

Financial Report Package

October 2026

Prepared for

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

KPG Accounting Services, Inc.

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KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

End Date: 10/31/2026

Date:	**11/9/2026**
Time:	**1:17 pm**
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		Current Balance at 10/31/2026	Prior Month Balance at 09/30/2026	Change
Assets				
OPERATING				
10-1010-00-00	VNB OP 3816	$ 67,745.10	$ 51,651.80	$ 16,093.30
Total OPERATING:		**$ 67,745.10**	**$ 51,651.80**	**$ 16,093.30**
CURRENT ASSETS				
14-1562-00-00	PPD INS	$ 13,116.01	$ 21,202.17	$ (8,086.16)
Total CURRENT ASSETS:		**$ 13,116.01**	**$ 21,202.17**	**$ (8,086.16)**
Total Assets:		**$ 80,861.11**	**$ 72,853.97**	**$ 8,007.14**
Liabilities & Equity				
20-2000-00-00	Accounts Payable	$ -	$ 1,250.00	$ (1,250.00)
20-2001-00-00	Insurance Loan Payable	-	9,195.20	(9,195.20)
20-2015-00-00	PPD Maint Fees	-	19,228.00	(19,228.00)
30-3900-00-00	Retained Earnings	$ 16,963.50	$ 16,963.50	$ -
Net Income / (Loss)		**$ 63,897.61**	**$ 26,217.27**	**$ 37,680.34**
Total Liabilities & Equity:		**$ 80,861.11**	**$ 72,853.97**	**$ 8,007.14**

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		Current Balance at 10/31/2026	Prior Month Balance at 09/30/2026	Change
Assets				
RESERVES				
12-1210-00-00	VNB RSV 2234	$ 177,730.10	$ 167,086.66	$ 10,643.44
Total RESERVES:		**$ 177,730.10**	**$ 167,086.66**	**$ 10,643.44**
LOAN RECEIVABLE				
18-1890-00-00	Loan Receivable	$ 35,582.27	$ 36,493.36	$ (911.09)
Total LOAN RECEIVABLE:		**$ 35,582.27**	**$ 36,493.36**	**$ (911.09)**
Total Assets:		**$ 213,312.37**	**$ 203,580.02**	**$ 9,732.35**
Liabilities & Equity				
RESERVE LIABILITY				
24-4410-00-00	VNB Loan 3/15/30 5%	$ 35,582.27	$ 36,493.36	$ (911.09)
Total RESERVE LIABILITY:		**$ 35,582.27**	**$ 36,493.36**	**$ (911.09)**
RESERVE EQUITY				
25-4411-00-00	RSV Driveway/Walkway Replacement	$ 11,003.25	$ 10,874.75	$ 128.50
25-4419-00-00	Roof Replacement	170,236.76	161,082.76	9,154.00
25-4420-00-00	RSV Painting	2,585.00	1,938.75	646.25
25-4426-00-00	RSV General	(10,555.54)	(10,555.54)	-
25-4446-00-00	Driveway Repairs/Sealing	996.75	664.50	332.25
25-4449-00-00	Unallocated Interest	3,463.88	3,081.44	382.44
Total RESERVE EQUITY:		**$ 177,730.10**	**$ 167,086.66**	**$ 10,643.44**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 213,312.37**	**$ 203,580.02**	**$ 9,732.35**

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Assets			
OPERATING			
10-1010-00-00	VNB OP 3816	$67,745.10	
Total OPERATING:			$67,745.10
RESERVES			
12-1210-00-00	VNB RSV 2234	177,730.10	
Total RESERVES:			$177,730.10
CURRENT ASSETS			
14-1562-00-00	PPD INS	13,116.01	
Total CURRENT ASSETS:			$13,116.01
LOAN RECEIVABLE			
18-1890-00-00	Loan Receivable	35,582.27	
Total LOAN RECEIVABLE:			$35,582.27
Total Assets:			**$294,173.48**
Liabilities & Equity			
RESERVE LIABILITY			
24-4410-00-00	VNB Loan 3/15/30 5%	35,582.27	
Total RESERVE LIABILITY:			$35,582.27
RESERVE EQUITY			
25-4411-00-00	RSV Driveway/Walkway Replacement	11,003.25	
25-4419-00-00	Roof Replacement	170,236.76	
25-4420-00-00	RSV Painting	2,585.00	
25-4426-00-00	RSV General	(10,555.54)	
25-4446-00-00	Driveway Repairs/Sealing	996.75	
25-4449-00-00	Unallocated Interest	3,463.88	
Total RESERVE EQUITY:			$177,730.10
30-3900-00-00	Retained Earnings	16,963.50	
	Net Income Gain / Loss	63,897.61	
			$63,897.61
Total Liabilities & Equity:			**$294,173.48**

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KPG Accounting Services, Inc.

