

Revised Mariner's Cove Balance Sheet

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

As of: 02/28/2026

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	23,210.83
Reserve Account - Lake Ridge Bank	137,875.93
Summit Money Market	92,343.72
Summit Certificate	218,952.16
Summit Savings	152,815.28
Summit Membership Savings	5.00
Special Assessment	178,027.35
Barrington Bank	50,018.63
Total Cash	853,248.90
TOTAL ASSETS	853,248.90
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	12,208.04
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	853,248.90
TOTAL LIABILITIES & CAPITAL	853,248.90

Cash Flow

Apex Property Management, Inc.

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

Date Range: 02/01/2026 to 02/28/2026

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	-1.35	0.00	0.00
Condo Dues	48,730.00	101.35	97,440.00	100.00
Total Operating Income	48,080.00	100.00	97,440.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.21	4,050.00	4.16
Legal Expenses	982.20	2.04	982.20	1.01
Unit Turnover Costs	90.00	0.19	90.00	0.09
Clubhouse/Building Cleaning	2,194.40	4.56	4,388.80	4.50
Mat Service	182.45	0.38	364.90	0.37
Plumbing	-1,809.45	-3.76	-98.47	-0.10
HVAC Maintenance/Repairs	0.00	0.00	501.13	0.51
Salt Application	0.00	0.00	3,840.00	3.94
Snow Removal	7,140.00	14.85	11,670.00	11.98
Apex Maintenance Work	195.57	0.41	515.73	0.53
Pool Chemicals	0.00	0.00	327.39	0.34
Pool/Spa Maintenance	7,489.64	15.58	13,519.66	13.87
Clubhouse Internet/Wi Fi/TV/Pool Phone	458.68	0.95	458.68	0.47
Elevator Phone lines	200.00	0.42	200.00	0.21
Fire Prevention	0.00	0.00	1,037.47	1.06
Elevator Service	593.72	1.23	3,782.27	3.88
Electricity	3,671.40	7.64	7,659.70	7.86
Natural Gas	1,600.25	3.33	3,398.33	3.49
Water and Sewer	586.85	1.22	1,067.52	1.10
Trash and Sanitation	1,527.78	3.18	3,055.56	3.14
Property Insurance	3,684.32	7.66	7,368.64	7.56
Total Expenses	30,812.81	64.09	68,179.51	69.97
Transfer to Reserve	13,000.00	27.04	26,000.00	26.68
Total Operating Expense	43,812.81	91.12	94,179.51	96.65
NOI - Net Operating Income	4,267.19	8.88	3,260.49	3.35

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	27.04	26,000.00	26.68
Interest Income	1,403.31	2.92	2,947.55	3.02
Total Other Income	14,403.31	29.96	28,947.55	29.71
Other Expense				
Building & Roof Repairs	20,000.00	41.60	20,000.00	20.53
Total Other Expense	20,000.00	41.60	20,000.00	20.53
Net Other Income	-5,596.69	-11.64	8,947.55	9.18
Total Income	62,483.31	129.96	126,387.55	129.71
Total Expense	63,812.81	132.72	114,179.51	117.18
Net Income	-1,329.50	-2.77	12,208.04	12.53
Other Items				
Reserve Account - Lake Ridge Bank	-17.80		-13,017.80	
Summit Money Market	-87.05		-183.33	
Summit Certificate	-706.52		-1,485.95	
Summit Savings	-481.46		-1,012.65	
Special Assessment	-128.28		-265.62	
Net Other Items	-1,421.11		-15,965.35	
Cash Flow	-2,750.61		-3,757.31	
Beginning Cash	25,961.44		26,968.14	
Beginning Cash + Cash Flow	23,210.83		23,210.83	
Actual Ending Cash	23,210.83		23,210.83	

Mariner's Cove Annual Budget Comparison

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704
 As of: Feb 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	0.00	0.00
Condo Dues	97,440.00	585,000.00
Total Operating Income	97,440.00	585,000.00
Expense		
Expenses		
Management Fees	4,050.00	24,300.00
Accounting/Tax Preparation	0.00	375.00
Income Taxes	0.00	7,000.00
Legal Expenses	982.20	0.00
Office/Website Fees	0.00	300.00
Notifications/Filings	0.00	27.50
Unit Turnover Costs	90.00	0.00
Clubhouse/Building Cleaning	4,388.80	26,500.00
Window Cleaning	0.00	10,200.00
Mat Service	364.90	1,800.00
Supplies-Mariner's	0.00	1,750.50
Gutter Cleaning	0.00	2,500.00
Plumbing	-98.47	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	11,670.00	21,300.00
Grounds Service/Landscaping	0.00	36,000.00
Apex Maintenance Work	515.73	2,000.00
General Maintenance	0.00	18,500.00
Pool Chemicals	327.39	5,000.00
Pool/Spa Maintenance	13,519.66	75,000.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Clubhouse Internet/Wi Fi/TV/Pool Phone	458.68	4,023.00
Elevator Phone lines	200.00	3,500.00
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	3,782.27	18,500.00
Electricity	7,659.70	40,640.00
Natural Gas	3,398.33	12,333.00
Water and Sewer	1,067.52	7,500.00
Trash and Sanitation	3,055.56	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	7,368.64	59,301.00
Total Expenses	68,179.51	429,000.00
Transfer to Reserve	26,000.00	156,000.00
Total Operating Expense	94,179.51	585,000.00
Total Operating Income	97,440.00	585,000.00
Total Operating Expense	94,179.51	585,000.00
NOI - Net Operating Income	3,260.49	0.00
Other Income		
Owner Reserves	26,000.00	0.00
Interest Income	2,947.55	0.00
Total Other Income	28,947.55	0.00
Other Expense		
Building & Roof Repairs	20,000.00	0.00
Total Other Expense	20,000.00	0.00
Net Other Income	8,947.55	0.00
Total Income	126,387.55	585,000.00
Total Expense	114,179.51	585,000.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Income	12,208.04	0.00
Cash		
Operating Cash	-3,757.31	0.00
Reserve Account - Lake Ridge Bank	13,017.80	0.00
Summit Money Market	183.33	0.00
Summit Certificate	1,485.95	0.00
Summit Savings	1,012.65	0.00
Special Assessment	265.62	0.00
Total Cash	12,208.04	0.00