.01
<b>Total Other Income</b>	<b>14,658.94</b>	<b>11.67</b>	<b>119,801.29</b>	<b>8.43</b>
<b>Other Expense</b>				
Bank Fees	0.00	0.00	10.00	0.00
Pool Expense	0.00	0.00	43,273.61	3.05
Building & Roof Repairs	175,666.70	139.90	660,256.50	46.49
<b>Total Other Expense</b>	<b>175,666.70</b>	<b>139.90</b>	<b>703,540.11</b>	<b>49.53</b>
<b>Net Other Income</b>	<b>-161,007.76</b>	<b>-128.23</b>	<b>-583,738.82</b>	<b>-41.10</b>
Total Income	140,221.94	111.67	1,540,094.99	108.43
Total Expense	220,743.61	175.80	1,067,739.73	75.18
<b>Net Income</b>	<b>-80,521.67</b>	<b>-64.13</b>	<b>472,355.26</b>	<b>33.26</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-20,650.79		-19,376.88	
Summit Money Market	-293.17		-2,288.62	
Summit Certificate	-765.79		-6,300.22	
Special Assessment	165,695.97		-303,062.33	
Barrington Bank	-4.25		-50,001.92	
<b>Net Other Items</b>	<b>143,981.97</b>		<b>-381,029.97</b>	
<b>Cash Flow</b>	<b>63,460.30</b>		<b>91,325.29</b>	
<b>Beginning Cash</b>	<b>37,549.34</b>		<b>9,684.35</b>	
<b>Beginning Cash + Cash Flow</b>	<b>101,009.64</b>		<b>101,009.64</b>	
<b>Actual Ending Cash</b>	<b>101,009.64</b>		<b>101,009.64</b>	

## Revised Mariner's Cove Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	32,234.96
Reserve Account - Lake Ridge Bank	126,870.13
Summit Money Market	91,875.25
Summit Certificate	215,169.38
Summit Savings	150,237.05
Summit Membership Savings	5.00
Special Assessment	304,618.30
Barrington Bank	50,001.92
<b>Total Cash</b>	<b>971,011.99</b>
<b>TOTAL ASSETS</b>	<b>971,011.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	395,147.02
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>971,011.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>971,011.99</b>

**Mariner's Cove Annual Budget Comparison**

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

As of: Sep 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
<b>Income</b>		
Prepaid Income	473.00	0.00
Condo Dues	425,820.00	567,000.00
Special Assessment Income	1,054,565.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,480,984.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	17,550.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,675.00	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	20,402.03	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	885.00	9,000.00
Supplies-Mariner's	1,444.32	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	1,005.42	2,500.00
Salt Application	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	21,858.66	35,000.00
Apex Maintenance Work	572.85	3,500.00
General Maintenance	17,637.49	16,000.00

## Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Chemicals	3,180.24	5,500.00
Pool/Spa Maintenance	48,946.26	74,000.00
Internet & Cable	2,909.31	4,100.00
Telephone	2,472.34	2,400.00
Fire Prevention	4,679.99	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	1,325.75	5,000.00
Elevator Service	10,821.96	17,000.00
Electricity	29,929.75	39,390.00
Natural Gas	10,090.11	11,083.00
Water and Sewer	5,772.00	8,860.00
Trash and Sanitation	15,240.10	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	32,842.83	45,095.00
<b>Total Expenses</b>	<b>285,571.30</b>	<b>411,000.00</b>
Transfer to Reserve	117,000.00	156,000.00
<b>Total Operating Expense</b>	<b>402,571.30</b>	<b>567,000.00</b>
Total Operating Income	1,480,984.70	567,000.00
Total Operating Expense	402,571.30	567,000.00
<b>NOI - Net Operating Income</b>	<b>1,078,413.40</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	117,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	15,839.36	0.00
<b>Total Other Income</b>	<b>134,339.36</b>	<b>0.00</b>
<b>Other Expense</b>		
Bank Fees	10.00	0.00
Pool Expense	43,273.61	0.00
Building & Roof Repairs	774,322.13	0.00
<b>Total Other Expense</b>	<b>817,605.74</b>	<b>0.00</b>

### Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
<b>Net Other Income</b>	<b>-683,266.38</b>	<b>0.00</b>
Total Income	1,615,324.06	567,000.00
Total Expense	1,220,177.04	567,000.00
<b>Net Income</b>	<b>395,147.02</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	22,550.61	0.00
Reserve Account - Lake Ridge Bank	36,264.63	0.00
Summit Money Market	-147,516.62	0.00
Summit Certificate	7,043.96	0.00
Summit Savings	150,232.05	0.00
Special Assessment	276,565.47	0.00
Barrington Bank	50,001.92	0.00
<b>Total Cash</b>	<b>395,142.02</b>	<b>0.00</b>

**Cash Flow**

**Apex Property Management, Inc.**

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

**Date Range:** 09/01/2025 to 09/30/2025

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	630.00	1.04	473.00	0.03
Condo Dues	47,250.00	77.85	425,820.00	28.75
Special Assessment Income	12,811.00	21.11	1,054,565.00	71.21
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>60,691.00</b>	<b>100.00</b>	<b>1,480,984.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	3.21	17,550.00	1.19
Income Taxes	564.00	0.93	6,675.00	0.45
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	3.62	20,402.03	1.38
Window Cleaning	0.00	0.00	885.00	0.06
Supplies-Mariner's	670.16	1.10	1,444.32	0.10
Plumbing	0.00	0.00	544.50	0.04
HVAC Maintenance/Repairs	1,090.00	1.80	3,144.46	0.21
Electrical Repairs/Fixtures/Lighting	398.60	0.66	1,005.42	0.07
Salt Application	0.00	0.00	8,160.00	0.55
Snow Removal	0.00	0.00	12,780.00	0.86
Grounds Service/Landscaping	3,605.49	5.94	21,858.66	1.48
Apex Maintenance Work	0.00	0.00	572.85	0.04
General Maintenance	370.00	0.61	17,637.49	1.19
Pool Chemicals	454.62	0.75	3,180.24	0.21
Pool/Spa Maintenance	1,079.77	1.78	48,946.26	3.30
Internet & Cable	314.98	0.52	2,909.31	0.20
Telephone	293.69	0.48	2,472.34	0.17
Fire Prevention	1,055.02	1.74	4,679.99	0.32
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.10
Irrigation/Sprinkler	0.00	0.00	1,325.75	0.09
Elevator Service	0.00	0.00	10,821.96	0.73

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Electricity	3,677.13	6.06	29,929.75	2.02
Natural Gas	938.61	1.55	10,090.11	0.68
Water and Sewer	1,350.38	2.23	5,772.00	0.39
Trash and Sanitation	1,680.51	2.77	15,240.10	1.03
Pest Control	0.00	0.00	1,625.00	0.11
Property Insurance	3,684.32	6.07	32,842.83	2.22
<b>Total Expenses</b>	<b>25,371.68</b>	<b>41.80</b>	<b>285,571.30</b>	<b>19.28</b>
Transfer to Reserve	13,000.00	21.42	117,000.00	7.90
<b>Total Operating Expense</b>	<b>38,371.68</b>	<b>63.22</b>	<b>402,571.30</b>	<b>27.18</b>
<b>NOI - Net Operating Income</b>	<b>22,319.32</b>	<b>36.78</b>	<b>1,078,413.40</b>	<b>72.82</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	21.42	117,000.00	7.90
New Owner Fee	0.00	0.00	1,500.00	0.10
Interest Income	1,538.07	2.53	15,839.36	1.07
<b>Total Other Income</b>	<b>14,538.07</b>	<b>23.95</b>	<b>134,339.36</b>	<b>9.07</b>
<b>Other Expense</b>				
Bank Fees	0.00	0.00	10.00	0.00
Pool Expense	0.00	0.00	43,273.61	2.92
Building & Roof Repairs	114,065.63	187.94	774,322.13	52.28
<b>Total Other Expense</b>	<b>114,065.63</b>	<b>187.94</b>	<b>817,605.74</b>	<b>55.21</b>
<b>Net Other Income</b>	<b>-99,527.56</b>	<b>-163.99</b>	<b>-683,266.38</b>	<b>-46.14</b>
Total Income	75,229.07	123.95	1,615,324.06	109.07
Total Expense	152,437.31	251.17	1,220,177.04	82.39
<b>Net Income</b>	<b>-77,208.24</b>	<b>-127.22</b>	<b>395,147.02</b>	<b>26.68</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-16,887.75		-36,264.63	
Summit Money Market	149,805.24		147,516.62	
Summit Certificate	-743.74		-7,043.96	
Summit Savings	-150,232.05		-150,232.05	
Special Assessment	104,779.86		-276,565.47	
Barrington Bank	0.00		-50,001.92	
<b>Net Other Items</b>	<b>86,721.56</b>		<b>-372,591.41</b>	
<b>Cash Flow</b>	<b>9,513.32</b>		<b>22,555.61</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	22,726.64		9,684.35	
Beginning Cash + Cash Flow	32,239.96		32,239.96	
Actual Ending Cash	32,234.96		32,234.96	

