



Financial Report Package

April 2024

Prepared for

**MLTH2 Marsh Landing Townhouse Condo II Assn.,
Inc.**

KPG Accounting Services, Inc.

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
10 - OPERATING			
10-1010-00-00 VNB OP 0447	\$ 15,230.05	\$ 9,436.19	\$ 5,793.86
10-1090-00-00 Due (From) / To OP	(1,971.52)	(2,728.64)	757.12
Total 10 - OPERATING:	\$ 13,258.53	\$ 6,707.55	\$ 6,550.98
14 - CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 1,849.97	\$ -	\$ 1,849.97
14-1530-00-00 PPD Insurance	16,833.64	21,107.10	(4,273.46)
Total 14 - CURRENT ASSETS:	\$ 18,683.61	\$ 21,107.10	\$ (2,423.49)
Total Assets:	\$ 31,942.14	\$ 27,814.65	\$ 4,127.49
Liabilities & Equity			
20-2001-00-00 Insurance Loan Payable	\$ 18,164.52	\$ 21,191.94	\$ (3,027.42)
20-2015-00-00 PPD Maint Fees	-	1,798.00	(1,798.00)
20-2030-00-00 Accrued Expense	375.00	-	375.00
30 - OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 5,631.19	\$ 5,631.19	\$ -
Total 30 - OPERATING EQUITY:	\$ 5,631.19	\$ 5,631.19	\$ -
Net Income / (Loss)	\$ 7,771.43	\$ (806.48)	\$ 8,577.91
Total Liabilities & Equity:	\$ 31,942.14	\$ 27,814.65	\$ 4,127.49

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
12 - RESERVES			
12-1210-00-00 VNB RSV 0455	\$ 49,999.69	\$ 43,841.22	\$ 6,158.47
12-1280-00-00 Due From OP	1,971.52	2,728.64	(757.12)
Total 12 - RESERVES:	\$ 51,971.21	\$ 46,569.86	\$ 5,401.35
Total Assets:	\$ 51,971.21	\$ 46,569.86	\$ 5,401.35
Liabilities & Equity			
25 - RESERVE EQUITY			
25-2014-00-00 VNB Loan	\$ 48,659.74	\$ 48,947.06	\$ (287.32)
25-2500-00-00 Roof Replacement	24,536.35	23,427.35	1,109.00
25-2501-00-00 Painting Reserve	16,005.62	14,008.62	1,997.00
25-2503-00-00 Driveway/Walkways	(43,306.22)	(45,110.42)	1,804.20
25-2504-00-00 General Reserves	5,892.31	5,251.31	641.00
25-2599-00-00 Unallocated Interest	183.41	45.94	137.47
Total 25 - RESERVE EQUITY:	\$ 51,971.21	\$ 46,569.86	\$ 5,401.35
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 51,971.21	\$ 46,569.86	\$ 5,401.35

Assets

10 - OPERATING		
10-1010-00-00 VNB OP 0447	\$15,230.05	
10-1090-00-00 Due (From) / To OP	(1,971.52)	
Total 10 - OPERATING:		<u>\$13,258.53</u>
12 - RESERVES		
12-1210-00-00 VNB RSV 0455	49,999.69	
12-1280-00-00 Due From OP	1,971.52	
Total 12 - RESERVES:		<u>\$51,971.21</u>
14 - CURRENT ASSETS		
14-1400-00-00 Accounts Receivable	1,849.97	
14-1530-00-00 PPD Insurance	16,833.64	
Total 14 - CURRENT ASSETS:		<u>\$18,683.61</u>
Total Assets:		<u>\$83,913.35</u>

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable	18,164.52	
20-2030-00-00 Accrued Expense	375.00	
25 - RESERVE EQUITY		
25-2014-00-00 VNB Loan	48,659.74	
25-2500-00-00 Roof Replacement	24,536.35	
25-2501-00-00 Painting Reserve	16,005.62	
25-2503-00-00 Driveway/Walkways	(43,306.22)	
25-2504-00-00 General Reserves	5,892.31	
25-2599-00-00 Unallocated Interest	183.41	
Total 25 - RESERVE EQUITY:		<u>\$51,971.21</u>
30 - OPERATING EQUITY		
30-3900-00-00 Retained Earnings	5,631.19	
Total 30 - OPERATING EQUITY:		<u>\$5,631.19</u>
Net Income Gain / Loss	7,771.43	
		<u>\$7,771.43</u>
Total Liabilities & Equity:		<u>\$83,913.35</u>