

Revised Mariner's Cove Balance Sheet

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

As of: 05/31/2026

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	18,410.25
Reserve Account - Lake Ridge Bank	95,131.96
Summit Money Market	142,665.40
Summit Certificate	221,247.79
Summit Savings	154,407.72
Summit Membership Savings	5.00
Special Assessment	178,444.89
Total Cash	810,313.01
TOTAL ASSETS	810,313.01
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	-30,727.85
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	810,313.01
TOTAL LIABILITIES & CAPITAL	810,313.01

Cash Flow

Apex Property Management, Inc.

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

Date Range: 05/01/2026 to 05/31/2026

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				
Condo Dues	48,140.00	100.00	243,000.00	100.00
Total Operating Income	48,140.00	100.00	243,000.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.21	10,125.00	4.17
Accounting/Tax Preparation	450.00	0.93	450.00	0.19
Income Taxes	0.00	0.00	6,778.00	2.79
Legal Expenses	0.00	0.00	982.20	0.40
Office/Website Fees	0.00	0.00	574.00	0.24
Notifications/Filings	0.00	0.00	27.50	0.01
Clubhouse/Building Cleaning	2,194.40	4.56	10,972.00	4.52
Window Cleaning	295.00	0.61	295.00	0.12
Mat Service	182.45	0.38	912.25	0.38
Supplies-Mariner's	301.92	0.63	743.97	0.31
Plumbing	246.87	0.51	508.64	0.21
HVAC Maintenance/Repairs	0.00	0.00	501.13	0.21
Salt Application	0.00	0.00	5,760.00	2.37
Snow Removal	0.00	0.00	17,370.00	7.15
Grounds Service/Landscaping	3,240.33	6.73	6,828.72	2.81
Tree Maintenance	0.00	0.00	1,355.68	0.56
Apex Maintenance Work	129.36	0.27	800.85	0.33
General Maintenance	4,212.43	8.75	6,412.43	2.64
Pool Chemicals	473.87	0.98	801.26	0.33
Pool/Spa Maintenance	8,210.55	17.06	29,976.35	12.34
Clubhouse Internet/Wi Fi/TV/Pool Phone	406.18	0.84	1,729.76	0.71
Elevator Phone lines	332.99	0.69	1,066.09	0.44
Fire Prevention	0.00	0.00	1,037.47	0.43
Elevator Service	0.00	0.00	7,425.18	3.06
Electricity	2,803.14	5.82	17,040.44	7.01
Natural Gas	768.87	1.60	6,753.64	2.78
Water and Sewer	36.21	0.08	2,248.64	0.93
Trash and Sanitation	1,527.78	3.17	7,638.90	3.14

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Property Insurance	0.00	0.00	33,168.96	13.65
Total Expenses	27,837.35	57.83	180,284.06	74.19
Transfer to Reserve	13,000.00	27.00	65,000.00	26.75
Total Operating Expense	40,837.35	84.83	245,284.06	100.94
NOI - Net Operating Income	7,302.65	15.17	-2,284.06	-0.94
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	27.00	65,000.00	26.75
Interest Income	1,533.43	3.19	7,556.21	3.11
Total Other Income	14,533.43	30.19	72,556.21	29.86
Other Expense				
Building & Roof Repairs	36,000.00	74.78	101,000.00	41.56
Total Other Expense	36,000.00	74.78	101,000.00	41.56
Net Other Income	-21,466.57	-44.59	-28,443.79	-11.71
Total Income	62,673.43	130.19	315,556.21	129.86
Total Expense	76,837.35	159.61	346,284.06	142.50
Net Income	-14,163.92	-29.42	-30,727.85	-12.65
Other Items				
Reserve Account - Lake Ridge Bank	23,301.92		29,726.17	
Summit Money Market	-50,131.75		-50,505.01	
Summit Certificate	-748.72		-3,781.58	
Summit Savings	-538.42		-2,605.09	
Special Assessment	-133.17		-683.16	
Barrington Bank	50,018.63		50,018.63	
Net Other Items	21,768.49		22,169.96	
Cash Flow	7,604.57		-6,537.89	
Beginning Cash	10,805.68		26,968.14	
Beginning Cash + Cash Flow	18,410.25		18,410.25	
Actual Ending Cash	18,410.25		18,410.25	

Mariner's Cove Annual Budget Comparison

Properties: Mariner's Cove - 5375-5391 Mariner's Cove Dr. Madison, WI 53704
As of: May 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		
Condo Dues	243,000.00	585,000.00
Total Operating Income	243,000.00	585,000.00
Expense		
Expenses		
Management Fees	10,125.00	24,300.00
Accounting/Tax Preparation	450.00	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
Clubhouse/Building Cleaning	10,972.00	26,500.00
Window Cleaning	295.00	10,200.00
Mat Service	912.25	1,800.00
Supplies-Mariner's	743.97	1,750.50
Gutter Cleaning	0.00	2,500.00
Plumbing	508.64	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	6,828.72	36,000.00
Tree Maintenance	1,355.68	0.00
Apex Maintenance Work	800.85	2,000.00
General Maintenance	6,412.43	18,500.00
Pool Chemicals	801.26	5,000.00
Pool/Spa Maintenance	29,976.35	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	1,729.76	4,023.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Elevator Phone lines	1,066.09	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	17,040.44	40,640.00
Natural Gas	6,753.64	12,333.00
Water and Sewer	2,248.64	7,500.00
Trash and Sanitation	7,638.90	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	33,168.96	59,301.00
Total Expenses	180,284.06	429,000.00
Transfer to Reserve	65,000.00	156,000.00
Total Operating Expense	245,284.06	585,000.00
Total Operating Income	243,000.00	585,000.00
Total Operating Expense	245,284.06	585,000.00
NOI - Net Operating Income	-2,284.06	0.00
Other Income		
Owner Reserves	65,000.00	0.00
Interest Income	7,556.21	0.00
Total Other Income	72,556.21	0.00
Other Expense		
Building & Roof Repairs	101,000.00	0.00
Total Other Expense	101,000.00	0.00
Net Other Income	-28,443.79	0.00
Total Income	315,556.21	585,000.00
Total Expense	346,284.06	585,000.00
Net Income	-30,727.85	0.00

Mariner's Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Cash		
Operating Cash	-8,557.89	0.00
Reserve Account - Lake Ridge Bank	-29,726.17	0.00
Summit Money Market	50,505.01	0.00
Summit Certificate	3,781.58	0.00
Summit Savings	2,605.09	0.00
Special Assessment	683.16	0.00
Barrington Bank	-50,018.63	0.00
Total Cash	-30,727.85	0.00