# Revised Mariner's Cove Balance Sheet

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

As of: 10/31/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	10,615.64
Reserve Account - Lake Ridge Bank	127,782.38
Summit Money Market	91,971.23
Summit Certificate	215,940.58
Summit Savings	150,762.76
Summit Membership Savings	5.00
Special Assessment	221,167.28
Barrington Bank	50,006.03
<b>Total Cash</b>	<b>868,250.90</b>
<b>TOTAL ASSETS</b>	<b>868,250.90</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	292,385.93
Calculated Prior Years Retained Earnings	95,787.02
<b>Total Capital</b>	<b>868,250.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>868,250.90</b>

# Mariner's Cove Annual Budget Comparison

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704  
 As of: Oct 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	-157.00	0.00
Condo Dues	473,070.00	567,000.00
Special Assessment Income	1,054,565.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,527,604.70</b>	<b>567,000.00</b>

## Expense

### Expenses

Management Fees	19,500.00	23,400.00
Accounting/Tax Preparation	0.00	150.00
Income Taxes	6,675.00	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	22,596.43	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	9,835.00	9,000.00
Mat Service	182.45	0.00
Supplies-Mariner's	1,444.32	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	8,160.00	8,000.00
Snow Removal	12,780.00	21,300.00
Grounds Service/Landscaping	31,001.40	35,000.00
Apex Maintenance Work	790.06	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	64,065.35	74,000.00
Internet & Cable	3,224.29	4,100.00
Telephone	2,766.03	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	32,659.93	39,390.00
Natural Gas	11,277.04	11,083.00
Water and Sewer	6,352.38	8,860.00
Trash and Sanitation	16,920.61	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	36,527.15	45,095.00
<b>Total Expenses</b>	<b>340,810.62</b>	<b>411,000.00</b>
Transfer to Reserve	130,000.00	156,000.00
<b>Total Operating Expense</b>	<b>470,810.62</b>	<b>567,000.00</b>
Total Operating Income	1,527,604.70	567,000.00
Total Operating Expense	470,810.62	567,000.00
<b>NOI - Net Operating Income</b>	<b>1,056,794.08</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	130,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	17,605.21	0.00
<b>Total Other Income</b>	<b>149,105.21</b>	<b>0.00</b>
<b>Other Expense</b>		
Bank Fees	10.00	0.00
Cement/Blacktop	500.00	0.00
Pool Expense	43,273.61	0.00
Building & Roof Repairs	869,729.75	0.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
<b>Total Other Expense</b>	<b>913,513.36</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-764,408.15</b>	<b>0.00</b>
<b>Total Income</b>	<b>1,676,709.91</b>	<b>567,000.00</b>
<b>Total Expense</b>	<b>1,384,323.98</b>	<b>567,000.00</b>
<b>Net Income</b>	<b>292,385.93</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	931.29	0.00
Reserve Account - Lake Ridge Bank	37,176.88	0.00
Summit Money Market	-147,420.64	0.00
Summit Certificate	7,815.16	0.00
Summit Savings	150,757.76	0.00
Special Assessment	193,114.45	0.00
Barrington Bank	50,006.03	0.00
<b>Total Cash</b>	<b>292,380.93</b>	<b>0.00</b>

