Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Revenue								
$ 158.87	$ 196,042.50	93.79%		0.00%	$ 196,042.50	$ 226,332.38	95.07%	Room Revenue	$ 385.33	$ 475,496.52	93.85%		0.00%	$ 475,496.52	$ 442,770.98	94.91%
$ 6.02	$ 7,427.02	3.55%		0.00%	$ 7,427.02	$ 6,337.48	2.66%	Food & Beverage Revenue	$ 13.90	$ 17,148.54	3.38%		0.00%	$ 17,148.54	$ 11,644.07	2.50%
$ 3.26	$ 4,018.26	1.92%		0.00%	$ 4,018.26	$ 5,400.29	2.27%	Other Operated Revenue	$ 8.50	$ 10,488.95	2.07%		0.00%	$ 10,488.95	$ 12,124.48	2.60%
$ 1.24	$ 1,524.61	0.73%		0.00%	$ 1,524.61	$ -	0.00%	Miscellaneous Revenue	$ 2.84	$ 3,507.82	0.69%		0.00%	$ 3,507.82	$ -	0.00%
$ 169.38	$ 209,012.39	100.00%	$ -	0.00%	$ 209,012.39	$ 238,070.15	100.00%	**Total Revenue**	$ 410.57	$ 506,641.83	100.00%	$ -	0.00%	$ 506,641.83	$ 466,539.53	100.00%
								Departmental Expenses								
$ 82.43	$ 101,716.32	48.67%		0.00%	$ (101,716.32)	$ 102,950.62	43.24%	Rooms	$ 176.50	$ 217,799.60	42.99%		0.00%	$ (217,799.60)	$ 249,872.04	53.56%
$ 6.17	$ 7,608.10	3.64%		0.00%	$ (7,608.10)	$ 25,254.68	10.61%	F&B	$ 10.12	$ 12,489.97	2.47%		0.00%	$ (12,489.97)	$ 61,778.64	13.24%
$ 11.05	$ 13,631.34	6.52%		0.00%	$ (13,631.34)	$ -	0.00%	Other Operated Departments	$ 27.85	$ 34,369.54	6.78%		0.00%	$ (34,369.54)	$ -	0.00%
$ 99.64	$ 122,955.76	58.83%	$ -	0.00%	$ (122,955.76)	$ 128,205.30	53.85%	**Total Departmental Expenses**	$ 214.47	$ 264,659.11	52.24%	$ -	0.00%	$ (264,659.11)	$ 311,650.68	66.80%
$ 69.74	$ 86,056.63	41.17%	$ -	0.00%	$ 86,056.63	$ 109,864.85	46.15%	**Gross Operating Profit**	$ 196.10	$ 241,982.72	47.76%	$ -	0.00%	$ 241,982.72	$ 154,888.85	33.20%
								Operating Expenses								
$ 70.88	$ 87,466.76	41.85%		0.00%	$ (87,466.76)	$ 85,675.43	35.99%	Administrative & General (A&G)	$ 120.07	$ 148,167.38	29.24%		0.00%	$ (148,167.38)	$ 130,315.83	27.93%
$ 23.18	$ 28,603.72	13.69%		0.00%	$ (28,603.72)	$ 16,585.17	6.97%	Sales & Marketing (S&M)	$ 54.12	$ 66,787.88	13.18%		0.00%	$ (66,787.88)	$ 26,428.24	5.66%
$ 33.56	$ 41,417.85	19.82%		0.00%	$ (41,417.85)	$ 58,628.84	24.63%	Repairs & Maintenance (R&M)	$ 77.02	$ 95,048.83	18.76%		0.00%	$ (95,048.83)	$ 110,004.23	23.58%
$ 9.46	$ 11,672.49	5.58%		0.00%	$ (11,672.49)	$ 20,001.38	8.40%	Internet Technologies (IT)	$ 26.45	$ 32,640.99	6.44%		0.00%	$ (32,640.99)	$ 37,641.36	8.07%
$ 20.36	$ 25,127.02	12.02%		0.00%	$ (25,127.02)	$ 13,465.15	5.66%	Utilities & Energy	$ 37.01	$ 45,667.70	9.01%		0.00%	$ (45,667.70)	$ 40,878.09	8.76%
$ 157.45	$ 194,287.84	92.96%	$ -	0.00%	$ (194,287.84)	$ 194,355.97	81.64%	**Total Operating Expenses**	$ 314.68	$ 388,312.78	76.64%	$ -	0.00%	$ (388,312.78)	$ 345,267.75	74.01%
$ (87.71)	$ (108,231.21)	-51.78%	$ -	0.00%	$ 108,231.21	$ (84,491.12)	-35.49%	**EBITDA**	$ (118.58)	$ (146,330.06)	-28.88%	$ -	0.00%	$ 146,330.06	$ (190,378.90)	-40.81%
								Fixed Expenses								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Taxes Expense	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 21.95	$ 27,087.97	12.96%		0.00%	$ (27,087.97)	$ 5,753.95	2.42%	Insurance	$ 43.90	$ 54,175.94	10.69%		0.00%	$ (54,175.94)	$ 68,277.66	14.63%
$ 21.95	$ 27,087.97	12.96%	$ -	0.00%	$ (27,087.97)	$ 5,753.95	2.42%	**Total Fixed Expenses**	$ 43.90	$ 54,175.94	10.69%	$ -	0.00%	$ (54,175.94)	$ 68,277.66	14.63%
$ (109.66)	$ (135,319.18)	-64.74%	$ -	0.00%	$ 135,319.18	$ (90,245.07)	-37.91%	**Operating Income B/4 Interest/Other**	$ (162.48)	$ (200,506.00)	-39.58%	$ -	0.00%	$ 200,506.00	$ (258,656.56)	-55.44%
								Interest Income/Expense								
$ 0.33	$ 411.94	0.20%		0.00%	$ (411.94)	$ -	0.00%	Interest Expense	$ 0.67	$ 823.88	0.16%		0.00%	$ (823.88)	$ -	0.00%
$ 0.54	$ 666.36	0.32%		0.00%	$ 666.36	$ -	0.00%	Interest Income	$ 1.12	$ 1,379.36	0.27%		0.00%	$ 1,379.36	$ -	0.00%
$ 0.21	$ 254.42	0.12%	$ -	0.00%	$ (254.42)	$ -	0.00%	**Total Interest Income/Expense**	$ 0.45	$ 555.48	0.11%		0.00%	$ (555.48)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	**Other Income/Expense**	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Other Income/Expense**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ (109.87)	$ (135,573.60)	-64.86%	$ -	0.00%	$ 135,573.60	$ (90,245.07)	-37.91%	**Net Operating Income**	$ (162.93)	$ (201,061.48)	-39.69%	$ -	0.00%	$ 201,061.48	$ (258,656.56)	-55.44%

HOA Income & Expenses

$ 29.77	$ 36,738.07	17.58%		0.00%	$ 36,738.07	$ 155,400.00	65.27%	HOA Income	$ 44.37	$ 54,756.88	10.81%		0.00%	$ 54,756.88	$ 307,025.00	65.81%
$ 29.51	$ 36,419.28	17.42%		0.00%	$ (36,419.28)	$ 122,481.72	51.45%	HOA Expenses	$ 29.04	$ 35,837.75	7.07%		0.00%	$ (35,837.75)	$ 236,831.99	50.76%
$ 0.26	$ 318.79	0.15%	$ -	0.00%	$ 318.79	$ 32,918.28	13.83%	**Total HOA Income & Expenses**	$ 15.33	$ 18,919.13	3.73%	$ -	0.00%	$ 18,919.13	$ 70,193.01	15.05%
								Other Non-Operating Income/Expenses								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Non-Operating Income	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ (0.59)	$ (730.27)	-0.35%		0.00%	$ 730.27	$ -	0.00%	Non-Operating Expenses	$ (53.39)	$ (65,877.77)	-13.00%		0.00%	$ 65,877.77	$ -	0.00%
$ (0.59)	$ (730.27)	-0.35%	$ -	0.00%	$ (730.27)	$ -	0.00%	**Total Other Non-Operating Income/Expneses**	$ (53.39)	$ (65,877.77)	-13.00%	$ -	0.00%	$ (65,877.77)	$ -	0.00%
								Depreciation and Amortization								
$ 11.93	$ 14,726.95	7.05%		0.00%	$ (14,726.95)	$ 11,144.54	4.68%	Depreciation and Amortization	$ 23.87	$ 29,453.90	5.81%		0.00%	$ (29,453.90)	$ 22,289.08	4.78%
$ 11.93	$ 14,726.95	7.05%	$ -	0.00%	$ (14,726.95)	$ 11,144.54	4.68%	**Total Depreciation and Amortization**	$ 23.87	$ 29,453.90	5.81%	$ -	0.00%	$ (29,453.90)	$ 22,289.08	4.78%
$ (120.95)	$ (149,251.49)	-71.41%	$ -	0.00%	$ (149,251.49)	$ (68,471.33)	-28.76%	**Total Net Income**	$ (118.09)	$ (145,718.48)	-28.76%	$ -	0.00%	$ (145,718.48)	$ (210,752.63)	-45.17%
								Room Statistics								
$ 1.00	1,234				1,234	1,333		Occupied Rooms - Total	$ 1.00	1,234				1,234		
$ 0.03	37				(37)	16		Complimentary Rooms	$ 0.03	37				(37)		
$ -	-				-	-		Out of Order Rooms	$ -	0				-		
$ -	-				-	-		No Show Rooms	$ -	0				-		
$ 4.67	5,766				5,766	5,766		Available Rooms	$ 4.67	5,766				5,766		
0																
0.02%	21.40%				21.40%	23.12%		Occupancy	0.02%	21.40%				21.40%		
$ 0.13	$ 158.87				$ 158.87	$ 169.79		Average Daily Rate (ADR)	$ 0.13	$ 158.87				$ 158.87		
$ 0.03	$ 34.00				$ 34.00	$ 39.25		Revenue per Available Room (REVPAR)	$ 0.03	$ 34.00				$ 34.00		

