

Revised Mariner's Cove Balance Sheet

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

As of: 03/31/2026

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	28,112.79
Reserve Account - Lake Ridge Bank	129,433.88
Summit Money Market	92,440.19
Summit Certificate	219,736.91
Summit Savings	153,350.01
Summit Membership Savings	5.00
Special Assessment	178,174.06
Barrington Bank	50,018.63
Total Cash	851,271.47
TOTAL ASSETS	851,271.47
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	10,230.61
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	851,271.47
TOTAL LIABILITIES & CAPITAL	851,271.47

Cash Flow

Apex Property Management, Inc.

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

Date Range: 03/01/2026 to 03/31/2026

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	0.44
Condo Dues	48,730.00	98.68	146,170.00	99.56
Total Operating Income	49,380.00	100.00	146,820.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.10	6,075.00	4.14
Legal Expenses	0.00	0.00	982.20	0.67
Office/Website Fees	574.00	1.16	574.00	0.39
Notifications/Filings	27.50	0.06	27.50	0.02
Unit Turnover Costs	0.00	0.00	90.00	0.06
Clubhouse/Building Cleaning	2,194.40	4.44	6,583.20	4.48
Mat Service	182.45	0.37	547.35	0.37
Supplies-Mariner's	442.05	0.90	442.05	0.30
Plumbing	360.24	0.73	261.77	0.18
HVAC Maintenance/Repairs	0.00	0.00	501.13	0.34
Salt Application	1,920.00	3.89	5,760.00	3.92
Snow Removal	4,740.00	9.60	16,410.00	11.18
Tree Maintenance	1,355.68	2.75	1,355.68	0.92
Apex Maintenance Work	0.00	0.00	515.73	0.35
General Maintenance	2,200.00	4.46	2,200.00	1.50
Pool Chemicals	0.00	0.00	327.39	0.22
Pool/Spa Maintenance	4,138.66	8.38	17,658.32	12.03
Clubhouse Internet/Wi Fi/TV/Pool Phone	458.68	0.93	917.36	0.62
Elevator Phone lines	200.11	0.41	400.11	0.27
Fire Prevention	0.00	0.00	1,037.47	0.71
Elevator Service	112.47	0.23	3,894.74	2.65
Electricity	3,456.32	7.00	11,116.02	7.57
Natural Gas	1,614.20	3.27	5,012.53	3.41
Water and Sewer	706.23	1.43	1,773.75	1.21
Trash and Sanitation	1,527.78	3.09	4,583.34	3.12
Property Insurance	3,684.32	7.46	11,052.96	7.53
Total Expenses	31,920.09	64.64	100,099.60	68.18
Transfer to Reserve	13,000.00	26.33	39,000.00	26.56

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Operating Expense	44,920.09	90.97	139,099.60	94.74
NOI - Net Operating Income	4,459.91	9.03	7,720.40	5.26
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	26.33	39,000.00	26.56
Interest Income	1,562.66	3.16	4,510.21	3.07
Total Other Income	14,562.66	29.49	43,510.21	29.64
Other Expense				
Building & Roof Repairs	21,000.00	42.53	41,000.00	27.93
Total Other Expense	21,000.00	42.53	41,000.00	27.93
Net Other Income	-6,437.34	-13.04	2,510.21	1.71
Total Income	63,942.66	129.49	190,330.21	129.64
Total Expense	65,920.09	133.50	180,099.60	122.67
Net Income	-1,977.43	-4.00	10,230.61	6.97
Other Items				
Reserve Account - Lake Ridge Bank	8,442.05		-4,575.75	
Summit Money Market	-96.47		-279.80	
Summit Certificate	-784.75		-2,270.70	
Summit Savings	-534.73		-1,547.38	
Special Assessment	-146.71		-412.33	
Net Other Items	6,879.39		-9,085.96	
Cash Flow	4,901.96		1,144.65	
Beginning Cash	23,210.83		26,968.14	
Beginning Cash + Cash Flow	28,112.79		28,112.79	
Actual Ending Cash	28,112.79		28,112.79	

Mariner's Cove Annual Budget Comparison

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

As of: Mar 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	146,170.00	585,000.00
Total Operating Income	146,820.00	585,000.00
Expense		
Expenses		
Management Fees	6,075.00	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	574.00	300.00
Notifications/Filings	27.50	27.50
Unit Turnover Costs	90.00	0.00
Clubhouse/Building Cleaning	6,583.20	26,500.00
Window Cleaning	0.00	10,200.00
Mat Service	547.35	1,800.00
Supplies-Mariner's	442.05	1,750.50
Gutter Cleaning	0.00	2,500.00
Plumbing	261.77	1,000.00
HVAC Maintenance/Repairs	501.13	3,500.00
Electrical Repairs/Fixtures/Lighting	0.00	2,000.00
Salt Application	5,760.00	8,500.00
Snow Removal	16,410.00	21,300.00
Grounds Service/Landscaping	0.00	36,000.00
Tree Maintenance	1,355.68	0.00
Apex Maintenance Work	515.73	2,000.00
General Maintenance	2,200.00	18,500.00
Pool Chemicals	327.39	5,000.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Pool/Spa Maintenance	17,658.32	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	917.36	4,023.00
Elevator Phone lines	400.11	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	3,894.74	18,500.00
Electricity	11,116.02	40,640.00
Natural Gas	5,012.53	12,333.00
Water and Sewer	1,773.75	7,500.00
Trash and Sanitation	4,583.34	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	11,052.96	59,301.00
Total Expenses	100,099.60	429,000.00
Transfer to Reserve	39,000.00	156,000.00
Total Operating Expense	139,099.60	585,000.00
Total Operating Income	146,820.00	585,000.00
Total Operating Expense	139,099.60	585,000.00
NOI - Net Operating Income	7,720.40	0.00
Other Income		
Owner Reserves	39,000.00	0.00
Interest Income	4,510.21	0.00
Total Other Income	43,510.21	0.00
Other Expense		
Building & Roof Repairs	41,000.00	0.00
Total Other Expense	41,000.00	0.00
Net Other Income	2,510.21	0.00
Total Income	190,330.21	585,000.00
Total Expense	180,099.60	585,000.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Income	10,230.61	0.00
Cash		
Operating Cash	1,144.65	0.00
Reserve Account - Lake Ridge Bank	4,575.75	0.00
Summit Money Market	279.80	0.00
Summit Certificate	2,270.70	0.00
Summit Savings	1,547.38	0.00
Special Assessment	412.33	0.00
Total Cash	10,230.61	0.00