**Cash Flow**

**Apex Property Management, Inc.**

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

**Date Range:** 10/01/2025 to 10/31/2025

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	-630.00	-1.35	-157.00	-0.01
Condo Dues	47,250.00	101.35	473,070.00	30.97
Special Assessment Income	0.00	0.00	1,054,565.00	69.03
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>46,620.00</b>	<b>100.00</b>	<b>1,527,604.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	4.18	19,500.00	1.28
Income Taxes	0.00	0.00	6,675.00	0.44
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	4.71	22,596.43	1.48
Window Cleaning	8,950.00	19.20	9,835.00	0.64
Mat Service	182.45	0.39	182.45	0.01
Supplies-Mariner's	0.00	0.00	1,444.32	0.09
Plumbing	0.00	0.00	544.50	0.04
HVAC Maintenance/Repairs	0.00	0.00	3,144.46	0.21
Electrical Repairs/Fixtures/Lighting	516.54	1.11	1,521.96	0.10
Salt Application	0.00	0.00	8,160.00	0.53
Snow Removal	0.00	0.00	12,780.00	0.84
Grounds Service/Landscaping	9,142.74	19.61	31,001.40	2.03
Apex Maintenance Work	217.21	0.47	790.06	0.05
General Maintenance	100.00	0.21	17,737.49	1.16
Pool Chemicals	757.26	1.62	3,937.50	0.26
Pool/Spa Maintenance	15,119.09	32.43	64,065.35	4.19
Internet & Cable	314.98	0.68	3,224.29	0.21
Telephone	293.69	0.63	2,766.03	0.18
Fire Prevention	102.30	0.22	4,782.29	0.31
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.10
Irrigation/Sprinkler	2,087.00	4.48	3,412.75	0.22

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Elevator Service	3,449.34	7.40	14,271.30	0.93
Electricity	2,730.18	5.86	32,659.93	2.14
Natural Gas	1,186.93	2.55	11,277.04	0.74
Water and Sewer	580.38	1.24	6,352.38	0.42
Trash and Sanitation	1,680.51	3.60	16,920.61	1.11
Pest Control	0.00	0.00	1,625.00	0.11
Property Insurance	3,684.32	7.90	36,527.15	2.39
<b>Total Expenses</b>	<b>55,239.32</b>	<b>118.49</b>	<b>340,810.62</b>	<b>22.31</b>
Transfer to Reserve	13,000.00	27.89	130,000.00	8.51
<b>Total Operating Expense</b>	<b>68,239.32</b>	<b>146.37</b>	<b>470,810.62</b>	<b>30.82</b>
<b>NOI - Net Operating Income</b>	<b>-21,619.32</b>	<b>-46.37</b>	<b>1,056,794.08</b>	<b>69.18</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	27.89	130,000.00	8.51
New Owner Fee	0.00	0.00	1,500.00	0.10
Interest Income	1,761.74	3.78	17,605.21	1.15
<b>Total Other Income</b>	<b>14,761.74</b>	<b>31.66</b>	<b>149,105.21</b>	<b>9.76</b>
<b>Other Expense</b>				
Bank Fees	0.00	0.00	10.00	0.00
Cement/Blacktop	500.00	1.07	500.00	0.03
Pool Expense	0.00	0.00	43,273.61	2.83
Building & Roof Repairs	95,407.62	204.65	869,729.75	56.93
<b>Total Other Expense</b>	<b>95,907.62</b>	<b>205.72</b>	<b>913,513.36</b>	<b>59.80</b>
<b>Net Other Income</b>	<b>-81,145.88</b>	<b>-174.06</b>	<b>-764,408.15</b>	<b>-50.04</b>
Total Income	61,381.74	131.66	1,676,709.91	109.76
Total Expense	164,146.94	352.10	1,384,323.98	90.62
<b>Net Income</b>	<b>-102,765.20</b>	<b>-220.43</b>	<b>292,385.93</b>	<b>19.14</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-912.25		-37,176.88	
Summit Money Market	-95.98		147,420.64	
Summit Certificate	-771.20		-7,815.16	
Summit Savings	-525.71		-150,757.76	
Special Assessment	83,451.02		-193,114.45	
Barrington Bank	0.00		-50,006.03	
<b>Net Other Items</b>	<b>81,145.88</b>		<b>-291,449.64</b>	
<b>Cash Flow</b>	<b>-21,619.32</b>		<b>936.29</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	32,234.96		9,684.35	
Beginning Cash + Cash Flow	10,615.64		10,620.64	
Actual Ending Cash	10,615.64		10,615.64	