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CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Rooms Department								
								Revenue								
$ 46.53	$ 57,416.10	29.33%		0.00%	$ 57,416.10	$ -	0.00%	Retail/Rack	$ 48.97	$ 138,988.55	29.40%		0.00%	$ 138,988.55	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Promo - Transient	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 13.21	$ 16,299.17	8.33%		0.00%	$ 16,299.17	$ -	0.00%	Discount	$ 16.99	$ 48,224.62	10.20%		0.00%	$ 48,224.62	$ -	0.00%
$ 0.37	$ 454.19	0.23%		0.00%	$ 454.19	$ -	0.00%	Package	$ 0.27	$ 776.51	0.16%		0.00%	$ 776.51	$ -	0.00%
$ 67.32	$ 83,069.69	42.44%		0.00%	$ 83,069.69	$ -	0.00%	Internet Merchant Model	$ 60.88	$ 172,776.42	36.55%		0.00%	$ 172,776.42	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Opaque	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Corporate - Transient	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	LNR - Transient	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Long-Term Stays	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Heroes	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	AAA	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Military	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Government	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 7.95	$ 9,808.50	5.01%		0.00%	$ 9,808.50	$ -	0.00%	Corporate	$ 7.75	$ 22,000.25	4.65%		0.00%	$ 22,000.25	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Social	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Education	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	LNR	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Weddings	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Association	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Promo	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Long	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Religious	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Fraternal	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Corporate - Extended Stay	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 135.37	$ 167,047.65	85.35%	$ -	0.00%	$ 167,047.65	$ -	0.00%	**Total Transient Revenue**	$ 134.87	$ 382,766.35	80.97%	$ -	0.00%	$ 382,766.35	$ -	0.00%
								Other Room Income								
$ -	$ -	0.00%		0.00%	$ -	$ 1,347.91	4.16%	Cancellations	$ 0.57	$ 1,628.02	0.34%		0.00%	$ 1,628.02	$ 2,407.68	3.69%
$ 0.11	$ 137.81	0.07%		0.00%	$ 137.81	$ -	0.00%	Revenue Adjustments	$ (0.07)	$ (201.98)	-0.04%		0.00%	$ (201.98)	$ -	0.00%
$ 21.85	$ 26,965.87	13.78%		0.00%	$ 26,965.87	$ 31,083.76	95.84%	Resort Fee Income	$ 21.00	$ 59,590.87	12.61%		0.00%	$ 59,590.87	$ 62,889.73	96.31%
$ 0.06	$ 70.00	0.04%		0.00%	$ 70.00	$ -	0.00%	Guest Convenience Items Income	$ 0.02	$ 70.00	0.01%		0.00%	$ 70.00	$ -	0.00%
$ 0.07	$ 87.06	0.04%		0.00%	$ 87.06	$ -	0.00%	Guest Service Income	$ 0.03	$ 87.06	0.02%		0.00%	$ 87.06	$ -	0.00%
$ 0.27	$ 330.00	0.17%		0.00%	$ 330.00	$ -	0.00%	Upgrade Fee Income	$ 0.19	$ 550.00	0.12%		0.00%	$ 550.00	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cancellation Fees	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.47	$ 575.30	0.29%		0.00%	$ 575.30	$ -	0.00%	Forfeited Income	$ 9.53	$ 27,054.76	5.72%		0.00%	$ 27,054.76	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	No Show Charge	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Early Check-In Fees	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Early Departure Fees	$ 0.08	$ 230.47	0.05%		0.00%	$ 230.47	$ -	0.00%
$ 0.30	$ 367.44	0.19%		0.00%	$ 367.44	$ -	0.00%	Late Departure Fees	$ 0.28	$ 807.44	0.17%		0.00%	$ 807.44	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Smoking Fee	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cleaning Fee	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%

$ 0.12	$ 150.00	0.08%		0.00%	$ 150.00	$ -	0.00%	Damage Fee	$ 0.06	$ 160.00	0.03%		0.00%	$ 160.00	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Noise/Disturbance Fee	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 23.24	$ 28,683.48	14.65%	$ -	0.00%	$ 28,683.48	$ 32,431.67	100.00%	**Total Other Room Income**	$ 31.70	$ 89,976.64	19.03%	$ -	0.00%	$ 89,976.64	$ 65,297.41	100.00%
$ 158.62	$ 195,731.13	100.00%	$ -	0.00%	$ 195,731.13	$ 32,431.67	100.00%	**Total Rooms Revenue**	$ 166.58	$ 472,742.99	100.00%	$ -	0.00%	$ 472,742.99	$ 65,297.41	100.00%
								Rooms Payroll Costs								
$ 42.48	$ 52,417.75	26.78%		0.00%	$ (52,417.75)	$ -	0.00%	Wages - Housekeeping	$ 44.99	$ 127,677.58	27.01%		0.00%	$ (127,677.58)	$ -	0.00%
$ 4.07	$ 5,016.40	2.56%		0.00%	$ (5,016.40)	$ -	0.00%	Wages - Rooms Management	$ 3.91	$ 11,083.65	2.34%		0.00%	$ (11,083.65)	$ -	0.00%
$ 10.05	$ 12,397.84	6.33%		0.00%	$ (12,397.84)	$ -	0.00%	Wages - Rooms Staff	$ 10.63	$ 30,156.53	6.38%		0.00%	$ (30,156.53)	$ -	0.00%
$ 5.88	$ 7,250.46	3.70%		0.00%	$ (7,250.46)	$ 15,792.12	48.69%	Payroll Taxes	$ 5.64	$ 15,998.35	3.38%		0.00%	$ (15,998.35)	$ 35,365.63	54.16%
$ 0.07	$ 89.21	0.05%		0.00%	$ (89.21)	$ -	0.00%	Employee Benefits	$ 0.06	$ 174.59	0.04%		0.00%	$ (174.59)	$ -	0.00%
$ 62.54	$ 77,171.66	39.43%	$ -	0.00%	$ (77,171.66)	$ 15,792.12	48.69%	**Total Personnel Costs**	$ 65.22	$ 185,090.70	39.15%	$ -	0.00%	$ (185,090.70)	$ 35,365.63	54.16%
								Rooms Other Expenses								
$ 2.58	$ 3,186.78	1.63%		0.00%	$ (3,186.78)	$ -	0.00%	Cleaning Supplies	$ 2.65	$ 7,521.06	1.59%		0.00%	$ (7,521.06)	$ -	0.00%
$ 3.21	$ 3,959.13	2.02%		0.00%	$ (3,959.13)	$ -	0.00%	Guest Supplies & Amenities	$ 2.82	$ 7,997.42	1.69%		0.00%	$ (7,997.42)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Operating Supplies	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.27	$ 328.48	0.17%		0.00%	$ (328.48)	$ -	0.00%	Linen & Terry	$ 0.12	$ 328.48	0.07%		0.00%	$ (328.48)	$ -	0.00%
$ 5.96	$ 7,351.86	3.76%		0.00%	$ (7,351.86)	$ -	0.00%	Commissions & Booking Fees	$ 5.25	$ 14,885.54	3.15%		0.00%	$ (14,885.54)	$ 6,095.95	9.34%
$ 7.35	$ 9,068.38	4.63%		0.00%	$ (9,068.38)	$ 230.68	0.71%	Contract Services	$ 3.43	$ 9,728.27	2.06%		0.00%	$ (9,728.27)	$ 461.36	0.71%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cable/Satellite TV	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	IT Hardware	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ (0.08)	$ (94.14)	-0.05%		0.00%	$ 94.14	$ -	0.00%	Uniforms	$ 0.06	$ 168.90	0.04%		0.00%	$ (168.90)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Printing & Stationary	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Decorations	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Other Operating Expenses	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Systems	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.05	$ 60.00	0.03%		0.00%	$ (60.00)	$ -	0.00%	Miscellaneous Rooms Expense	$ 0.02	$ 60.00	0.01%		0.00%	$ (60.00)	$ -	0.00%
$ 19.34	$ 23,860.49	12.19%	$ -	0.00%	$ (23,860.49)	$ 230.68	0.71%	**Total Other Expenses Rooms**	$ 14.34	$ 40,689.67	8.61%	$ -	0.00%	$ (40,689.67)	$ 6,557.31	10.04%
$ 76.74	$ 94,698.98	48.38%	$ -	0.00%	$ (94,698.98)	$ 16,408.87	50.60%	**Rooms Department Profit**	$ 87.02	$ 246,962.62	52.24%	$ -	0.00%	$ (246,962.62)	$ 23,374.47	35.80%
								Room Count								
$ 0.27	331	26.82%		0.00%	331	-	0.00%	Retail/Rack - Occ Stats	$ 0.29	819	28.86%		0.00%	819	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Promo - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ 0.10	119	9.64%		0.00%	119	-	0.00%	Discount - Occ Stats	$ 0.12	345	12.16%		0.00%	345	-	0.00%
$ 0.00	1	0.08%		0.00%	1	-	0.00%	Package - Occ Stats	$ 0.00	4	0.14%		0.00%	4	-	0.00%
$ 0.44	548	44.41%		0.00%	548	-	0.00%	Internet Merchant Model - Occ Stats	$ 0.41	1,170	41.23%		0.00%	1,170	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Opaque - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Corporate - Transient - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	LNR - Transient - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Long-Term Stays - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Heroes - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	AAA - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Military - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Government - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ 0.06	73	5.92%		0.00%	73	-	0.00%	Group - Corporate - Occ Stats	$ 0.05	154	5.43%		0.00%	154	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Social - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Education - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - LNR - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%

