



Financial Report Package

July 2026

Prepared for

**MLTH1 Marsh Landing Townhouse Condo Assoc,
Inc.**

KPG Accounting Services, Inc.

	Current Balance at 7/31/2026	Prior Month Balance at 06/30/2026	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 3816	\$ 62,415.98	\$ 48,958.63	\$ 13,457.35
Total OPERATING:	\$ 62,415.98	\$ 48,958.63	\$ 13,457.35
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 51.22	\$ -	\$ 51.22
14-1562-00-00 PPD INS	38,358.49	46,936.65	(8,578.16)
Total CURRENT ASSETS:	\$ 38,409.71	\$ 46,936.65	\$ (8,526.94)
Total Assets:	\$ 100,825.69	\$ 95,895.28	\$ 4,930.41
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 2,701.52	\$ (2,701.52)
20-2001-00-00 Insurance Loan Payable	27,570.64	36,765.86	(9,195.22)
20-2015-00-00 PPD Maint Fees	-	20,924.78	(20,924.78)
30-3900-00-00 Retained Earnings	\$ 16,963.50	\$ 16,963.50	\$ -
Net Income / (Loss)	\$ 56,291.55	\$ 18,539.62	\$ 37,751.93
Total Liabilities & Equity:	\$ 100,825.69	\$ 95,895.28	\$ 4,930.41

	Current Balance at 7/31/2026	Prior Month Balance at 06/30/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 2234	\$ 169,954.70	\$ 159,327.67	\$ 10,627.03
Total RESERVES:	\$ 169,954.70	\$ 159,327.67	\$ 10,627.03
LOAN RECEIVABLE			
18-1890-00-00 Loan Receivable	\$ 38,293.78	\$ 39,193.62	\$ (899.84)
Total LOAN RECEIVABLE:	\$ 38,293.78	\$ 39,193.62	\$ (899.84)
Total Assets:	\$ 208,248.48	\$ 198,521.29	\$ 9,727.19
Liabilities & Equity			
RESERVE LIABILITY			
24-4410-00-00 VNB Loan 3/15/30 5%	\$ 38,293.78	\$ 39,193.62	\$ (899.84)
Total RESERVE LIABILITY:	\$ 38,293.78	\$ 39,193.62	\$ (899.84)
RESERVE EQUITY			
25-4411-00-00 RSV Driveway/Walkway Replacement	\$ 10,874.75	\$ 10,746.25	\$ 128.50
25-4419-00-00 Roof Replacement	164,682.76	155,528.76	9,154.00
25-4420-00-00 RSV Painting	1,938.75	1,292.50	646.25
25-4426-00-00 RSV General	(10,555.54)	(10,555.54)	-
25-4446-00-00 Driveway Repairs/Sealing	664.50	332.25	332.25
25-4449-00-00 Unallocated Interest	2,349.48	1,983.45	366.03
Total RESERVE EQUITY:	\$ 169,954.70	\$ 159,327.67	\$ 10,627.03
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 208,248.48	\$ 198,521.29	\$ 9,727.19

Balance Sheet

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
End Date: 07/31/2026

Date: 8/7/2026

Time: 10:30 am

Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 3816 \$62,415.98

Total OPERATING:

\$62,415.98

RESERVES

12-1210-00-00 VNB RSV 2234 169,954.70

Total RESERVES:

\$169,954.70

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 51.22

14-1562-00-00 PPD INS 38,358.49

Total CURRENT ASSETS:

\$38,409.71

LOAN RECEIVABLE

18-1890-00-00 Loan Receivable 38,293.78

Total LOAN RECEIVABLE:

\$38,293.78

Total Assets:

\$309,074.17

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 27,570.64

RESERVE LIABILITY

24-4410-00-00 VNB Loan 3/15/30 5% 38,293.78

Total RESERVE LIABILITY:

\$38,293.78

RESERVE EQUITY

25-4411-00-00 RSV Driveway/Walkway Replacement 10,874.75

25-4419-00-00 Roof Replacement 164,682.76

25-4420-00-00 RSV Painting 1,938.75

25-4426-00-00 RSV General (10,555.54)

25-4446-00-00 Driveway Repairs/Sealing 664.50

25-4449-00-00 Unallocated Interest 2,349.48

Total RESERVE EQUITY:

\$169,954.70

30-3900-00-00 Retained Earnings 16,963.50

Net Income Gain / Loss 56,291.55

\$56,291.55

Total Liabilities & Equity:

