

Revised Mariner's Cove Balance Sheet

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

As of: 01/31/2026

Accounting Basis: Cash

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	25,961.44
Reserve Account - Lake Ridge Bank	137,858.13
Summit Money Market	92,256.67
Summit Certificate	218,245.64
Summit Savings	152,333.82
Summit Membership Savings	5.00
Special Assessment	177,899.07
Barrington Bank	50,018.63
Total Cash	854,578.40
TOTAL ASSETS	854,578.40
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	13,537.54
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	854,578.40
TOTAL LIABILITIES & CAPITAL	854,578.40

Mariner's Cove Annual Budget Comparison

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

As of: Jan 2026

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	650.00	0.00
Condo Dues	48,710.00	585,000.00
Total Operating Income	49,360.00	585,000.00
Expense		
Expenses		
Management Fees	2,025.00	24,300.00
Accounting/Tax Preparation	0.00	375.00
Income Taxes	0.00	7,000.00
Office/Website Fees	0.00	300.00
Notifications/Filings	0.00	27.50
Clubhouse/Building Cleaning	2,194.40	26,500.00
Window Cleaning	0.00	10,200.00
Mat Service	182.45	1,800.00
Supplies-Mariner's	0.00	1,750.50
Gutter Cleaning	0.00	2,500.00
Plumbing	1,710.98	1,000.00
HVAC Maintenance/Repairs	501.13	3,500.00
Electrical Repairs/Fixtures/Lighting	0.00	2,000.00
Salt Application	3,840.00	8,500.00
Snow Removal	4,530.00	21,300.00
Grounds Service/Landscaping	0.00	36,000.00
Apex Maintenance Work	320.16	2,000.00
General Maintenance	0.00	18,500.00
Pool Chemicals	327.39	5,000.00
Pool/Spa Maintenance	6,030.02	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	0.00	4,023.00
Elevator Phone lines	0.00	3,500.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Fire Prevention	1,037.47	5,500.00
Fire Extinguisher Maintenance	0.00	1,600.00
Irrigation/Sprinkler	0.00	4,000.00
Elevator Service	3,188.55	18,500.00
Electricity	3,988.30	40,640.00
Natural Gas	1,798.08	12,333.00
Water and Sewer	480.67	7,500.00
Trash and Sanitation	1,527.78	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	3,684.32	59,301.00
Total Expenses	37,366.70	429,000.00
Transfer to Reserve	13,000.00	156,000.00
Total Operating Expense	50,366.70	585,000.00
Total Operating Income	49,360.00	585,000.00
Total Operating Expense	50,366.70	585,000.00
NOI - Net Operating Income	-1,006.70	0.00
Other Income		
Owner Reserves	13,000.00	0.00
Interest Income	1,544.24	0.00
Total Other Income	14,544.24	0.00
Net Other Income	14,544.24	0.00
Total Income	63,904.24	585,000.00
Total Expense	50,366.70	585,000.00
Net Income	13,537.54	0.00
Cash		
Operating Cash	-1,006.70	0.00
Reserve Account - Lake Ridge Bank	13,000.00	0.00
Summit Money Market	96.28	0.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Summit Certificate	779.43	0.00
Summit Savings	531.19	0.00
Special Assessment	137.34	0.00
Total Cash	13,537.54	0.00

Cash Flow

Apex Property Management, Inc.

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

Date Range: 01/01/2026 to 01/31/2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: Mariner's Cove

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Prepaid Income	650.00	1.32	650.00	1.32
Condo Dues	48,710.00	98.68	48,710.00	98.68
Total Operating Income	49,360.00	100.00	49,360.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.10	2,025.00	4.10
Clubhouse/Building Cleaning	2,194.40	4.45	2,194.40	4.45
Mat Service	182.45	0.37	182.45	0.37
Plumbing	1,710.98	3.47	1,710.98	3.47
HVAC Maintenance/ Repairs	501.13	1.02	501.13	1.02
Salt Application	3,840.00	7.78	3,840.00	7.78
Snow Removal	4,530.00	9.18	4,530.00	9.18
Apex Maintenance Work	320.16	0.65	320.16	0.65
Pool Chemicals	327.39	0.66	327.39	0.66
Pool/Spa Maintenance	6,030.02	12.22	6,030.02	12.22
Fire Prevention	1,037.47	2.10	1,037.47	2.10
Elevator Service	3,188.55	6.46	3,188.55	6.46
Electricity	3,988.30	8.08	3,988.30	8.08
Natural Gas	1,798.08	3.64	1,798.08	3.64
Water and Sewer	480.67	0.97	480.67	0.97
Trash and Sanitation	1,527.78	3.10	1,527.78	3.10
Property Insurance	3,684.32	7.46	3,684.32	7.46
Total Expenses	37,366.70	75.70	37,366.70	75.70
Transfer to Reserve	13,000.00	26.34	13,000.00	26.34
Total Operating Expense	50,366.70	102.04	50,366.70	102.04
NOI - Net Operating Income	-1,006.70	-2.04	-1,006.70	-2.04
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	26.34	13,000.00	26.34
Interest Income	1,544.24	3.13	1,544.24	3.13

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Other Income	14,544.24	29.47	14,544.24	29.47
Net Other Income	14,544.24	29.47	14,544.24	29.47
Total Income	63,904.24	129.47	63,904.24	129.47
Total Expense	50,366.70	102.04	50,366.70	102.04
Net Income	13,537.54	27.43	13,537.54	27.43
Other Items				
Reserve Account - Lake Ridge Bank	-13,000.00		-13,000.00	
Summit Money Market	-96.28		-96.28	
Summit Certificate	-779.43		-779.43	
Summit Savings	-531.19		-531.19	
Special Assessment	-137.34		-137.34	
Net Other Items	-14,544.24		-14,544.24	
Cash Flow	-1,006.70		-1,006.70	
Beginning Cash	26,968.14		26,968.14	
Beginning Cash + Cash Flow	25,961.44		25,961.44	
Actual Ending Cash	25,961.44		25,961.44	