Income Statement - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

10/01/2026 to 10/31/2026

Date: 11/9/2026
Time: 1:17 pm
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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	$62,928.00	$62,922.75	$5.25	$251,712.00	$251,691.00	$21.00	$251,691.00
4005-00-00 Application Fees	-	-	-	400.00	-	400.00	-
4025-00-00 Late Fees	-	-	-	124.44	-	124.44	-
4028-00-00 Returned Check Charges	-	-	-	25.00	-	25.00	-
Total INCOME	$62,928.00	$62,922.75	$5.25	$252,261.44	$251,691.00	$570.44	$251,691.00
Total OPERATING INCOME	**$62,928.00**	**$62,922.75**	**$5.25**	**$252,261.44**	**$251,691.00**	**$570.44**	**$251,691.00**
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	689.58	716.08	26.50	6,895.72	7,160.80	265.08	8,593.00
5110-00-00 Accounting Services	283.25	283.25	-	3,422.50	2,832.50	(590.00)	3,399.00
5160-00-00 Legal Expenses	-	24.58	24.58	-	245.80	245.80	295.00
5185-00-00 Appraisal	320.00	26.67	(293.33)	320.00	266.70	(53.30)	320.00
Total PROFESSIONAL FEES	$1,292.83	$1,050.58	($242.25)	$10,638.22	$10,505.80	($132.42)	$12,607.00
ADMIN							
5400-00-00 Office Supplies	37.37	208.33	170.96	1,116.05	2,083.30	967.25	2,500.00
5465-00-00 Corp Annual Report	-	19.50	19.50	61.25	195.00	133.75	234.00
5901-00-00 Loan Repayment	1,062.80	1,062.83	0.03	10,628.00	10,628.30	0.30	12,754.00
Total ADMIN	$1,100.17	$1,290.66	$190.49	$11,805.30	$12,906.60	$1,101.30	$15,488.00
INSURANCE							
5850-00-00 INS - Expense	4,804.50	5,023.58	219.08	48,086.71	50,235.80	2,149.09	60,283.00
5852-00-00 INS - Flood	3,773.66	3,958.08	184.42	36,231.99	39,580.80	3,348.81	47,497.00
Total INSURANCE	$8,578.16	$8,981.66	$403.50	$84,318.70	$89,816.60	$5,497.90	$107,780.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	2,450.50	2,250.00	(200.50)	21,920.63	22,500.00	579.37	27,000.00
6045-00-00 Irrigation Water	315.00	350.00	35.00	1,896.20	3,500.00	1,603.80	4,200.00
Total UTILITIES	$2,765.50	$2,600.00	($165.50)	$23,816.83	$26,000.00	$2,183.17	$31,200.00
MAINTENANCE							
6010-00-00 Repair / Maint	-	250.00	250.00	2,126.36	2,500.00	373.64	3,000.00
6012-00-00 Roof Maintenance	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
6013-00-00 Gutter Cleanning	-	41.67	41.67	600.00	416.70	(183.30)	500.00
6014-00-00 Contingency	-	516.67	516.67	225.00	5,166.70	4,941.70	6,200.00
6020-00-00 Fire Extinguisher Service	-	54.17	54.17	-	541.70	541.70	650.00
Total MAINTENANCE	$-	$1,162.51	$1,162.51	$2,951.36	$11,625.10	$8,673.74	$13,950.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	1,250.00	1,337.50	87.50	12,375.00	13,375.00	1,000.00	16,050.00
6110-00-00 Irrigation Repairs/Service	-	183.33	183.33	250.00	1,833.30	1,583.30	2,200.00
6120-00-00 Tree & Shrub Trimming	-	175.00	175.00	-	1,750.00	1,750.00	2,100.00
6130-00-00 Mulch/Pine Straw	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	250.00	250.00	300.00
6136-00-00 Landscape Long Term	-	456.00	456.00	-	4,560.00	4,560.00	5,472.00
6200-00-00 Pest Control - Grounds	-	125.00	125.00	1,164.42	1,250.00	85.58	1,500.00
Total LANDSCAPING/GROUNDS	$1,250.00	$2,468.50	$1,218.50	$13,789.42	$24,685.00	$10,895.58	$29,622.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	10,261.00	10,261.00	-	41,044.00	41,044.00	-	41,044.00
Total RESERVE TRANSFER	$10,261.00	$10,261.00	$-	$41,044.00	$41,044.00	$0.00	$41,044.00
Total OPERATING EXPENSE	**$25,247.66**	**$27,814.91**	**$2,567.25**	**$188,363.83**	**$216,583.10**	**$28,219.27**	**$251,691.00**
Net Income:	**$37,680.34**	**$35,107.84**	**$2,572.50**	**$63,897.61**	**$35,107.90**	**$28,789.71**	**$0.00**

