

Revised Mariner's Cove Balance Sheet

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

As of: 07/31/2026

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	15,352.81
Operating Cash	76,266.96
Reserve Account - Lake Ridge Bank	42,668.53
Summit Money Market - 0070	222,703.33
Summit Certificate - 0100 MD 9/8/27	155,472.73
Summit Certificate - 0102 MD 10/17/26	5.00
Summit Membership Savings	100,647.08
Summit Certificate - 0103 MD 10/2/27	178,734.53
Special Assessment	791,850.97
Total Cash	791,850.97
TOTAL ASSETS	
LIABILITIES & CAPITAL	
Liabilities	0.00
Total Liabilities	
Capital	-5.00
Retained Earnings	480,082.95
Appfolio Import Opening Balance	-49,189.89
Calculated Retained Earnings	360,962.91
Calculated Prior Years Retained Earnings	791,850.97
Total Capital	791,850.97
TOTAL LIABILITIES & CAPITAL	

Cash Flow

Apex Property Management, Inc.

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

Date Range: 07/01/2026 to 07/31/2026

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	48,750.00	100.00	341,250.00	100.00
Total Operating Income	48,750.00	100.00	341,250.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.15	14,175.00	4.15
Accounting/Tax Preparation	0.00	0.00	450.00	0.13
Income Taxes	0.00	0.00	7,185.00	2.11
Legal Expenses	0.00	0.00	982.20	0.29
Office/Website Fees	0.00	0.00	574.00	0.17
Notifications/Filings	0.00	0.00	27.50	0.01
Clubhouse/Building Cleaning	2,194.40	4.50	15,360.80	4.50
Window Cleaning	300.00	0.62	595.00	0.17
Mat Service	184.56	0.38	1,281.37	0.38
Supplies-Mariner's	0.00	0.00	743.97	0.22
Plumbing	0.00	0.00	508.64	0.15
HVAC Maintenance/Repairs	6,052.65	12.42	6,553.78	1.92
Electrical Repairs/Fixtures/ Lighting	668.04	1.37	668.04	0.20
Salt Application	0.00	0.00	5,760.00	1.69
Snow Removal	0.00	0.00	17,370.00	5.09
Grounds Service/Landscaping	4,101.66	8.41	17,133.79	5.02
Tree Maintenance	0.00	0.00	1,355.68	0.40
Apex Maintenance Work	223.30	0.46	1,209.86	0.35
General Maintenance	-225.00	-0.46	8,310.43	2.44
Pool Chemicals	426.53	0.87	2,469.95	0.72
Pool/Spa Maintenance	8,727.76	17.90	47,220.72	13.84
Clubhouse Internet/Wi Fi/TV/ Pool Phone	490.08	1.01	2,709.92	0.79
Elevator Phone lines	248.85	0.51	1,563.79	0.46
Fire Prevention	0.00	0.00	2,103.02	0.62
Fire Extinguisher Maintenance	745.57	1.53	745.57	0.22
Irrigation/Sprinkler	1,027.50	2.11	1,027.50	0.30
Elevator Service	3,188.55	6.54	11,919.25	3.49
Electricity	3,238.24	6.64	23,355.72	6.84
Natural Gas	1,167.42	2.39	8,787.44	2.58
Water and Sewer	2,016.40	4.14	5,295.14	1.55
Trash and Sanitation	1,527.78	3.13	10,694.46	3.13