$ -	-	0.00%		0.00%	-	-	0.00%	Group - Wedding - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Association - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Promo - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Long - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Religious - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Group - Fraternal - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ -	-	0.00%		0.00%	-	-	0.00%	Corporate - Extended Stay - Occ Stats	$ -	-	0.00%		0.00%	-	-	0.00%
$ 0.03	37	3.00%		0.00%	37	-	0.00%	Complimentary - Occ Stats	$ 0.03	71	2.50%		0.00%	71	-	0.00%
$ 0.10	125	10.13%		0.00%	125	-	0.00%	Owner Stay - Occ Stats	$ 0.10	275	9.69%		0.00%	275	-	0.00%
$ 1.00	1,234	100.00%	$ -	0.00%	1,234	-	0.00%	**Total Room Count**	$ 1.00	2,838	100.00%	$ -	0.00%	2,838	-	0.00%
								ADR								
	$ 173.46				$ 173.46	$ -		Retail/Rack ADR		$ 169.71				$ 169.71	$ -	
	$ -				$ -	$ -		Promo - Transient ADR		$ -				$ -	$ -	
	$ 136.97				$ 136.97	$ -		Discount ADR		$ 139.78				$ 139.78	$ -	
	$ 454.19				$ 454.19	$ -		Package ADR		$ 194.13				$ 194.13	$ -	
	$ 151.59				$ 151.59	$ -		Internet Merchant Model ADR		$ 147.67				$ 147.67	$ -	
	$ -				$ -	$ -		Opaque ADR		$ -				$ -	$ -	
	$ -				$ -	$ -		Corporate - Transient ADR		$ -				$ -	$ -	
	$ -				$ -	$ -		LNR - Transient ADR		$ -				$ -	$ -	
	$ -				$ -	$ -		AAA ADR		$ -				$ -	$ -	
	$ -				$ -	$ -		Military ADR		$ -				$ -	$ -	
	$ -				$ -	$ -		Government ADR		$ -				$ -	$ -	
	$ 134.36				$ 134.36	$ -		Corporate ADR		$ 142.86				$ 142.86	$ -	
	$ -				$ -	$ -		Social ADR		$ -				$ -	$ -	
	$ 158.62				$ 158.62	$ -		**Total ADR**		$ 166.58				$ 166.58	$ -	

Cove Condominium Association, Inc. | The Cove of Lake Geneva
Split Income Statement/OC
As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Food & Beverage Department								
								Food & Beverage Revenue								
$ 1.01	$ 1,250.64	0.60%		0.00%	$ 1,250.64	$ 1,323.15	0.56%	Brew Café	$ 2.47	$ 3,050.36	0.60%		0.00%	$ (3,050.36)	$ 2,906.10	0.62%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cabana Bar	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 4.81	$ 5,941.41	2.84%		0.00%	$ 5,941.41	$ 5,014.33	2.11%	Banquets	$ 11.23	$ 13,863.21	2.74%		0.00%	$ (13,863.21)	$ 8,516.65	1.83%
$ 5.83	$ 7,192.05	3.44%	$ -	0.00%	$ 7,192.05	$ 6,337.48	2.66%	**Total Food & Beverage Revenue**	$ 13.71	$ 16,913.57	3.34%	$ -	0.00%	$ (16,913.57)	$ 11,422.75	2.45%
								Brew Café Revenue								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Food	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 1.11	$ 1,369.64	0.66%		0.00%	$ 1,369.64	$ 1,323.15	0.56%	Beverage	$ 2.57	$ 3,177.36	0.63%		0.00%	$ (3,177.36)	$ 2,906.10	0.62%
$ (0.10)	$ (119.00)	-0.06%		0.00%	$ (119.00)	$ -	0.00%	Room Charge	$ (0.10)	$ (127.00)	-0.03%		0.00%	$ 127.00	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Discounts	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 1.01	$ 1,250.64	0.60%	$ -	0.00%	$ 1,250.64	$ 1,323.15	0.56%	**Total for Brew Cafe Revenue**	$ 2.47	$ 3,050.36	0.60%	$ -	0.00%	$ (3,050.36)	$ 2,906.10	0.62%
								Cabana Bar								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	NA Beverage Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Alcoholic Beverage Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Merchandise	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Discounts	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total for Cabana Bar**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Banquets								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Food	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	NA Beverage	$ 0.60	$ 742.76	0.15%		0.00%	$ (742.76)	$ -	0.00%
$ 0.33	$ 408.00	0.20%		0.00%	$ 408.00	$ -	0.00%	Alcoholic Beverage	$ 0.79	$ 971.21	0.19%		0.00%	$ (971.21)	$ -	0.00%
$ 4.00	$ 4,933.41	2.36%		0.00%	$ 4,933.41	$ 5,014.33	2.11%	Meeting Room Rental	$ 7.35	$ 9,074.10	1.79%		0.00%	$ (9,074.10)	$ 8,516.65	1.83%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Bartender Fee	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.24	$ 300.00	0.14%		0.00%	$ 300.00	$ -	0.00%	Service Charge	$ 0.65	$ 800.23	0.16%		0.00%	$ (800.23)	$ -	0.00%
$ 0.24	$ 300.00	0.14%		0.00%	$ 300.00	$ -	0.00%	Room Setup	$ 0.24	$ 300.00	0.06%		0.00%	$ (300.00)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Merchandise Revenue	$ 1.60	$ 1,974.91	0.39%		0.00%	$ (1,974.91)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Discounts	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 4.81	$ 5,941.41	2.84%	$ -	0.00%	$ 5,941.41	$ 5,014.33	2.11%	**Total for Banquets**	$ 11.23	$ 13,863.21	2.74%	$ -	0.00%	$ (13,863.21)	$ 8,516.65	1.83%
								Other F&B Income								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Vending Machine Income	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Other F&B Income**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Cost of Goods Sold								
$ 0.84	$ 1,037.41	0.50%		0.00%	$ (1,037.41)	$ 660.00	0.28%	Brew Café	$ 2.91	$ 3,591.42	0.71%		0.00%	$ (3,591.42)	$ 6,450.50	1.38%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cabana Bar	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%

