



Financial Report Package

April 2024

Prepared for

**MLTH3 Marsh Landing Townhouse Condo. III
Assoc, Inc.**

KPG Accounting Services, Inc.

| | Current Balance at 4/30/2024 | Prior Month Balance at 03/31/2024 | Change |
|--|------------------------------------|---|----------------------|
| Assets | | | |
| OPERATING | | | |
| 10-1010-00-00 VNB OP 3727 | \$ 17,200.23 | \$ 12,314.16 | \$ 4,886.07 |
| 10-1090-00-00 Due (From) / To OP | (18,429.00) | (20,272.00) | 1,843.00 |
| Total OPERATING: | \$ (1,228.77) | \$ (7,957.84) | \$ 6,729.07 |
| CURRENT ASSETS | | | |
| 14-1400-00-00 Accounts Receivable | \$ - | \$ 50.82 | \$ (50.82) |
| 14-1562-00-00 PPD Insurance | 16,625.63 | 19,985.95 | (3,360.32) |
| Total CURRENT ASSETS: | \$ 16,625.63 | \$ 20,036.77 | \$ (3,411.14) |
| Total Assets: | \$ 15,396.86 | \$ 12,078.93 | \$ 3,317.93 |
| Liabilities & Equity | | | |
| 20-2000-00-00 Accounts Payable | \$ 628.07 | \$ - | \$ 628.07 |
| 20-2001-00-00 Insurance Loan Payable | 16,042.11 | 18,333.84 | (2,291.73) |
| 20-2015-00-00 PPD Maint Fees | - | 5,163.00 | (5,163.00) |
| OPERATING EQUITY | | | |
| 30-3900-00-00 Retained Earnings | \$ (10,609.74) | \$ (10,609.74) | \$ - |
| Total OPERATING EQUITY: | \$ (10,609.74) | \$ (10,609.74) | \$ - |
| Net Income / (Loss) | \$ 9,336.42 | \$ (808.17) | \$ 10,144.59 |
| Total Liabilities & Equity: | \$ 15,396.86 | \$ 12,078.93 | \$ 3,317.93 |

| | Current Balance at 4/30/2024 | Prior Month Balance at 03/31/2024 | Change |
|--|------------------------------------|---|--------------------|
| Assets | | | |
| RESERVES | | | |
| 12-1210-00-00 VNB RSV 2153 | \$ 27,777.94 | \$ 23,351.52 | \$ 4,426.42 |
| 12-1280-00-00 Due From OP | 18,429.00 | 20,272.00 | (1,843.00) |
| Total RESERVES: | \$ 46,206.94 | \$ 43,623.52 | \$ 2,583.42 |
| Total Assets: | \$ 46,206.94 | \$ 43,623.52 | \$ 2,583.42 |
| Liabilities & Equity | | | |
| RESERVE EQUITY | | | |
| 25-2500-00-00 RSV - General | \$ 350.00 | \$ 175.00 | \$ 175.00 |
| 25-2534-00-00 RSV - Roof Replacement | 27,122.76 | 26,164.76 | 958.00 |
| 25-2550-00-00 RSV - Painting | 17,499.89 | 16,249.89 | 1,250.00 |
| 25-2560-00-00 RSV - Driveway/Walkway | 250.00 | 125.00 | 125.00 |
| 25-2599-00-00 Unallocated Interest | 984.29 | 908.87 | 75.42 |
| Total RESERVE EQUITY: | \$ 46,206.94 | \$ 43,623.52 | \$ 2,583.42 |
| Net Income / (Loss) | \$ - | \$ - | \$ - |
| Total Liabilities & Equity: | \$ 46,206.94 | \$ 43,623.52 | \$ 2,583.42 |

Assets

OPERATING

| | | | |
|---------------|--------------------|-------------|--|
| 10-1010-00-00 | VNB OP 3727 | \$17,200.23 | |
| 10-1090-00-00 | Due (From) / To OP | (18,429.00) | |

Total OPERATING:

(\$1,228.77)

RESERVES

| | | | |
|---------------|--------------|-----------|--|
| 12-1210-00-00 | VNB RSV 2153 | 27,777.94 | |
| 12-1280-00-00 | Due From OP | 18,429.00 | |

Total RESERVES:

\$46,206.94

CURRENT ASSETS

| | | | |
|---------------|---------------|-----------|--|
| 14-1562-00-00 | PPD Insurance | 16,625.63 | |
|---------------|---------------|-----------|--|

Total CURRENT ASSETS:

\$16,625.63

Total Assets:

\$61,603.80

Liabilities & Equity

| | | | |
|---------------|------------------------|-----------|--|
| 20-2000-00-00 | Accounts Payable | 628.07 | |
| 20-2001-00-00 | Insurance Loan Payable | 16,042.11 | |

RESERVE EQUITY

| | | | |
|---------------|------------------------|-----------|--|
| 25-2500-00-00 | RSV - General | 350.00 | |
| 25-2534-00-00 | RSV - Roof Replacement | 27,122.76 | |
| 25-2550-00-00 | RSV - Painting | 17,499.89 | |
| 25-2560-00-00 | RSV - Driveway/Walkway | 250.00 | |
| 25-2599-00-00 | Unallocated Interest | 984.29 | |

Total RESERVE EQUITY:

\$46,206.94

OPERATING EQUITY

| | | | |
|---------------|-------------------|-------------|--|
| 30-3900-00-00 | Retained Earnings | (10,609.74) | |
|---------------|-------------------|-------------|--|

Total OPERATING EQUITY:

(\$10,609.74)

Net Income Gain / Loss

9,336.42

\$9,336.42

Total Liabilities & Equity:

\$61,603.80