



Financial Report Package

April 2024

Prepared for

**MLTH6 Marsh Landing Townhouse VI Condo
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 6068	\$ 59,832.10	\$ 53,298.43	\$ 6,533.67
Total 10 - OPERATING:	\$ 59,832.10	\$ 53,298.43	\$ 6,533.67
14 - CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 1,669.30	\$ -	\$ 1,669.30
14-1530-00-00 PPD Insurance	28,630.00	32,208.75	(3,578.75)
14-1550-00-00 Utility Deposit	200.00	200.00	-
Total 14 - CURRENT ASSETS:	\$ 30,499.30	\$ 32,408.75	\$ (1,909.45)
Total Assets:	\$ 90,331.40	\$ 85,707.18	\$ 4,624.22
Liabilities & Equity			
20-2001-00-00 Insurance Loan Payable	\$ 30,357.28	\$ 34,151.94	\$ (3,794.66)
20-2015-00-00 PPD Maint Fees	-	3,307.00	(3,307.00)
30-3900-00-00 Retained Earnings	\$ 47,079.86	\$ 47,079.86	\$ -
Net Income / (Loss)	\$ 12,894.26	\$ 1,168.38	\$ 11,725.88
Total Liabilities & Equity:	\$ 90,331.40	\$ 85,707.18	\$ 4,624.22

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
12 - RESERVES			
12-1210-00-00 VNB RSV 8583	\$ 28,692.99	\$ 27,611.75	\$ 1,081.24
Total 12 - RESERVES:	<u>\$ 28,692.99</u>	<u>\$ 27,611.75</u>	<u>\$ 1,081.24</u>
Total Assets:	<u><u>\$ 28,692.99</u></u>	<u><u>\$ 27,611.75</u></u>	<u><u>\$ 1,081.24</u></u>
Liabilities & Equity			
25 - RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 27,840.96	\$ 26,840.96	\$ 1,000.00
25-2599-00-00 Unallocated Interest	852.03	770.79	81.24
Total 25 - RESERVE EQUITY:	<u>\$ 28,692.99</u>	<u>\$ 27,611.75</u>	<u>\$ 1,081.24</u>
Net Income / (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities & Equity:	<u><u>\$ 28,692.99</u></u>	<u><u>\$ 27,611.75</u></u>	<u><u>\$ 1,081.24</u></u>

Balance Sheet

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.
End Date: 04/30/2024

Date: 5/7/2024
Time: 12:02 am
Page: 1

Assets

10 - OPERATING		
10-1010-00-00 VNB OP 6068	\$59,832.10	
Total 10 - OPERATING:		\$59,832.10
12 - RESERVES		
12-1210-00-00 VNB RSV 8583	28,692.99	
Total 12 - RESERVES:		\$28,692.99
14 - CURRENT ASSETS		
14-1400-00-00 Accounts Receivable	1,669.30	
14-1530-00-00 PPD Insurance	28,630.00	
14-1550-00-00 Utility Deposit	200.00	
Total 14 - CURRENT ASSETS:		\$30,499.30
Total Assets:		\$119,024.39

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable	30,357.28	
25 - RESERVE EQUITY		
25-2500-00-00 RSV - General	27,840.96	
25-2599-00-00 Unallocated Interest	852.03	
Total 25 - RESERVE EQUITY:		\$28,692.99
30-3900-00-00 Retained Earnings	47,079.86	
Net Income Gain / Loss	12,894.26	
		\$12,894.26
Total Liabilities & Equity:		\$119,024.39