$ 0.69	$ 847.26	0.41%		0.00%	$ (847.26)	$ -	0.00%	Banquets	$ 0.69	$ 847.26	0.17%		0.00%	$ (847.26)	$ -	0.00%
$ 0.96	$ 1,187.04	0.57%		0.00%	$ (1,187.04)	$ -	0.00%	Liquor - F&B	$ 0.77	$ 953.70	0.19%		0.00%		$ -	0.00%
$ 2.49	$ 3,071.71	1.47%	$ -	0.00%	$ (3,071.71)	$ 660.00	0.28%	**Total Cost of Goods Sold**	$ 4.37	$ 5,392.38	1.06%	$ -	0.00%	$ (5,392.38)	$ 6,450.50	1.38%
$ 9.17	$ 11,312.39	5.41%	$ -	0.00%	$ (11,312.39)	$ 12,014.96	5.05%	**Gross Profit - Food & Beverage**	$ 23.04	$ 28,434.76	5.61%	$ -	0.00%	$ (28,434.76)	$ 16,395.00	3.51%
								Food & Beverage Payroll Expenses								
								Brew Café								
$ 0.19	$ 231.85	0.11%		0.00%	$ (231.85)	$ -	0.00%	Wages - Brew Café	$ 0.94	$ 1,164.07	0.23%		0.00%	$ (1,164.07)	$ -	0.00%
$ 0.19	$ 231.85	0.11%		0.00%	$ (231.85)	$ -	0.00%	**Total Brew Café Labor**	$ 0.94	$ 1,164.07	0.23%		0.00%	$ (1,164.07)	$ -	0.00%
								Cabana Bar								
$ -	$ -	0.00%		0.00%		$ -	0.00%	Wages - Cabana Bar	$ -	$ -	0.00%		0.00%		$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Total Cabana Bar Labor	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
								Banquets								
$ 2.12	$ 2,609.98	1.25%		0.00%	$ (2,609.98)	$ -	0.00%	**Wages - Banquets**	$ 3.46	$ 4,265.76	0.84%		0.00%	$ (4,265.76)	$ -	0.00%
$ 2.12	$ 2,609.98	1.25%		0.00%	$ (2,609.98)	$ -	0.00%	Total Banquet Labor	$ 3.46	$ 4,265.76	0.84%		0.00%	$ (4,265.76)	$ -	0.00%
$ 2.12	$ 2,609.98	1.25%		0.00%	$ (2,609.98)	$ -	0.00%	**Total Banquet Labor**	$ 3.46	$ 4,265.76	0.84%		0.00%	$ (4,265.76)	$ -	0.00%
								Payroll Taxes & Benefits								
								Brew Café								
$ 0.02	$ 21.86	0.01%		0.00%	$ (21.86)	$ 918.70	0.39%	Payroll Taxes	$ 0.05	$ 60.27	0.01%		0.00%	$ (60.27)	$ 4,222.62	0.91%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.02	$ 21.86	0.01%		0.00%	$ (21.86)	$ 918.70	0.39%	**Total Brew Café Payroll Taxes & Benefits**	$ 0.05	$ 60.27	0.01%		0.00%	$ (60.27)	$ 4,222.62	0.91%
								Cabana Bar								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Payroll Taxes	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	**Total Cabana Bar Payroll Taxes & Benefits**	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
								Banquets								
$ 0.19	$ 238.75	0.11%		0.00%	$ (238.75)	$ -	0.00%	Payroll Taxes	$ 0.32	$ 396.05	0.08%		0.00%	$ (396.05)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.19	$ 238.75	0.11%		0.00%	$ (238.75)	$ -	0.00%	**Total Banquets Payroll Taxes & Benefits**	$ 0.32	$ 396.05	0.08%		0.00%	$ (396.05)	$ -	0.00%
$ 2.51	$ 3,102.44	1.48%		0.00%	$ (3,102.44)	$ 918.70	0.39%	**Total Food & Beverage Personnel Cost**	$ 4.77	$ 5,886.15	1.16%		0.00%	$ (5,886.15)	$ 4,222.62	0.91%
								Food & Beverage Direct Costs								
								Other Expenses - Brew Café								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Paper & Disposables	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Smallwares	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Printing & Stationary	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Uniforms	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Sanitization & Cleaning	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%

$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Equipment	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Miscellaneous	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	**Total Other Expenses - Brew Café**	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
							Other Expenses - Cabana Bar							
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Paper & Disposables	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Smallwares	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Printing & Stationary	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Uniforms	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Sanitization & Cleaning	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Equipment	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Miscellaneous	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	**Total for Other Expenses - Cabana Bar**	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
							Other Expenses - Banquets							
$ 0.47	$ 581.05	0.28%	0.00%	$ (581.05)	$ -	0.00%	Paper & Disposables	$ 0.47	$ 581.05	0.11%	0.00%	$ (581.05)	$ -	0.00%
$ 0.04	$ 53.92	0.03%	0.00%	$ (53.92)	$ -	0.00%	Smallware & Décor	$ 0.04	$ 53.92	0.01%	0.00%	$ (53.92)	$ -	0.00%
$ 0.57	$ 700.00	0.33%	0.00%	$ (700.00)	$ -	0.00%	Entertainment	$ 0.57	$ 700.00	0.14%	0.00%	$ (700.00)	$ -	0.00%
$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%	Cleaning & Sanitization	$ -	$ -	0.00%	0.00%	$ -	$ -	0.00%
$ 0.02	$ 21.10	0.01%	0.00%	$ (21.10)	$ -	0.00%	Equipment Rental	$ 0.18	$ 222.45	0.04%	0.00%	$ (222.45)	$ -	0.00%
$ 0.06	$ 77.88	0.04%	0.00%	$ (77.88)	$ -	0.00%	Miscellaneous	$ 0.06	$ 77.88	0.02%	0.00%	$ (77.88)	$ -	0.00%
$ 1.16	$ 1,433.95	0.69%	0.00%	$ (1,433.95)	$ -	0.00%	**Total for Other Expenses - Banquets**	$ 1.33	$ 1,635.30	0.32%	0.00%	$ (1,635.30)	$ -	0.00%
$ 1.16	$ 1,433.95	0.69%	0.00%	$ (1,433.95)	$ -	0.00%	**Total Food & Beverage Direct Costs**	$ 1.33	$ 1,635.30	0.32%	0.00%	$ (1,635.30)	$ -	0.00%
$ 5.49	$ 6,776.00	3.24%	0.00%	$ 6,776.00	$ 11,096.26	4.66%	**Food & Beverage Department Profit**	$ 16.95	$ 20,913.31	4.13%	0.00%	$ (20,913.31)	$ 12,172.38	2.61%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Laundry Department								
								Laundry Payroll Costs								
$ 6.20	$ 7,651.21	3.66%		0.00%	$ (7,651.21)	$ -	0.00%	Wages - Laundry Staff	$ 13.86	$ 17,108.65	3.38%		0.00%	$ (17,108.65)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Laundry Payroll Taxes	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Laundry Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 6.20	$ 7,651.21	3.66%	$ -	0.00%	$ (7,651.21)	$ -	0.00%	**Total Laundry Paryoll Costs**	$ 13.86	$ 17,108.65	3.38%	$ -	0.00%	$ (17,108.65)	$ -	0.00%
$ 6.20	$ 7,651.21	3.66%	$ -	0.00%	$ (7,651.21)	$ -	0.00%	**Total Laundry Personnel Costs**	$ 13.86	$ 17,108.65	3.38%	$ -	0.00%	$ (17,108.65)	$ -	0.00%
								Laundry Direct Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Laundry Cleaning	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Laundry Equipment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Laundry Direct Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ 6.20	$ 7,651.21	3.66%	$ -	0.00%	$ (7,651.21)	$ -	0.00%	**Total Laundry Costs**	$ 13.86	$ 17,108.65	3.38%	$ -	0.00%	$ (17,108.65)	$ -	0.00%