\$309,074.17

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$62,928.00	\$62,922.75	\$5.25	\$188,784.00	\$188,768.25	\$15.75	\$251,691.00
4005-00-00 Application Fees	-	-	-	400.00	-	400.00	-
4025-00-00 Late Fees	33.22	-	33.22	124.44	-	124.44	-
4028-00-00 Returned Check Charges	-	-	-	25.00	-	25.00	-
Total INCOME	\$62,961.22	\$62,922.75	\$38.47	\$189,333.44	\$188,768.25	\$565.19	\$251,691.00
Total OPERATING INCOME	\$62,961.22	\$62,922.75	\$38.47	\$189,333.44	\$188,768.25	\$565.19	\$251,691.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	689.50	716.08	26.58	4,826.98	5,012.56	185.58	8,593.00
5110-00-00 Accounting Services	283.25	283.25	-	2,572.75	1,982.75	(590.00)	3,399.00
5160-00-00 Legal Expenses	-	24.58	24.58	-	172.06	172.06	295.00
5185-00-00 Appraisal	-	26.67	26.67	-	186.69	186.69	320.00
Total PROFESSIONAL FEES	\$972.75	\$1,050.58	\$77.83	\$7,399.73	\$7,354.06	(\$45.67)	\$12,607.00
ADMIN							
5400-00-00 Office Supplies	12.02	208.33	196.31	1,007.74	1,458.31	450.57	2,500.00
5465-00-00 Corp Annual Report	-	19.50	19.50	61.25	136.50	75.25	234.00
5901-00-00 Loan Repayment	1,062.80	1,062.83	0.03	7,439.60	7,439.81	0.21	12,754.00
Total ADMIN	\$1,074.82	\$1,290.66	\$215.84	\$8,508.59	\$9,034.62	\$526.03	\$15,488.00
INSURANCE							
5850-00-00 INS - Expense	4,804.50	5,023.58	219.08	33,658.21	35,165.06	1,506.85	60,283.00
5852-00-00 INS - Flood	3,773.66	3,958.08	184.42	24,911.01	27,706.56	2,795.55	47,497.00
Total INSURANCE	\$8,578.16	\$8,981.66	\$403.50	\$58,569.22	\$62,871.62	\$4,302.40	\$107,780.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	2,017.85	2,250.00	232.15	15,517.70	15,750.00	232.30	27,000.00
6045-00-00 Irrigation Water	781.64	350.00	(431.64)	951.03	2,450.00	1,498.97	4,200.00
Total UTILITIES	\$2,799.49	\$2,600.00	(\$199.49)	\$16,468.73	\$18,200.00	\$1,731.27	\$31,200.00
MAINTENANCE							
6010-00-00 Repair / Maint	-	250.00	250.00	1,176.36	1,750.00	573.64	3,000.00
6012-00-00 Roof Maintenance	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
6013-00-00 Gutter Cleaning	-	41.67	41.67	-	291.69	291.69	500.00
6014-00-00 Contingency	-	516.67	516.67	225.00	3,616.69	3,391.69	6,200.00
6020-00-00 Fire Extinguisher Service	-	54.17	54.17	-	379.19	379.19	650.00
Total MAINTENANCE	\$-	\$1,162.51	\$1,162.51	\$1,401.36	\$8,137.57	\$6,736.21	\$13,950.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	1,250.00	1,337.50	87.50	8,625.00	9,362.50	737.50	16,050.00
6110-00-00 Irrigation Repairs/Service	-	183.33	183.33	250.00	1,283.31	1,033.31	2,200.00
6120-00-00 Tree & Shrub Trimming	-	175.00	175.00	-	1,225.00	1,225.00	2,100.00
6130-00-00 Mulch/Pine Straw	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	175.00	175.00	300.00
6136-00-00 Landscape Long Term	-	456.00	456.00	-	3,192.00	3,192.00	5,472.00
6200-00-00 Pest Control - Grounds	273.07	125.00	(148.07)	1,036.26	875.00	(161.26)	1,500.00
Total LANDSCAPING/GROUNDS	\$1,523.07	\$2,468.50	\$945.43	\$9,911.26	\$17,279.50	\$7,368.24	\$29,622.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	10,261.00	10,261.00	-	30,783.00	30,783.00	-	41,044.00
Total RESERVE TRANSFER	\$10,261.00	\$10,261.00	\$-	\$30,783.00	\$30,783.00	\$0.00	\$41,044.00
Total OPERATING EXPENSE	\$25,209.29	\$27,814.91	\$2,605.62	\$133,041.89	\$153,660.37	\$20,618.48	\$251,691.00
Net Income:	\$37,751.93	\$35,107.84	\$2,644.09	\$56,291.55	\$35,107.88	\$21,183.67	\$0.00

