

Revised Mariner's Cove Balance Sheet

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

As of: 04/30/2026

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	10,805.68
Reserve Account - Lake Ridge Bank	118,433.88
Summit Money Market	92,533.65
Summit Certificate	220,499.07
Summit Savings	153,869.30
Summit Membership Savings	5.00
Special Assessment	178,311.72
Barrington Bank	50,018.63
Total Cash	824,476.93
TOTAL ASSETS	824,476.93
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	-16,563.93
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	824,476.93
TOTAL LIABILITIES & CAPITAL	824,476.93

Cash Flow

Apex Property Management, Inc.

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

Date Range: 04/01/2026 to 04/30/2026

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	48,690.00	101.35	194,860.00	100.00
Total Operating Income	48,040.00	100.00	194,860.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.22	8,100.00	4.16
Income Taxes	6,778.00	14.11	6,778.00	3.48
Legal Expenses	0.00	0.00	982.20	0.50
Office/Website Fees	0.00	0.00	574.00	0.29
Notifications/Filings	0.00	0.00	27.50	0.01
Unit Turnover Costs	0.00	0.00	90.00	0.05
Clubhouse/Building Cleaning	2,194.40	4.57	8,777.60	4.50
Mat Service	182.45	0.38	729.80	0.37
Supplies-Mariner's	0.00	0.00	442.05	0.23
Plumbing	0.00	0.00	261.77	0.13
HVAC Maintenance/Repairs	0.00	0.00	501.13	0.26
Salt Application	0.00	0.00	5,760.00	2.96
Snow Removal	960.00	2.00	17,370.00	8.91
Grounds Service/Landscaping	3,588.39	7.47	3,588.39	1.84
Tree Maintenance	0.00	0.00	1,355.68	0.70
Apex Maintenance Work	65.76	0.14	581.49	0.30
General Maintenance	0.00	0.00	2,200.00	1.13
Pool Chemicals	0.00	0.00	327.39	0.17
Pool/Spa Maintenance	4,107.48	8.55	21,765.80	11.17
Clubhouse Internet/Wi Fi/TV/Pool Phone	332.99	0.69	1,250.35	0.64
Elevator Phone lines	406.22	0.85	806.33	0.41
Fire Prevention	0.00	0.00	1,037.47	0.53
Elevator Service	3,530.44	7.35	7,425.18	3.81
Electricity	3,121.28	6.50	14,237.30	7.31
Natural Gas	972.24	2.02	5,984.77	3.07
Water and Sewer	438.68	0.91	2,212.43	1.14
Trash and Sanitation	1,527.78	3.18	6,111.12	3.14

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Property Insurance	22,116.00	46.04	33,168.96	17.02
Total Expenses	52,347.11	108.97	152,446.71	78.23
Transfer to Reserve	13,000.00	27.06	52,000.00	26.69
Total Operating Expense	65,347.11	136.03	204,446.71	104.92
NOI - Net Operating Income	-17,307.11	-36.03	-9,586.71	-4.92
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	27.06	52,000.00	26.69
Interest Income	1,512.57	3.15	6,022.78	3.09
Total Other Income	14,512.57	30.21	58,022.78	29.78
Other Expense				
Building & Roof Repairs	24,000.00	49.96	65,000.00	33.36
Total Other Expense	24,000.00	49.96	65,000.00	33.36
Net Other Income	-9,487.43	-19.75	-6,977.22	-3.58
Total Income	62,552.57	130.21	252,882.78	129.78
Total Expense	89,347.11	185.98	269,446.71	138.28
Net Income	-26,794.54	-55.78	-16,563.93	-8.50
Other Items				
Reserve Account - Lake Ridge Bank	11,000.00		6,424.25	
Summit Money Market	-93.46		-373.26	
Summit Certificate	-762.16		-3,032.86	
Summit Savings	-519.29		-2,066.67	
Special Assessment	-137.66		-549.99	
Net Other Items	9,487.43		401.47	
Cash Flow	-17,307.11		-16,162.46	
Beginning Cash	28,112.79		26,968.14	
Beginning Cash + Cash Flow	10,805.68		10,805.68	
Actual Ending Cash	10,805.68		10,805.68	

Mariner's Cove Annual Budget Comparison

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704
As of: Apr 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	194,860.00	585,000.00
Total Operating Income	194,860.00	585,000.00
Expense		
Expenses		
Management Fees	8,100.00	24,300.00
Accounting/Tax Preparation	0.00	375.00
Income Taxes	6,778.00	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	8,777.60	26,500.00
Window Cleaning	0.00	10,200.00
Mat Service	729.80	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	17,370.00	21,300.00
Grounds Service/Landscaping	3,588.39	36,000.00
Tree Maintenance	1,355.68	0.00
Apex Maintenance Work	581.49	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	21,765.80	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	1,250.35	4,023.00
Elevator Phone lines	806.33	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	7,425.18	18,500.00
Electricity	14,237.30	40,640.00
Natural Gas	5,984.77	12,333.00
Water and Sewer	2,212.43	7,500.00
Trash and Sanitation	6,111.12	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	33,168.96	59,301.00
Total Expenses	152,446.71	429,000.00
Transfer to Reserve	52,000.00	156,000.00
Total Operating Expense	204,446.71	585,000.00
Total Operating Income	194,860.00	585,000.00
Total Operating Expense	204,446.71	585,000.00
NOI - Net Operating Income	-9,586.71	0.00
Other Income		
Owner Reserves	52,000.00	0.00
Interest Income	6,022.78	0.00
Total Other Income	58,022.78	0.00
Other Expense		
Building & Roof Repairs	65,000.00	0.00
Total Other Expense	65,000.00	0.00
Net Other Income	-6,977.22	0.00
Total Income	252,882.78	585,000.00
Total Expense	269,446.71	585,000.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Net Income	-16,563.93	0.00
Cash		
Operating Cash	-16,162.46	0.00
Reserve Account - Lake Ridge Bank	-6,424.25	0.00
Summit Money Market	373.26	0.00
Summit Certificate	3,032.86	0.00
Summit Savings	2,066.67	0.00
Special Assessment	549.99	0.00
Total Cash	-16,563.93	0.00