Cove Condominium Association, Inc. | The Cove of Lake Geneva
Split Income Statement/OC
As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Other Operating Departments								
								Other Income								
								Gift Shops Revenue								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cove Market Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Splash Shack Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Gift Shop Revenue**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Gift Shops Direct Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Operating Expenses - Cove Market	$ 0.02	$ 26.38	0.01%		0.00%	$ 26.38	$ -	0.00%
$ 0.02	$ 26.38	0.01%		0.00%	$ 26.38	$ -	0.00%	Smallware & Equipment - Cove Market	$ 0.02	$ 26.38	0.01%		0.00%	$ 26.38	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Operating Expenses - Splash Shack	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Smallware & Equipment - Splash Shack	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.02	$ 26.38	0.01%	$ -	0.00%	$ 26.38	$ -	0.00%	**Total Gift Shops Direct Costs**	$ 0.04	$ 52.76	0.01%		0.00%	$ 52.76	$ -	0.00%
								Gift Shops Cost of Goods Sold								
$ 1.47	$ 1,819.59	0.87%		0.00%	$ (1,819.59)	$ -	0.00%	Gift Shop Cost of Goods Sold	$ 3.49	$ 4,302.13	0.85%		0.00%	$ (4,302.13)	$ -	0.00%
$ 1.47	$ 1,819.59	0.87%	$ -	0.00%	$ (1,819.59)	$ -	0.00%	**Total Cost of Goods Sold**	$ 3.49	$ 4,302.13	0.85%	$ -	0.00%	$ (4,302.13)	$ -	0.00%
$ (1.47)	$ (1,819.59)	-0.87%	$ -	0.00%	$ (1,819.59)	$ -	0.00%	**Gift Shop Profit**	$ (3.49)	$ (4,302.13)	-0.85%	$ -	0.00%	$ 4,302.13	$ -	0.00%
								Parking Department								
								Parking Revenue								
$ 0.51	$ 630.00	0.30%		0.00%	$ 630.00	$ -	0.00%	Parking Revenue	$ 1.03	$ 1,275.00	0.25%		0.00%	$ (1,275.00)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Boat/Trailer Parking Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.51	$ 630.00	0.30%	$ -	0.00%	$ 630.00	$ -	0.00%	**Total Parking Revenue**	$ 1.03	$ 1,275.00	0.25%	$ -	0.00%	$ (1,275.00)	$ -	0.00%
								Parking Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Other Expenses - Parking	$ -	$ -	0.00%		0.00%		$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Parking Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ 0.51	$ 630.00	0.30%	$ -	0.00%	$ 630.00	$ -	0.00%	**Parking Profit**	$ 1.03	$ 1,275.00	0.25%	$ -	0.00%	$ (1,275.00)	$ -	0.00%
								Pool Departments								
								Pool Revenue								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Pool Revenue	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Pool Revenue**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Pool Labor Costs								
$ 0.12	$ 152.29	0.07%		0.00%	$ (152.29)	$ -	0.00%	Wages - Lifeguard	$ 0.46	$ 570.83	0.11%		0.00%	$ (570.83)	$ -	0.00%
$ 0.01	$ 14.46	0.01%		0.00%	$ (14.46)	$ -	0.00%	Pool Payroll Taxes	$ 0.04	$ 54.22	0.01%		0.00%	$ (54.22)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Pool Employee Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.14	$ 166.75	0.08%	$ -	0.00%	$ (166.75)	$ -	0.00%	**Total Pool Labor Costs**	$ 0.51	$ 625.05	0.12%	$ -	0.00%	$ (625.05)	$ -	0.00%

								Pool Direct Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Electrical/Mechanical	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Furniture	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.08	$ 96.85	0.05%		0.00%	$ (96.85)	$ -	0.00%	Chemicals	$ 0.25	$ 307.16	0.06%		0.00%	$ (307.16)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Equipment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 3.00	$ 3,707.09	1.77%		0.00%	$ (3,707.09)	$ -	0.00%	Contract Services	$ 9.57	$ 11,810.32	2.33%		0.00%	$ (11,810.32)	$ -	0.00%
$ 0.13	$ 163.47	0.08%		0.00%	$ (163.47)	$ -	0.00%	Cleaning & Sanitization	$ 0.13	$ 163.47	0.03%		0.00%	$ (163.47)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Uniforms	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 3.49	$ 4,300.91	2.06%	$ -	0.00%	$ (4,300.91)	$ -	0.00%	**Total Pool Costs**	$ 10.97	$ 13,531.05	2.67%	$ -	0.00%	$ (13,531.05)	$ -	0.00%
								Fountains Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Electrical/Mechanical	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Chemicals	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Equipment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Contract Services	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cleaning & Sanitization	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Fountains Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Hot Tubs Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Electrical/Mechanical	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Chemicals	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Equipment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Contract Services	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Cleaning & Sanitization	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Hot Tubs Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ (3.49)	$ (4,300.91)	-2.06%	$ -	0.00%	$ (4,300.91)	$ -	0.00%	**Pool Profit**	$ (10.97)	$ (13,531.05)	-2.67%	$ -	0.00%	$ 13,531.05	$ -	0.00%
$ (4.45)	$ (5,490.50)	-2.63%	$ -	0.00%	$ (5,490.50)	$ -	0.00%	**Total Other Operating Department Profit**	$ (13.42)	$ (16,558.18)	-3.27%	$ -	0.00%	$ 16,558.18	$ -	0.00%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Admin & General								
								Admin Payroll Costs								
$ 22.82	$ 28,160.25	13.47%		0.00%	$ (28,160.25)	$ -	0.00%	Wages - Management	$ 49.75	$ 61,390.87	12.12%		0.00%	$ (61,390.87)	$ -	0.00%
$ 2.90	$ 3,574.63	1.71%		0.00%	$ (3,574.63)	$ -	0.00%	Wages - Staff	$ 6.38	$ 7,877.83	1.55%		0.00%	$ (7,877.83)	$ -	0.00%
$ 5.10	$ 6,294.46	3.01%		0.00%	$ (6,294.46)	$ -	0.00%	Wages - Security Staff	$ 11.04	$ 13,621.10	2.69%		0.00%	$ (13,621.10)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Admin Payroll Taxes	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Admin Employee Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 30.82	$ 38,029.34	18.19%	$ -	0.00%	$ (38,029.34)	$ -	0.00%	**Total Admin Payroll Costs**	$ 67.17	$ 82,889.80	16.36%	$ -	0.00%	$ (82,889.80)	$ -	0.00%
$ 30.82	$ 38,029.34	18.19%	$ -	0.00%	$ (38,029.34)	$ -	0.00%	**Total Admin Personnel Costs**	$ 67.17	$ 82,889.80	16.36%	$ -	0.00%	$ (82,889.80)	$ -	0.00%
								Admin Other Expenses								
$ 0.54	$ 666.27	0.32%		0.00%	$ (666.27)	$ -	0.00%	Operating Supplies	$ 0.59	$ 725.42	0.14%		0.00%	$ (725.42)	$ -	0.00%
$ 17.76	$ 21,909.85	10.48%		0.00%	$ (21,909.85)	$ 20,391.51	8.57%	Professional Fees	$ 23.54	$ 29,049.85	5.73%		0.00%	$ (29,049.85)	$ 33,473.04	7.17%
$ 0.13	$ 165.85	0.08%		0.00%	$ (165.85)	$ -	0.00%	Printing & Stationary	$ 2.72	$ 3,360.57	0.66%		0.00%	$ (3,360.57)	$ -	0.00%
$ 1.82	$ 2,250.00	1.08%		0.00%	$ (2,250.00)	$ -	0.00%	Training	$ 1.82	$ 2,250.00	0.44%		0.00%	$ (2,250.00)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Recruitment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 1.04	$ 1,286.05	0.62%		0.00%	$ (1,286.05)	$ 10,683.33	4.49%	Licenses & Permits	$ 1.47	$ 1,815.10	0.36%		0.00%	$ (1,815.10)	$ 10,997.78	2.36%
$ 0.71	$ 878.22	0.42%		0.00%	$ (878.22)	$ -	0.00%	Travel & Meals	$ 0.71	$ 878.22	0.17%		0.00%	$ (878.22)	$ -	0.00%
$ 0.23	$ 280.17	0.13%		0.00%	$ (280.17)	$ 623.40	0.26%	Employee Relations	$ 0.91	$ 1,124.74	0.22%		0.00%	$ (1,124.74)	$ 1,191.31	0.26%
$ 5.65	$ 6,973.22	3.34%		0.00%	$ (6,973.22)	$ 2,128.02	0.89%	Bank Fees	$ (3.69)	$ (4,552.46)	-0.90%		0.00%	$ 4,552.46	$ 11,790.56	2.53%
$ 0.10	$ 121.62	0.06%		0.00%	$ (121.62)	$ -	0.00%	Credit Card Fees	$ 11.18	$ 13,800.78	2.72%		0.00%	$ (13,800.78)	$ -	0.00%
$ 6.68	$ 8,243.18	3.94%		0.00%	$ (8,243.18)	$ 545.00	0.23%	Contract Services	$ 7.31	$ 9,022.65	1.78%		0.00%	$ (9,022.65)	$ 1,090.00	0.23%
$ 0.96	$ 1,180.27	0.56%		0.00%	$ (1,180.27)	$ -	0.00%	Charitable Contributions	$ 0.96	$ 1,180.27	0.23%		0.00%	$ (1,180.27)	$ -	0.00%
$ 1.07	$ 1,321.80	0.63%		0.00%	$ (1,321.80)	$ -	0.00%	Systems	$ 1.29	$ 1,596.80	0.32%		0.00%	$ (1,596.80)	$ -	0.00%
$ 0.72	$ 885.02	0.42%		0.00%	$ (885.02)	$ -	0.00%	Payroll Processing Fee	$ 2.57	$ 3,171.02	0.63%		0.00%	$ (3,171.02)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Chargebacks	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Uniforms	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	IT Hardware	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Miscellaneous	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 37.41	$ 46,161.52	22.09%	$ -	0.00%	$ (46,161.52)	$ 34,371.26	14.44%	**Total Admin Other Expenses**	$ 51.40	$ 63,422.96	12.52%	$ -	0.00%	$ (63,422.96)	$ 58,542.69	12.55%
$ 68.23	$ 84,190.86	40.28%	$ -	0.00%	$ (84,190.86)	$ 34,371.26	14.44%	**Total Admin Costs**	$ 118.57	$ 146,312.76	28.88%	$ -	0.00%	$ (146,312.76)	$ 58,542.69	12.55%