Income Statement Summary - Operating
MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
Fiscal Period: July 2026

Date: 8/7/2026
Time: 10:31 am
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
INCOME													
4000-00-00 Quarterly Assessments	\$62,928.00	\$ -	\$ -	\$62,928.00	\$ -	\$ -	\$62,928.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,784.00
4005-00-00 Application Fees	200.00	-	-	-	200.00	-	-	-	-	-	-	-	400.00
4025-00-00 Late Fees	40.00	-	-	51.22	-	-	33.22	-	-	-	-	-	124.44
4028-00-00 Returned Check Charges	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00
Total INCOME	63,193.00	-	-	62,979.22	200.00	-	62,961.22	-	-	-	-	-	189,333.44
Total OPERATING INCOME	63,193.00	-	-	62,979.22	200.00	-	62,961.22	-	-	-	-	-	189,333.44
OPERATING EXPENSE													
PROFESSIONAL FEES													
5000-00-00 Management Fees	689.58	689.58	689.58	689.58	689.58	689.58	689.50	-	-	-	-	-	4,826.98
5110-00-00 Accounting Services	283.25	578.25	578.25	283.25	283.25	283.25	283.25	-	-	-	-	-	2,572.75
Total PROFESSIONAL FEES	972.83	1,267.83	1,267.83	972.83	972.83	972.83	972.75	-	-	-	-	-	7,399.73
ADMIN													
5400-00-00 Office Supplies	49.64	147.61	685.73	14.06	12.54	86.14	12.02	-	-	-	-	-	1,007.74
5465-00-00 Corp Annual Report	-	-	61.25	-	-	-	-	-	-	-	-	-	61.25
5901-00-00 Loan Repayment	1,062.80	1,062.80	1,062.80	1,062.80	1,062.80	1,062.80	1,062.80	-	-	-	-	-	7,439.60
Total ADMIN	1,112.44	1,210.41	1,809.78	1,076.86	1,075.34	1,148.94	1,074.82	-	-	-	-	-	8,508.59
INSURANCE													
5850-00-00 INS - Expense	4,827.75	4,827.75	4,794.81	4,794.40	4,804.50	4,804.50	4,804.50	-	-	-	-	-	33,658.21
5852-00-00 INS - Flood	3,756.24	3,756.24	2,859.21	3,218.34	3,773.66	3,773.66	3,773.66	-	-	-	-	-	24,911.01
Total INSURANCE	8,583.99	8,583.99	7,654.02	8,012.74	8,578.16	8,578.16	8,578.16	-	-	-	-	-	58,569.22
UTILITIES													
6040-00-00 Water/Sewer/Trash	2,197.15	2,253.02	2,401.49	2,288.91	2,228.01	2,131.27	2,017.85	-	-	-	-	-	15,517.70
6045-00-00 Irrigation Water	-	100.79	23.93	20.25	12.40	12.02	781.64	-	-	-	-	-	951.03
Total UTILITIES	2,197.15	2,353.81	2,425.42	2,309.16	2,240.41	2,143.29	2,799.49	-	-	-	-	-	16,468.73
MAINTENANCE													
6010-00-00 Repair / Maint	-	-	-	240.36	-	936.00	-	-	-	-	-	-	1,176.36
6014-00-00 Contingency	-	-	225.00	-	-	-	-	-	-	-	-	-	225.00
Total MAINTENANCE	-	-	225.00	240.36	-	936.00	-	-	-	-	-	-	1,401.36
LANDSCAPING/GROUNDS													
6100-00-00 Landscape	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,750.00	1,250.00	-	-	-	-	-	8,625.00
6110-00-00 Irrigation Repairs/Service	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
6200-00-00 Pest Control - Grounds	-	490.12	273.07	-	-	-	273.07	-	-	-	-	-	1,036.26
Total LANDSCAPING/GROUNDS	1,125.00	1,865.12	1,398.07	1,125.00	1,125.00	1,750.00	1,523.07	-	-	-	-	-	9,911.26



Income Statement Summary - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Fiscal Period: July 2026

Date: 8/7/2026

Time: 10:31 am

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE TRANSFER													
9010-00-00 Reserve Contribution	\$10,261.00	\$-	\$-	\$10,261.00	\$-	\$-	\$10,261.00	\$-	\$-	\$-	\$-	\$-	\$30,783.00
Total RESERVE TRANSFER	10,261.00	-	-	10,261.00	-	-	10,261.00	-	-	-	-	-	30,783.00
Total OPERATING EXPENSE	24,252.41	15,281.16	14,780.12	23,997.95	13,991.74	15,529.22	25,209.29	-	-	-	-	-	133,041.89
Net Income:	38,940.59	(15,281.16)	(14,780.12)	38,981.27	(13,791.74)	(15,529.22)	37,751.93	-	-	-	-	-	56,291.55