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Property Insurance	0.00	0.00	37,453.96	10.98
Total Expenses	38,329.29	78.62	255,591.50	74.90
Transfer to Reserve	13,000.00	26.67	91,000.00	26.67
Total Operating Expense	51,329.29	105.29	346,591.50	101.57
NOI - Net Operating Income	-2,579.29	-5.29	-5,341.50	-1.57
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	26.67	91,000.00	26.67
Interest Income	1,760.41	3.61	11,016.61	3.23
Total Other Income	14,760.41	30.28	102,016.61	29.89
Other Expense				
Building & Roof Repairs	26,000.00	53.33	145,865.00	42.74
Total Other Expense	26,000.00	53.33	145,865.00	42.74
Net Other Income	-11,239.59	-23.06	-43,848.39	-12.85
Total Income	63,510.41	130.28	443,266.61	129.89
Total Expense	77,329.29	158.62	492,456.50	144.31
Net Income	-13,818.88	-28.35	-49,189.89	-14.41
Other Items				
Reserve Account - Lake Ridge Bank	13,000.00		48,591.17	
Summit Money Market - 0070	0.00		49,491.86	
Summit Certificate - 0100 MD 9/8/27	-740.87		-5,237.12	
Summit Certificate - 0102 MD 10/17/26	-542.13		-3,670.10	
Summit Certificate - 0103 MD 10/2/27	-334.83		-50,628.45	
Special Assessment	-142.58		-972.80	
Net Other Items	11,239.59		37,574.56	
Cash Flow	-2,579.29		-11,615.33	
Beginning Cash	17,932.10		26,968.14	
Beginning Cash + Cash Flow	15,352.81		15,352.81	
Actual Ending Cash	15,352.81		15,352.81	

Mariner's Cove Annual Budget Comparison

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

As of: Jul 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	341,250.00	585,000.00
Total Operating Income	341,250.00	585,000.00
Expense		
Expenses		
Management Fees	14,175.00	24,300.00
Accounting/Tax Preparation	450.00	375.00
Income Taxes	7,185.00	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	15,360.80	26,500.00
Window Cleaning	595.00	10,200.00
Mat Service	1,281.37	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	6,553.78	3,500.00
Electrical Repairs/Fixtures/Lighting	668.04	2,000.00
Salt Application	5,760.00	8,500.00
Snow Removal	17,370.00	21,300.00
Grounds Service/Landscaping	17,133.79	36,000.00
Tree Maintenance	1,355.88	0.00
Apex Maintenance Work	1,209.86	2,000.00
General Maintenance	8,310.43	18,500.00
Pool Chemicals	2,469.95	5,000.00
Pool/Spa Maintenance	47,220.72	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	2,709.92	4,023.00

Mariner Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Elevator Phone lines	1,563.79	3,500.00
Fire Prevention	2,103.02	5,500.00
Fire Extinguisher Maintenance	745.57	1,600.00
Irrigation/Sprinkler	1,027.50	4,000.00
Elevator Service	11,919.25	18,500.00
Electricity	23,355.72	40,640.00
Natural Gas	8,787.44	12,333.00
Water and Sewer	5,295.14	7,500.00
Trash and Sanitation	10,694.46	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	37,453.96	59,301.00
Total Expenses	255,591.50	429,000.00
Transfer to Reserve	91,000.00	156,000.00
Total Operating Expense	346,591.50	585,000.00
Total Operating Income	341,250.00	585,000.00
Total Operating Expense	346,591.50	585,000.00
NOI - Net Operating Income	-5,341.50	0.00
Other Income		
Owner Reserves	91,000.00	0.00
Interest Income	11,016.61	0.00
Total Other Income	102,016.61	0.00
Other Expense		
Building & Roof Repairs	145,865.00	0.00
Total Other Expense	145,865.00	0.00
Net Other Income	-43,848.39	0.00
Total Income	443,266.61	585,000.00
Total Expense	492,456.50	585,000.00
Net Income	-49,189.89	0.00

Marine Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Cash		
Operating Cash		
Reserve Account - Lake Ridge Bank	-11,615.33	0.00
Summit Money Market - 0070	-48,591.17	0.00
Summit Certificate - 0100 MD 9/8/27	-49,491.86	0.00
Summit Certificate - 0102 MD 10/17/26	5,237.12	0.00
Summit Certificate - 0103 MD 10/2/27	3,670.10	0.00
Special Assessment	50,628.45	0.00
	972.80	0.00
Total Cash	-49,189.89	0.00