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KPG Accounting Services, Inc.

Income Statement Summary - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Fiscal Period: October 2026

Date: 11/9/2026
Time: 1:17 pm
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	$ -	$ -	$62,928.00	$ -	$ -	$ 251,712.00
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**	**-**	**-**	**62,928.00**	**-**	**-**	**252,261.44**
Total OPERATING INCOME	**63,193.00**	**-**	**-**	**62,979.22**	**200.00**	**-**	**62,961.22**	**-**	**-**	**62,928.00**	**-**	**-**	**252,261.44**
OPERATING EXPENSE													
PROFESSIONAL FEES													
5000-00-00 Management Fees	689.58	689.58	689.58	689.58	689.58	689.58	689.50	689.58	689.58	689.58	-	-	6,895.72
5110-00-00 Accounting Services	283.25	578.25	578.25	283.25	283.25	283.25	283.25	283.25	283.25	283.25	-	-	3,422.50
5185-00-00 Appraisal	-	-	-	-	-	-	-	-	-	320.00	-	-	320.00
Total PROFESSIONAL FEES	**972.83**	**1,267.83**	**1,267.83**	**972.83**	**972.83**	**972.83**	**972.75**	**972.83**	**972.83**	**1,292.83**	**-**	**-**	**10,638.22**
ADMIN													
5400-00-00 Office Supplies	49.64	147.61	685.73	14.06	12.54	86.14	12.02	16.87	54.07	37.37	-	-	1,116.05
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	1,062.80	1,062.80	1,062.80	-	-	10,628.00
Total ADMIN	**1,112.44**	**1,210.41**	**1,809.78**	**1,076.86**	**1,075.34**	**1,148.94**	**1,074.82**	**1,079.67**	**1,116.87**	**1,100.17**	**-**	**-**	**11,805.30**
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	4,804.50	4,819.50	4,804.50	-	-	48,086.71
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	3,773.66	3,773.66	3,773.66	-	-	36,231.99
Total INSURANCE	**8,583.99**	**8,583.99**	**7,654.02**	**8,012.74**	**8,578.16**	**8,578.16**	**8,578.16**	**8,578.16**	**8,593.16**	**8,578.16**	**-**	**-**	**84,318.70**
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	1,906.91	2,045.52	2,450.50	-	-	21,920.63
6045-00-00 Irrigation Water	-	100.79	23.93	20.25	12.40	12.02	781.64	315.17	315.00	315.00	-	-	1,896.20
Total UTILITIES	**2,197.15**	**2,353.81**	**2,425.42**	**2,309.16**	**2,240.41**	**2,143.29**	**2,799.49**	**2,222.08**	**2,360.52**	**2,765.50**	**-**	**-**	**23,816.83**
MAINTENANCE													
6010-00-00 Repair / Maint	-	-	-	240.36	-	936.00	-	250.00	700.00	-	-	-	2,126.36
6013-00-00 Gutter Cleanning	-	-	-	-	-	-	-	-	600.00	-	-	-	600.00
6014-00-00 Contingency	-	-	225.00	-	-	-	-	-	-	-	-	-	225.00
Total MAINTENANCE	**-**	**-**	**225.00**	**240.36**	**-**	**936.00**	**-**	**250.00**	**1,300.00**	**-**	**-**	**-**	**2,951.36**
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	1,250.00	1,250.00	1,250.00	-	-	12,375.00
6110-00-00 Irrigation Repairs/Service	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
6200-00-00 Pest Control - Grounds	-	490.12	273.07	-	-	-	273.07	128.16	-	-	-	-	1,164.42
Total LANDSCAPING/GROUNDS	**1,125.00**	**1,865.12**	**1,398.07**	**1,125.00**	**1,125.00**	**1,750.00**	**1,523.07**	**1,378.16**	**1,250.00**	**1,250.00**	**-**	**-**	**13,789.42**

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KPG Accounting Services, Inc.