Income Statement Summary 5 year
MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
Through: July 2026

Date: 8/7/2026
Time: 10:31 am
Page: 1

Account	2022	2023	2024	2025	2026	Total
OPERATING INCOME						
INCOME						
4000-00-00 Quarterly Assessments	\$ 164,335	\$ 179,956	\$ 241,726	\$ 251,712	\$ 188,784	\$ 1,026,513
4005-00-00 Application Fees	500	100	300	400	400	1,700
4025-00-00 Late Fees	61	175	270	154	124	783
4028-00-00 Returned Check Charges	-	-	-	-	25	25
4057-00-00 Rental Application Fees	-	-	-	(100)	-	(100)
Total INCOME	164,896	180,231	242,296	252,166	189,333	1,028,921
Total OPERATING INCOME	164,896	180,231	242,296	252,166	189,333	1,028,921
OPERATING EXPENSE						
PROFESSIONAL FEES						
5000-00-00 Management Fees	3,000	5,880	8,100	8,034	4,827	29,841
5110-00-00 Accounting Services	3,260	3,395	3,535	3,595	2,573	16,358
5160-00-00 Legal Expenses	-	-	1,500	868	-	2,368
Total PROFESSIONAL FEES	6,260	9,275	13,135	12,497	7,400	48,566
ADMIN						
5400-00-00 Office Supplies	414	797	1,624	2,973	1,008	6,815
5465-00-00 Corp Annual Report	364	76	144	349	61	994
5901-00-00 Loan Repayment	-	-	4,251	12,754	7,440	24,444
5975-00-00 Contingency	633	-	-	-	-	633
Total ADMIN	1,411	873	6,019	16,076	8,509	32,887
INSURANCE						
5850-00-00 INS - Expense	36,853	53,882	75,174	69,347	33,658	268,915
5852-00-00 INS - Flood	27,932	35,192	44,435	46,517	24,911	178,988
Total INSURANCE	64,785	89,075	119,609	115,864	58,569	447,902
UTILITIES						
6040-00-00 Water/Sewer/Trash	26,352	24,326	25,181	25,002	15,518	116,378
6045-00-00 Irrigation Water	2,107	2,899	3,530	3,941	951	13,429
Total UTILITIES	28,459	27,225	28,711	28,943	16,469	129,807
MAINTENANCE						
6010-00-00 Repair / Maint	3,665	21,697	6,682	6,924	1,176	40,144
6014-00-00 Contingency	-	-	-	-	225	225
6020-00-00 Fire Extinguisher Service	(2,717)	-	498	618	-	(1,601)
Total MAINTENANCE	948	21,697	7,181	7,541	1,401	38,768
LANDSCAPING/GROUNDS						
6100-00-00 Landscape	14,940	13,999	12,375	15,120	8,625	65,059
6110-00-00 Irrigation Repairs/Service	245	5,520	-	250	250	6,265
6120-00-00 Tree & Shrub Trimming	1,640	750	1,890	1,575	-	5,855
6130-00-00 Mulch/Pine Straw	3,206	1,350	3,080	1,540	-	9,176
6135-00-00 Sod/Plants Replacement	1,072	3,375	-	-	-	4,447
6200-00-00 Pest Control - Grounds	1,190	1,714	1,537	1,583	1,036	7,060
Total LANDSCAPING/GROUNDS	22,293	26,708	18,882	20,068	9,911	97,862
RESERVE TRANSFER						
9010-00-00 Reserve Contribution	38,854	39,405	48,922	36,715	30,783	194,679
Total RESERVE TRANSFER	38,854	39,405	48,922	36,715	30,783	194,679



Income Statement Summary 5 year
 MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
 Through: July 2026

Date: 8/7/2026
 Time: 10:31 am
 Page: 2

Account	2022	2023	2024	2025	2026	Total
HURRICANE IAN						
9998-00-00 Hurricane Ian-Wind/Storm	\$-	\$825	\$-	\$-	\$-	\$825
9999-00-00 Hurricane Ian	-	31	-	-	-	31
Total HURRICANE IAN	-	856	-	-	-	856
Total OPERATING EXPENSE	163,010	215,113	242,459	237,704	133,042	991,328
Net Income:	1,885	(34,882)	(164)	14,462	56,292	37,593