Cove Condominium Association, Inc. | The Cove of Lake Geneva
Split Income Statement/OC
As of 2/28/2026

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								Sales & Marketing Department								
								Payroll Costs S&M								
$ 3.94	$ 4,859.29	2.32%		0.00%	$ (4,859.29)	$ -	0.00%	Wages - Sales & Marketing	$ 8.39	$ 10,359.29	2.04%		0.00%	$ (10,359.29)	$ -	0.00%
$ 1.27	$ 1,572.01	0.75%		0.00%	$ (1,572.01)	$ 11,100.96	4.66%	Payroll Taxes	$ 2.68	$ 3,312.76	0.65%		0.00%	$ (3,312.76)	$ 20,764.48	4.45%
$ 0.02	$ 27.00	0.01%		0.00%	$ (27.00)	$ -	0.00%	Employee Benefits	$ 0.04	$ 47.25	0.01%		0.00%	$ (47.25)	$ -	0.00%
$ 5.23	$ 6,458.30	3.09%	$ -	0.00%	$ (6,458.30)	$ 11,100.96	4.66%	**Total S&M Payroll Costs**	$ 11.12	$ 13,719.30	2.71%	$ -	0.00%	$ (13,719.30)	$ 20,764.48	4.45%
$ 5.23	$ 6,458.30	3.09%	$ -	0.00%	$ (6,458.30)	$ 11,100.96	4.66%	**Total S&M Personnel Costs**	$ 11.12	$ 13,719.30	2.71%	$ -	0.00%	$ (13,719.30)	$ 20,764.48	4.45%
								Other Expenses - S&M								
$ 0.65	$ 802.90	0.38%		0.00%	$ (802.90)	$ 179.55	0.08%	Marketing Media	$ 6.59	$ 8,137.18	1.61%		0.00%	$ (8,137.18)	$ 359.10	0.08%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Tradeshows	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 1.22	$ 1,500.69	0.72%		0.00%	$ (1,500.69)	$ -	0.00%	Promotions	$ 2.80	$ 3,450.72	0.68%		0.00%	$ (3,450.72)	$ -	0.00%
$ 1.67	$ 2,061.05	0.99%		0.00%	$ (2,061.05)	$ -	0.00%	GDS Commissions & Fees	$ 3.64	$ 4,486.10	0.89%		0.00%	$ (4,486.10)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Operating Supplies	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Travel Expenses	$ 0.15	$ 189.71	0.04%		0.00%	$ (189.71)	$ -	0.00%
$ 2.58	$ 3,189.43	1.53%		0.00%	$ (3,189.43)	$ 5,304.66	2.23%	Cotnract Services	$ 6.51	$ 8,032.22	1.59%		0.00%	$ (8,032.22)	$ 5,304.66	1.14%
$ 0.80	$ 990.00	0.47%		0.00%	$ (990.00)	$ -	0.00%	Dues & Subscriptions	$ 0.80	$ 990.00	0.20%		0.00%	$ (990.00)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Printing & Stationary	$ 0.53	$ 651.43	0.13%		0.00%	$ (651.43)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	IT Hardware	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Uniforms	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 6.92	$ 8,544.07	4.09%	$ -	0.00%	$ (8,544.07)	$ 5,484.21	2.30%	**Total Other Expenses - S&M**	$ 21.02	$ 25,937.36	5.12%	$ -	0.00%	$ (25,937.36)	$ 5,663.76	1.21%
$ 12.16	$ 15,002.37	7.18%	$ -	0.00%	$ (15,002.37)	$ 16,585.17	6.97%	**Total S&M Costs**	$ 32.14	$ 39,656.66	7.83%	$ -	0.00%	$ (39,656.66)	$ 26,428.24	5.66%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Repairs & Maintenance								
								Repairs & Maintenance Payroll Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Wages - Repairs & Maintenance	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Payroll Taxes	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Employee Benefits	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Repairs & Maintenance Payroll Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Repairs & Maintenance Personnel Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
								Other Expenses - Repairs & Maintenance								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Building	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 2.24	$ 2,768.32	1.32%		0.00%	$ (2,768.32)	$ -	0.00%	HVAC	$ 2.79	$ 3,442.94	0.68%		0.00%	$ (3,442.94)	$ 2,768.32	0.59%
$ 1.02	$ 1,259.25	0.60%		0.00%	$ (1,259.25)	$ -	0.00%	Snow Removal	$ 3.23	$ 3,983.50	0.79%		0.00%	$ (3,983.50)	$ 1,259.25	0.27%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Electrical & Mechanical	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 3.33	$ 4,114.14	1.97%		0.00%	$ (4,114.14)	$ -	0.00%	Fire/Safety	$ 10.56	$ 13,033.99	2.57%		0.00%	$ (13,033.99)	$ 4,114.14	0.88%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	IT Hardware	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.35	$ 430.11	0.21%		0.00%	$ (430.11)	$ -	0.00%	Painting/Decorating	$ 0.35	$ 430.11	0.08%		0.00%	$ (430.11)	$ 430.11	0.09%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Light Bulbs	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Elevator	$ 0.99	$ 1,218.35	0.24%		0.00%	$ (1,218.35)	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Plumbing	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 3.17	$ 3,908.49	1.87%		0.00%	$ (3,908.49)	$ -	0.00%	Contract Services	$ 5.02	$ 6,200.62	1.22%		0.00%	$ (6,200.62)	$ 3,908.49	0.84%
$ 0.18	$ 225.00	0.11%		0.00%	$ (225.00)	$ -	0.00%	Pest Control	$ 0.65	$ 800.00	0.16%		0.00%	$ (800.00)	$ 225.00	0.05%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Uniforms	$ 1.27	$ 1,567.45	0.31%		0.00%	$ (1,567.45)	$ -	0.00%
$ 0.76	$ 941.80	0.45%		0.00%	$ (941.80)	$ 2,595.02	1.09%	Maintenance Supplies	$ 3.88	$ 4,783.10	0.94%		0.00%	$ (4,783.10)	$ 941.80	0.20%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Operating Supplies	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Grounds	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Equipment Rental	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Kitchen Equipment	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Sigange & Repair	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Flooring	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Systems	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Miscellaneous	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 11.06	$ 13,647.11	6.53%	$ -	0.00%	$ (13,647.11)	$ 2,595.02	1.09%	**Total Other Expenses Repairs & Maintenance**	$ 28.74	$ 35,460.06	7.00%	$ -	0.00%	$ (35,460.06)	$ 13,647.11	2.93%
$ 11.06	$ 13,647.11	6.53%	$ -	0.00%	$ (13,647.11)	$ 2,595.02	1.09%	**Total Repairs & Maintenance Costs**	$ 28.74	$ 35,460.06	7.00%	$ -	0.00%	$ (35,460.06)	$ 13,647.11	2.93%