# 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
<b>ASSETS</b>	
<b>Cash</b>	
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
<b>Total Cash</b>	<b>850,870.26</b>
<b>TOTAL ASSETS</b>	<b>850,870.26</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
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
<b>Total Capital</b>	<b>850,870.26</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>850,870.26</b>

**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
<b>Income</b>		
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
<b>Total Operating Income</b>	<b>1,576,114.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
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
<b>Total Expenses</b>	<b>371,756.64</b>	<b>411,000.00</b>
Transfer to Reserve	143,000.00	156,000.00
<b>Total Operating Expense</b>	<b>514,756.64</b>	<b>567,000.00</b>
Total Operating Income	1,576,114.70	567,000.00
Total Operating Expense	514,756.64	567,000.00
<b>NOI - Net Operating Income</b>	<b>1,061,358.06</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	143,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	19,124.51	0.00
<b>Total Other Income</b>	<b>163,624.51</b>	<b>0.00</b>
<b>Other Expense</b>		
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
<b>Total Other Expense</b>	<b>949,977.28</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-786,352.77</b>	<b>0.00</b>
Total Income	1,739,739.21	567,000.00
Total Expense	1,464,733.92	567,000.00
<b>Net Income</b>	<b>275,005.29</b>	<b>0.00</b>
<b>Cash</b>		
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
<b>Total Cash</b>	<b>275,000.29</b>	<b>0.00</b>

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
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
<b>Total Operating Income</b>	<b>48,510.00</b>	<b>100.00</b>	<b>1,576,114.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
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
<b>Total Expenses</b>	<b>30,946.02</b>	<b>63.79</b>	<b>371,756.64</b>	<b>23.59</b>
Transfer to Reserve	13,000.00	26.80	143,000.00	9.07
<b>Total Operating Expense</b>	<b>43,946.02</b>	<b>90.59</b>	<b>514,756.64</b>	<b>32.66</b>
<b>NOI - Net Operating Income</b>	<b>4,563.98</b>	<b>9.41</b>	<b>1,061,358.06</b>	<b>67.34</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
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
<b>Total Other Income</b>	<b>14,519.30</b>	<b>29.93</b>	<b>163,624.51</b>	<b>10.38</b>
<b>Other Expense</b>				
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
<b>Total Other Expense</b>	<b>36,463.92</b>	<b>75.17</b>	<b>949,977.28</b>	<b>60.27</b>
<b>Net Other Income</b>	<b>-21,944.62</b>	<b>-45.24</b>	<b>-786,352.77</b>	<b>-49.89</b>
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
<b>Net Income</b>	<b>-17,380.64</b>	<b>-35.83</b>	<b>275,005.29</b>	<b>17.45</b>
<b>Other Items</b>				
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	
<b>Net Other Items</b>	<b>33,844.62</b>		<b>-257,605.02</b>	

### 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	

**Revised Mariner's Cove Balance Sheet**

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

As of: 12/31/2025

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	26,968.14
Reserve Account - Lake Ridge Bank	124,858.13
Summit Money Market	92,160.39
Summit Certificate	217,466.21
Summit Savings	151,802.63
Summit Membership Savings	5.00
Special Assessment	177,761.73
Barrington Bank	50,006.03
<b>Total Cash</b>	<b>841,028.26</b>
<b>TOTAL ASSETS</b>	<b>841,028.26</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	0.00
<b>Total Liabilities</b>	
<b>Capital</b>	-5.00
Retained Earnings	480,082.95
Appfolio Import Opening Balance	265,163.29
Calculated Retained Earnings	95,787.02
Calculated Prior Years Retained Earnings	841,028.26
<b>Total Capital</b>	<b>841,028.26</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>841,028.26</b>

