

Revised Mariner's Cove Balance Sheet

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

As of: 06/30/2026

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	17,932.10
Reserve Account - Lake Ridge Bank	89,266.96
Summit Money Market - 0070	42,668.53
Summit Certificate - 0100 MD 9/8/27	221,962.46
Summit Certificate - 0102 MD 10/17/26	154,930.60
Summit Membership Savings	5.00
Summit Certificate - 0103 MD 10/2/27	100,312.25
Special Assessment	178,591.95
Total Cash	805,669.85
TOTAL ASSETS	805,669.85
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	-5.00
Appfolio Import Opening Balance	480,082.95
Calculated Retained Earnings	-35,371.01
Calculated Prior Years Retained Earnings	360,962.91
Total Capital	805,669.85
TOTAL LIABILITIES & CAPITAL	805,669.85

Cash Flow

Apex Property Management, Inc.

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

Date Range: 06/01/2026 to 06/30/2026

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				
Condo Dues	49,500.00	100.00	292,500.00	100.00
Total Operating Income	49,500.00	100.00	292,500.00	100.00
Expense				
Expenses				
Management Fees	2,025.00	4.09	12,150.00	4.15
Accounting/Tax Preparation	0.00	0.00	450.00	0.15
Income Taxes	407.00	0.82	7,185.00	2.46
Legal Expenses	0.00	0.00	982.20	0.34
Office/Website Fees	0.00	0.00	574.00	0.20
Notifications/Filings	0.00	0.00	27.50	0.01
Clubhouse/Building Cleaning	2,194.40	4.43	13,166.40	4.50
Window Cleaning	0.00	0.00	295.00	0.10
Mat Service	184.56	0.37	1,096.81	0.37
Supplies-Mariner's	0.00	0.00	743.97	0.25
Plumbing	0.00	0.00	508.64	0.17
HVAC Maintenance/Repairs	0.00	0.00	501.13	0.17
Salt Application	0.00	0.00	5,760.00	1.97
Snow Removal	0.00	0.00	17,370.00	5.94
Grounds Service/Landscaping	6,203.41	12.53	13,032.13	4.46
Tree Maintenance	0.00	0.00	1,355.68	0.46
Apex Maintenance Work	185.71	0.38	986.56	0.34
General Maintenance	2,123.00	4.29	8,535.43	2.92
Pool Chemicals	1,242.16	2.51	2,043.42	0.70
Pool/Spa Maintenance	8,516.61	17.21	38,492.96	13.16
Clubhouse Internet/Wi Fi/TV/Pool Phone	490.08	0.99	2,219.84	0.76
Elevator Phone lines	248.85	0.50	1,314.94	0.45
Fire Prevention	1,065.55	2.15	2,103.02	0.72
Elevator Service	1,305.52	2.64	8,730.70	2.98
Electricity	3,077.04	6.22	20,117.48	6.88
Natural Gas	866.38	1.75	7,620.02	2.61
Water and Sewer	1,030.10	2.08	3,278.74	1.12
Trash and Sanitation	1,527.78	3.09	9,166.68	3.13

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Property Insurance	4,285.00	8.66	37,453.96	12.80
Total Expenses	36,978.15	74.70	217,262.21	74.28
Transfer to Reserve	13,000.00	26.26	78,000.00	26.67
Total Operating Expense	49,978.15	100.97	295,262.21	100.94
NOI - Net Operating Income	-478.15	-0.97	-2,762.21	-0.94
Other Income & Expense				
Other Income				
Owner Reserves	13,000.00	26.26	78,000.00	26.67
Interest Income	1,699.99	3.43	9,256.20	3.16
Total Other Income	14,699.99	29.70	87,256.20	29.83
Other Expense				
Building & Roof Repairs	18,865.00	38.11	119,865.00	40.98
Total Other Expense	18,865.00	38.11	119,865.00	40.98
Net Other Income	-4,165.01	-8.41	-32,608.80	-11.15
Total Income	64,199.99	129.70	379,756.20	129.83
Total Expense	68,843.15	139.08	415,127.21	141.92
Net Income	-4,643.16	-9.38	-35,371.01	-12.09
Other Items				
Reserve Account - Lake Ridge Bank	5,865.00		35,591.17	
Summit Money Market - 0070	99,996.87		49,491.86	
Summit Certificate - 0100 MD 9/8/27	-714.67		-4,496.25	
Summit Certificate - 0102 MD 10/17/26	-522.88		-3,127.97	
Summit Certificate - 0103 MD 10/2/27	-100,312.25		-50,293.62	
Special Assessment	-147.06		-830.22	
Net Other Items	4,165.01		26,334.97	
Cash Flow	-478.15		-9,036.04	
Beginning Cash	18,410.25		26,968.14	
Beginning Cash + Cash Flow	17,932.10		17,932.10	
Actual Ending Cash	17,932.10		17,932.10	

Mariner's Cove Annual Budget Comparison

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

As of: Jun 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	292,500.00	585,000.00
Total Operating Income	292,500.00	585,000.00
Expense		
Expenses		
Management Fees	12,150.00	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	13,166.40	26,500.00
Window Cleaning	295.00	10,200.00
Mat Service	1,096.81	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	13,032.13	36,000.00
Tree Maintenance	1,355.68	0.00
Apex Maintenance Work	986.56	2,000.00
General Maintenance	8,535.43	18,500.00
Pool Chemicals	2,043.42	5,000.00
Pool/Spa Maintenance	38,492.96	75,000.00
Clubhouse Internet/Wi Fi/TV/Pool Phone	2,219.84	4,023.00

Marine Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Elevator Phone lines	1,314.94	3,500.00
Fire Prevention	2,103.02	5,500.00
Fire Extinguisher Maintenance	0.00	1,600.00
Irrigation/Sprinkler	0.00	4,000.00
Elevator Service	8,730.70	18,500.00
Electricity	20,117.48	40,640.00
Natural Gas	7,620.02	12,333.00
Water and Sewer	3,278.74	7,500.00
Trash and Sanitation	9,166.68	20,875.00
Pest Control	0.00	3,675.00
Property Insurance	37,453.96	59,301.00
Total Expenses	217,262.21	429,000.00
Transfer to Reserve	78,000.00	156,000.00
Total Operating Expense	295,262.21	585,000.00
Total Operating Income	292,500.00	585,000.00
Total Operating Expense	295,262.21	585,000.00
NOI - Net Operating Income	-2,762.21	0.00
Other Income		
Owner Reserves	78,000.00	0.00
Interest Income	9,256.20	0.00
Total Other Income	87,256.20	0.00
Other Expense		
Building & Roof Repairs	119,865.00	0.00
Total Other Expense	119,865.00	0.00
Net Other Income	-32,608.80	0.00
Total Income	379,756.20	585,000.00
Total Expense	415,127.21	585,000.00
Net Income	-35,371.01	0.00

Mariner Cove Annual Budget Comparison

Account Name	YTD Actual	Annual Budget
Cash		
Operating Cash	-9,036.04	0.00
Reserve Account - Lake Ridge Bank	-35,591.17	0.00
Summit Money Market - 0070	-49,491.86	0.00
Summit Certificate - 0100 MD 9/8/27	4,496.25	0.00
Summit Certificate - 0102 MD 10/17/26	3,127.97	0.00
Summit Certificate - 0103 MD 10/2/27	50,293.62	0.00
Special Assessment	830.22	0.00
Total Cash	-35,371.01	0.00