Cove Condominium Association, Inc. | The Cove of Lake Geneva
Split Income Statement/OC
As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Utilities								
$ 10.56	$ 13,033.39	6.24%		0.00%	$ (13,033.39)	$ 11,975.44	5.03%	Electric Costs	$ 16.91	$ 20,861.18	4.12%		0.00%	$ (20,861.18)	$ 22,625.76	4.85%
$ 10.56	$ 13,033.39	6.24%	$ -	0.00%	$ (13,033.39)	$ 11,975.44	5.03%	**Total Electric Costs**	$ 16.91	$ 20,861.18	4.12%	$ -	0.00%	$ (20,861.18)	$ 22,625.76	4.85%
$ 4.72	$ 5,829.73	2.79%		0.00%	$ (5,829.73)	$ -	0.00%	Gas Costs	$ 8.90	$ 10,986.09	2.17%		0.00%	$ (10,986.09)	$ -	0.00%
$ 4.72	$ 5,829.73	2.79%	$ -	0.00%	$ (5,829.73)	$ -	0.00%	**Total Gas Costs**	$ 8.90	$ 10,986.09	2.17%	$ -	0.00%	$ (10,986.09)	$ -	0.00%
$ 3.83	$ 4,728.56	2.26%		0.00%	$ (4,728.56)	$ 1,489.71	0.63%	Water & Sewer Costs	$ 8.41	$ 10,373.60	2.05%		0.00%	$ (10,373.60)	$ 18,252.33	3.91%
$ 3.83	$ 4,728.56	2.26%	$ -	0.00%	$ (4,728.56)	$ 1,489.71	0.63%	**Total Water & Sewer Costs**	$ 8.41	$ 10,373.60	2.05%	$ -	0.00%	$ (10,373.60)	$ 18,252.33	3.91%
$ 1.24	$ 1,535.34	0.73%		0.00%	$ (1,535.34)	$ -	0.00%	Waste Removal Costs	$ 2.79	$ 3,446.83	0.68%		0.00%	$ (3,446.83)	$ -	0.00%
$ 1.24	$ 1,535.34	0.73%	$ -	0.00%	$ (1,535.34)	$ -	0.00%	**Total Waste Removal Costs**	$ 2.79	$ 3,446.83	0.68%	$ -	0.00%	$ (3,446.83)	$ -	0.00%
$ 20.36	$ 25,127.02	12.02%	$ -	0.00%	$ (25,127.02)	$ 13,465.15	5.66%	**Total Utilities Costs**	$ 37.01	$ 45,667.70	9.01%	$ -	0.00%	$ (45,667.70)	$ 40,878.09	8.76%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Fixed Expenses								
								Insurance Costs								
$ 12.38	$ 15,275.33	7.31%		0.00%	$ (15,275.33)	$ 5,753.95	2.42%	Property	$ 24.76	$ 30,550.66	6.03%		0.00%	$ (30,550.66)	$ 68,277.66	14.63%
$ 5.54	$ 6,833.97	3.27%		0.00%	$ (6,833.97)	$ -	0.00%	General Liability	$ 11.08	$ 13,667.94	2.70%		0.00%	$ (13,667.94)	$ -	0.00%
$ 0.18	$ 223.09	0.11%		0.00%	$ (223.09)	$ -	0.00%	Auto Coverage	$ 0.36	$ 446.18	0.09%		0.00%	$ (446.18)	$ -	0.00%
$ 2.54	$ 3,137.58	1.50%		0.00%	$ (3,137.58)	$ -	0.00%	Workers Compensation	$ 5.09	$ 6,275.16	1.24%		0.00%	$ (6,275.16)	$ -	0.00%
$ 0.04	$ 50.25	0.02%		0.00%	$ (50.25)	$ -	0.00%	Liquor Liability	$ 0.08	$ 100.50	0.02%		0.00%	$ (100.50)	$ -	0.00%
$ 1.27	$ 1,567.75	0.75%		0.00%	$ (1,567.75)	$ -	0.00%	Umbrella Coverage	$ 2.54	$ 3,135.50	0.62%		0.00%	$ (3,135.50)	$ -	0.00%
$ 21.95	$ 27,087.97	12.96%	$ -	0.00%	$ (27,087.97)	$ 5,753.95	2.42%	**Total Insurance Costs**	$ 43.90	$ 54,175.94	10.69%	$ -	0.00%	$ (54,175.94)	$ 68,277.66	14.63%
								Tax Costs								
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Tax Penalties & Interest	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%	**Total Tax Costs**	$ -	$ -	0.00%	$ -	0.00%	$ -	$ -	0.00%
$ 0.33	$ 411.94	0.20%		0.00%	$ (411.94)	$ -	0.00%	Interest Costs	$ 0.67	$ 823.88	0.16%		0.00%	$ (823.88)	$ -	0.00%
$ 0.33	$ 411.94	0.20%	$ -	0.00%	$ (411.94)	$ -	0.00%	**Total Interest Costs**	$ 0.67	$ 823.88	0.16%	$ -	0.00%	$ (823.88)	$ -	0.00%
$ 11.93	$ 14,726.95	7.05%		0.00%	$ (14,726.95)	$ 11,144.54	4.68%	Depreciation & Amortization Costs	$ 23.87	$ 29,453.90	5.81%		0.00%	$ (29,453.90)	$ 22,289.08	4.78%
$ 11.93	$ 14,726.95	7.05%	$ -	0.00%	$ (14,726.95)	$ 11,144.54	4.68%	**Total Depreciation & Amortization Costs**	$ 23.87	$ 29,453.90	5.81%	$ -	0.00%	$ (29,453.90)	$ 22,289.08	4.78%
$ 34.22	$ 42,226.86	20.20%	$ -	0.00%	$ (42,226.86)	$ 16,898.49	7.10%	**Total Fixed Expenses**	$ 68.44	$ 84,453.72	16.67%	$ -	0.00%	$ (84,453.72)	$ 90,566.74	19.41%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								Other Non-Operating Income/Expenses								
$ (0.59)	$ (730.27)	-0.35%		0.00%	$ 730.27	$ -	0.00%	Other Non-Operating Income/Expenses	$ (53.39)	$ (65,877.77)	-13.00%		0.00%	$ 65,877.77	$ -	0.00%
$ (0.59)	$ (730.27)	-0.35%	$ -	0.00%	$ 730.27	$ -	0.00%	**Total Other Non-Operating Income/Expenses**	$ (53.39)	$ (65,877.77)	-13.00%	$ -	0.00%	$ 65,877.77	$ -	0.00%

Cove Condominium Association, Inc. | The Cove of Lake Geneva

Split Income Statement/OC

As of 2/28/2026

CM POR	CM Act	%	CM Bud	%	Var	CM Last Year	%		CY POR	CY Act	%	CY Bud	%	Var	CY Last Year	%
								HOA Income/Expenses								
								HOA Income Items								
$ 29.23	$ 36,068.07	17.26%		0.00%	$ 36,068.07	$ 155,400.00	65.27%	HOA Dues Income	$ 43.18	$ 53,286.88	10.52%		0.00%	$ 53,286.88	$ 307,025.00	65.81%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Reserve Income	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 0.54	$ 670.00	0.32%		0.00%	$ 670.00	$ -	0.00%	Owner Housekeeping Fee	$ 1.19	$ 1,470.00	0.29%		0.00%	$ 1,470.00	$ -	0.00%
$ 29.77	$ 36,738.07	17.58%		0.00%	$ 36,738.07	$ 155,400.00	65.27%	**Total HOA Income Items**	$ 44.37	$ 54,756.88	10.81%		0.00%	$ 54,756.88	$ 307,025.00	65.81%
								HOA Revenue Share								
$ 29.63	$ 36,560.54	17.49%		0.00%	$ (36,560.54)	$ 126,651.72	53.20%	Owner Revenue Distribution Expense	$ 29.63	$ 36,560.54	7.22%		0.00%	$ (36,560.54)	$ 245,131.99	52.54%
$ -	$ -	0.00%		0.00%	$ -	$ (4,170.00)	-1.75%	Maintenance Fees	$ (0.47)	$ (581.53)	-0.11%		0.00%	$ 581.53	$ (8,300.00)	-1.78%
$ (0.11)	$ (141.26)	-0.07%		0.00%	$ 141.26	$ -	0.00%	Booking Fee Dues	$ (0.11)	$ (141.26)	-0.03%		0.00%	$ 141.26	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Credit Card Fee Dues	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Hotel Share	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 29.51	$ 36,419.28	17.42%		0.00%	$ (36,419.28)	$ 122,481.72	51.45%	**Total HOA Revenue Share**	$ 29.04	$ 35,837.75	7.07%		0.00%	$ (35,837.75)	$ 236,831.99	50.76%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	Reserve Expenditures	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%	**Total Reserve Expenditures**	$ -	$ -	0.00%		0.00%	$ -	$ -	0.00%
$ 59.28	$ 73,157.35	35.00%		0.00%	$ 73,157.35	$ 277,881.72	116.72%	**Total HOA Profit**	$ 73.42	$ 90,594.63	17.88%		0.00%	$ 90,594.63	$ 543,856.99	116.57%