**Cash Flow**

**Apex Property Management, Inc.**

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

Date Range: 12/01/2025 to 12/31/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Prepaid Income	-290.00	-0.62	183.00	0.01
Condo Dues	47,250.00	100.62	568,200.00	35.01
Special Assessment Income	0.00	0.00	1,054,565.00	64.97
Homeowner Maintenance	0.00	0.00	126.70	0.01
<b>Total Operating Income</b>	<b>46,960.00</b>	<b>100.00</b>	<b>1,623,074.70</b>	<b>100.00</b>
<b>Expense</b>				
<b>Expenses</b>				
Management Fees	1,950.00	4.15	23,400.00	1.44
Accounting/Tax Preparation	0.00	0.00	350.00	0.02
Income Taxes	0.00	0.00	6,325.00	0.39
Office/Website Fees	0.00	0.00	1,537.50	0.09
Notifications/Filings	0.00	0.00	25.00	0.00
Clubhouse/Building Cleaning	2,717.16	5.79	27,507.99	1.69
Window Cleaning	0.00	0.00	9,835.00	0.61
Mat Service	364.90	0.78	729.80	0.04
Supplies-Mariner's	0.00	0.00	1,587.32	0.10
Plumbing	2,142.45	4.56	2,686.95	0.17
Water Softener	425.38	0.91	425.38	0.03
HVAC Maintenance/Repairs	2,409.85	5.13	5,554.31	0.34
Electrical Repairs/Fixtures/Lighting	0.00	0.00	1,521.96	0.09
Salt Application	3,840.00	8.18	12,960.00	0.80
Snow Removal	4,260.00	9.07	21,300.00	1.31
Grounds Service/Landscaping	0.00	0.00	31,446.61	1.94
Apex Maintenance Work	520.60	1.11	1,377.76	0.08
General Maintenance	0.00	0.00	17,737.49	1.09
Pool Chemicals	0.00	0.00	3,937.50	0.24
Pool/Spa Maintenance	4,110.45	8.75	79,520.48	4.90
Internet & Cable	788.02	1.68	4,470.99	0.28
Telephone	529.34	1.13	3,495.37	0.22
Fire Prevention	0.00	0.00	4,782.29	0.29

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Fire Extinguisher Maintenance	0.00	0.00	1,513.43	0.09
Irrigation/Sprinkler	670.00	1.43	4,082.75	0.25
Elevator Service	1,532.59	3.26	15,803.89	0.97
Electricity	2,688.65	5.73	37,612.19	2.32
Natural Gas	911.67	1.94	12,883.51	0.79
Water and Sewer	516.10	1.10	7,485.74	0.46
Trash and Sanitation	10.00	0.02	18,411.12	1.13
Pest Control	0.00	0.00	1,625.00	0.10
Property Insurance	3,684.32	7.85	43,895.79	2.70
<b>Total Expenses</b>	<b>34,071.48</b>	<b>72.55</b>	<b>405,828.12</b>	<b>25.00</b>
Transfer to Reserve	13,000.00	27.68	156,000.00	9.61
<b>Total Operating Expense</b>	<b>47,071.48</b>	<b>100.24</b>	<b>561,828.12</b>	<b>34.62</b>
<b>NOI - Net Operating Income</b>	<b>-111.48</b>	<b>-0.24</b>	<b>1,061,246.58</b>	<b>65.38</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Owner Reserves	13,000.00	27.68	156,000.00	9.61
New Owner Fee	0.00	0.00	1,500.00	0.09
Interest Income	1,569.93	3.34	20,694.44	1.28
<b>Total Other Income</b>	<b>14,569.93</b>	<b>31.03</b>	<b>178,194.44</b>	<b>10.98</b>
<b>Other Expense</b>				
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	0.00	0.00	15,107.07	0.93
Pool Expense	0.00	0.00	43,273.61	2.67
Building & Roof Repairs	19,176.20	40.84	910,262.80	56.08
Plumbing	5,124.25	10.91	5,124.25	0.32
<b>Total Other Expense</b>	<b>24,300.45</b>	<b>51.75</b>	<b>974,277.73</b>	<b>60.03</b>
<b>Net Other Income</b>	<b>-3,730.52</b>	<b>-8.72</b>	<b>-706,083.29</b>	<b>-49.05</b>
<b>Total Income</b>	<b>61,529.93</b>	<b>131.03</b>	<b>1,801,269.14</b>	<b>110.98</b>
<b>Total Expense</b>	<b>71,371.93</b>	<b>151.98</b>	<b>1,536,105.85</b>	<b>94.64</b>
<b>Net Income</b>	<b>-9,842.00</b>	<b>-20.96</b>	<b>265,163.29</b>	<b>16.34</b>
<b>Other Items</b>				
Reserve Account - Lake Ridge Bank	-7,912.60		-34,252.63	
Summit Money Market	-96.18		147,231.48	
Summit Certificate	-776.64		-9,340.79	
Summit Savings	-529.34		-151,797.63	
Special Assessment	19,045.28		-149,708.90	