Income Statement Summary - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Fiscal Period: October 2026

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	$-	$-	$10,261.00	$-	$-	$41,044.00
Total RESERVE TRANSFER	**10,261.00**	**-**	**-**	**10,261.00**	**-**	**-**	**10,261.00**	**-**	**-**	**10,261.00**	**-**	**-**	**41,044.00**
Total OPERATING EXPENSE	**24,252.41**	**15,281.16**	**14,780.12**	**23,997.95**	**13,991.74**	**15,529.22**	**25,209.29**	**14,480.90**	**15,593.38**	**25,247.66**	**-**	**-**	**188,363.83**
Net Income:	**38,940.59**	**(15,281.16)**	**(14,780.12)**	**38,981.27**	**(13,791.74)**	**(15,529.22)**	**37,751.93**	**(14,480.90)**	**(15,593.38)**	**37,680.34**	**-**	**-**	**63,897.61**

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KPG Accounting Services, Inc.

Income Statement Summary 5 year

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Through: October 2026

Date: 11/9/2026
Time: 1:17 pm
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Account	2022	2023	2024	2025	2026	Total
OPERATING INCOME						
INCOME						
4000-00-00 Quarterly Assessments	$ 164,335	$ 179,956	$ 241,726	$ 251,712	$ 251,712	$ 1,089,441
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**	**252,261**	**1,091,849**
Total OPERATING INCOME	**164,896**	**180,231**	**242,296**	**252,166**	**252,261**	**1,091,849**
OPERATING EXPENSE						
PROFESSIONAL FEES						
5000-00-00 Management Fees	3,000	5,880	8,100	8,034	6,896	31,910
5110-00-00 Accounting Services	3,260	3,395	3,535	3,595	3,423	17,208
5160-00-00 Legal Expenses	-	-	1,500	868	-	2,368
5185-00-00 Appraisal	-	-	-	-	320	320
Total PROFESSIONAL FEES	**6,260**	**9,275**	**13,135**	**12,497**	**10,638**	**51,805**
ADMIN						
5400-00-00 Office Supplies	414	797	1,624	2,973	1,116	6,923
5465-00-00 Corp Annual Report	364	76	144	349	61	994
5901-00-00 Loan Repayment	-	-	4,251	12,754	10,628	27,633
5975-00-00 Contingency	633	-	-	-	-	633
Total ADMIN	**1,411**	**873**	**6,019**	**16,076**	**11,805**	**36,184**
INSURANCE						
5850-00-00 INS - Expense	36,853	53,882	75,174	69,347	48,087	283,343
5852-00-00 INS - Flood	27,932	35,192	44,435	46,517	36,232	190,309
Total INSURANCE	**64,785**	**89,075**	**119,609**	**115,864**	**84,319**	**473,652**
UTILITIES						
6040-00-00 Water/Sewer/Trash	26,352	24,326	25,181	25,002	21,921	122,781
6045-00-00 Irrigation Water	2,107	2,899	3,530	3,941	1,896	14,374
Total UTILITIES	**28,459**	**27,225**	**28,711**	**28,943**	**23,817**	**137,155**
MAINTENANCE						
6010-00-00 Repair / Maint	3,665	21,697	6,682	6,924	2,126	41,094
6013-00-00 Gutter Cleanning	-	-	-	-	600	600
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**	**2,951**	**40,318**
LANDSCAPING/GROUNDS						
6100-00-00 Landscape	14,940	13,999	12,375	15,120	12,375	68,809
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	1,164	7,188
Total LANDSCAPING/GROUNDS	**22,293**	**26,708**	**18,882**	**20,068**	**13,789**	**101,740**

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KPG Accounting Services, Inc.

Income Statement Summary 5 year

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Through: October 2026

Account	2022	2023	2024	2025	2026	Total
RESERVE TRANSFER						
9010-00-00 Reserve Contribution	$38,854	$39,405	$48,922	$36,715	$41,044	$204,940
Total RESERVE TRANSFER	**38,854**	**39,405**	**48,922**	**36,715**	**41,044**	**204,940**
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**	**188,364**	**1,046,650**
Net Income:	**1,885**	**(34,882)**	**(164)**	**14,462**	**63,898**	**45,199**

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