The Cove of Lake Geneva Condo Association

Statement of Cash Flows

February 2026

Account Name	Total
OPERATING ACTIVITIES	
Net Income	-149,423.68
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1200.10 Accounts Receivable:Guest Ledger	-509.76
1200.20 Accounts Receivable:AR Ledger	3,080.97
1301 Other Current Assets:Lodgical Clearing (deleted)	-448.46
1305.10 Other Current Assets:Inventory:Inventory Alcohol	1,026.20
1305.20 Other Current Assets:Inventory:Inventory Brew Cafe	-22.35
1305.30 Other Current Assets:Inventory:Inventory Gift Shops	407.73
1305.40 Other Current Assets:Inventory:Inventory Linen & Terry	0.00
1350 Other Current Assets:Prepaid Expenses	32,913.31
1515.20 Vehicles:Vehicles - Accumulated Depreciation	1,226.41
2000 Accounts Payable	7,992.52
2025 Other Current Liabilities (deleted)	-2,204.80
2100 Sales Tax Payable	547.70
2100.10 Sales Tax Payable:State Tax	-3,439.16
2100.20 Sales Tax Payable:County Tax	-336.69
2100.30 Sales Tax Payable:Room Tax	-4,205.99
2100.40 Sales Tax Payable:POS Sales Tax	242.76
2200.10 Payroll Liabilities:Tips Payable	128.00
2200.20 Payroll Liabilities:Accrued Payroll	784.49
2400.10 Guest & Hospitality Liabilities:Advance Deposits	124,507.34
2400.20 Guest & Hospitality Liabilities:Gift Certificates - Hotel	-500.00
2500.20 HOA Liabilities:Owners FF&E Liability	1,000.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	**$162,190.22**
Net cash provided by operating activities	**$12,766.54**
INVESTING ACTIVITIES	
1500.20 Land & Land Improvements:Accum Depr Land & Land Improvement	43.86
1510.20 Building & Building Improvements:Building Improvements - Cost	-1,603,004.87
1510.30 Building & Building Improvements:Accum Depr Bldg & Bldg Improvement	12,391.29

The Cove of Lake Geneva Condo Association

Statement of Cash Flows

February 2026

Account Name	Total
1520.10 Furniture Fixtures & Equipment:Furniture Fixtures & Equipment - Cost	-75,182.00
1520.20 Furniture Fixtures & Equipment:Accum Depr Furniture Fixtures & Equipment	197,383.19
1530.20.1 Electronic Equipment & Software:Software - Cost:PMS System - Cost	-20,704.93
Net cash provided by investing activities	**-$1,489,073.46**
FINANCING ACTIVITIES	
2800.10 Long-Term Debt:Ford Credit - Truck Loan	-823.36
3100.10 Total Owner Equity:Owner's Equity	1,417,668.20
Opening Balance Equity	45,719.45
Net cash provided by financing activities	**$1,462,564.29**
NET CASH INCREASE FOR PERIOD	-$13,742.63
Cash at beginning of period	**$567,858.49**
CASH AT END OF PERIOD	$554,115.86

The Cove of Lake Geneva Condo Association

Balance Sheet

As of Feb 28, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1010 Cash - Operating xx2891	70,210.85
1020 Cash - Owner Funds xx0541	237,418.68
1030 Cash - Savings xx6477	263,384.07
Total for Bank Accounts	**$571,013.60**
Accounts Receivable	
1200 Accounts Receivable	$0.00
1200.10 Guest Ledger	3,200.85
1200.20 AR Ledger	36,458.74
Total for 1200 Accounts Receivable	**$39,659.59**
Total for Accounts Receivable	**$39,659.59**
Other Current Assets	
1250 Undeposited Funds	-16,897.74
1300 Other Current Assets	
1301 Lodgical Clearing (deleted)	548.47
1305 Inventory	
1305.10 Inventory Alcohol	17,181.15
1305.20 Inventory Brew Cafe	1,990.13
1305.30 Inventory Gift Shops	6,821.64
1305.40 Inventory Linen & Terry	140,795.53
Total for 1305 Inventory	**$166,788.45**
1350 Prepaid Expenses	59,134.21
1360 Utility Deposits	0.00
Total for 1300 Other Current Assets	**$226,471.13**
Total for Other Current Assets	**$209,573.39**
Total for Current Assets	**$820,246.58**

The Cove of Lake Geneva Condo Association

Balance Sheet

As of Feb 28, 2026

	Total
Fixed Assets	
1500 Land & Land Improvements	
1500.10 Land Improvements - Cost	7,895.00
1500.20 Accum Depr Land & Land Improvement	-4,386.07
Total for 1500 Land & Land Improvements	**$3,508.93**
1510 Building & Building Improvements	
1510.10 Building - Cost	2,354,541.00
1510.20 Building Improvements - Cost	2,969,394.52
1510.30 Accum Depr Bldg & Bldg Improvement	-1,969,539.56
Total for 1510 Building & Building Improvements	**$3,354,395.96**
1515 Vehicles	
1515.10 Vehicles - Cost	73,584.45
1515.20 Vehicles - Accumulated Depreciation	-3,679.24
Total for 1515 Vehicles	**$69,905.21**
1520 Furniture Fixtures & Equipment	
1520.10 Furniture Fixtures & Equipment - Cost	390,220.87
1520.20 Accum Depr Furniture Fixtures & Equipment	-483,434.54
Total for 1520 Furniture Fixtures & Equipment	**-$93,213.67**
1530 Electronic Equipment & Software	
1530.10 Computer Equipment - Cost	30,302.44
1530.20 Software - Cost	
1530.20.1 PMS System - Cost	26,795.93
Total for 1530.20 Software - Cost	**$26,795.93**
1530.30 Accum Depr Electronic Equipment & Software	-30,302.44
Total for 1530 Electronic Equipment & Software	**$26,795.93**
Total for Fixed Assets	**$3,361,392.36**
Total for Assets	**$4,181,638.94**

The Cove of Lake Geneva Condo Association

Balance Sheet

As of Feb 28, 2026

	Total
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	167,854.24
Total for Accounts Payable	**$167,854.24**
Other Current Liabilities	
2100 Sales Tax Payable	$2,472.50
2100.10 State Tax	7,544.42
2100.20 County Tax	771.06
2100.30 Room Tax	9,952.11
2100.40 POS Sales Tax	667.31
Total for 2100 Sales Tax Payable	**$21,407.40**
2200 Payroll Liabilities	$0.00
2200.10 Tips Payable	369.50
2200.20 Accrued Payroll	45,304.95
Total for 2200 Payroll Liabilities	**$45,674.45**
2300 Other Current Liabilities	
2300.10 Accrued Expenses	0.00
2300.20 Current Portion of LT Debt	10,537.00
Total for 2300 Other Current Liabilities	**$10,537.00**
2400 Guest & Hospitality Liabilities	
2400.10 Advance Deposits	603,941.33
2400.20 Gift Certificates - Hotel	91,393.11
2400.30 Deferred Revenue	0.00
Total for 2400 Guest & Hospitality Liabilities	**$695,334.44**
2500 HOA Liabilities	
2500.10 Owner Revenue Payable	-21,363.21
2500.20 Owners FF&E Liability	238,293.43

The Cove of Lake Geneva Condo Association

Balance Sheet

As of Feb 28, 2026

	Total
Total for 2500 HOA Liabilities	**$216,930.22**
Total for Other Current Liabilities	**$989,883.51**
Total for Current Liabilities	**$1,157,737.75**
Long-term Liabilities	
2800 Long-Term Debt	$0.00
2800.10 Ford Credit - Truck Loan	58,337.56
2800.20 Less Current Portion of LT Debt	-10,537.00
Total for 2800 Long-Term Debt	**$47,800.56**
Total for Long-term Liabilities	**$47,800.56**
Total for Liabilities	**$1,205,538.31**
Equity	
3100 Total Owner Equity	
3100.10 Owner’s Equity	3,383,683.78
Total for 3100 Total Owner Equity	**$3,383,683.78**
Opening Balance Equity	45,719.45
3010 Retained Earnings	-307,482.64
Net Income	-145,819.96
Total for Equity	**$2,976,100.63**
Total for Liabilities and Equity	**$4,181,638.94**