**Cash Flow**

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Barrington Bank	0.00		-50,006.03	
Net Other Items	9,730.52		-247,874.50	
Cash Flow	-111.48		17,288.79	
Beginning Cash	27,079.62		9,684.35	
Beginning Cash + Cash Flow	26,968.14		26,973.14	
Actual Ending Cash	26,968.14		26,968.14	

**Mariner's Cove Annual Budget Comparison**

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704  
 As of: Dec 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
<b>Income</b>		
Prepaid Income	183.00	0.00
Condo Dues	568,200.00	567,000.00
Special Assessment Income	1,054,565.00	0.00
Homeowner Maintenance	126.70	0.00
<b>Total Operating Income</b>	<b>1,623,074.70</b>	<b>567,000.00</b>
<b>Expense</b>		
<b>Expenses</b>		
Management Fees	23,400.00	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	27,507.99	26,500.00
Dryer Vent Cleaning	0.00	4,875.00
Window Cleaning	9,835.00	9,000.00
Mat Service	729.80	0.00
Supplies-Mariner's	1,587.32	3,000.00
Gutter Cleaning	0.00	2,500.00
Plumbing	2,686.95	1,000.00
Water Softener	425.38	0.00
HVAC Maintenance/Repairs	5,554.31	5,000.00
Electrical Repairs/Fixtures/Lighting	1,521.96	2,500.00
Salt Application	12,960.00	8,000.00
Snow Removal	21,300.00	21,300.00
Grounds Service/Landscaping	31,446.61	35,000.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Apex Maintenance Work	1,377.76	3,500.00
General Maintenance	17,737.49	16,000.00
Pool Chemicals	3,937.50	5,500.00
Pool/Spa Maintenance	79,520.48	74,000.00
Internet & Cable	4,470.99	4,100.00
Telephone	3,495.37	2,400.00
Fire Prevention	4,782.29	7,000.00
Fire Extinguisher Maintenance	1,513.43	2,000.00
Irrigation/Sprinkler	4,082.75	5,000.00
Elevator Service	15,803.89	17,000.00
Electricity	37,612.19	39,390.00
Natural Gas	12,883.51	11,083.00
Water and Sewer	7,485.74	8,860.00
Trash and Sanitation	18,411.12	17,347.00
Pest Control	1,625.00	3,675.00
Property Insurance	43,895.79	45,095.00
<b>Total Expenses</b>	<b>405,828.12</b>	<b>411,000.00</b>
Transfer to Reserve	156,000.00	156,000.00
<b>Total Operating Expense</b>	<b>561,828.12</b>	<b>567,000.00</b>
Total Operating Income	1,623,074.70	567,000.00
Total Operating Expense	561,828.12	567,000.00
<b>NOI - Net Operating Income</b>	<b>1,061,246.58</b>	<b>0.00</b>
<b>Other Income</b>		
Owner Reserves	156,000.00	0.00
New Owner Fee	1,500.00	0.00
Interest Income	20,694.44	0.00
<b>Total Other Income</b>	<b>178,194.44</b>	<b>0.00</b>
<b>Other Expense</b>		
Bank Fees	10.00	0.00
Cement/Blacktop	500.00	0.00
Replace Sidewalk at 400 Bldg	15,107.07	0.00

# Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool Expense	43,273.61	0.00
Building & Roof Repairs	910,262.80	0.00
Plumbing	5,124.25	0.00
<b>Total Other Expense</b>	<b>974,277.73</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-796,083.29</b>	<b>0.00</b>
Total Income	1,801,269.14	567,000.00
Total Expense	1,536,105.85	567,000.00
<b>Net Income</b>	<b>265,163.29</b>	<b>0.00</b>
<b>Cash</b>		
Operating Cash	17,283.79	0.00
Reserve Account - Lake Ridge Bank	34,252.63	0.00
Summit Money Market	-147,231.48	0.00
Summit Certificate	9,340.79	0.00
Summit Savings	151,797.63	0.00
Special Assessment	149,708.90	0.00
Barrington Bank	50,006.03	0.00
<b>Total Cash</b>	<b>265,158.29</b>	<b>0.00</b>