



# **Financial Report Package**

**April 2024**

**Prepared for**

**MLTH7 Marsh Landing Townhouse Condo VII**

**By**

**KPG Accounting Services, Inc.**

|                                         | Current<br>Balance at<br>4/30/2024 | Prior Month<br>Balance at<br>03/31/2024 | Change               |
|-----------------------------------------|------------------------------------|-----------------------------------------|----------------------|
| <b>Assets</b>                           |                                    |                                         |                      |
| <b>10 - OPERATING</b>                   |                                    |                                         |                      |
| 10-1010-00-00    VNB OP 3317            | \$ 34,193.70                       | \$ 25,596.60                            | \$ 8,597.10          |
| <b>Total 10 - OPERATING:</b>            | <b>\$ 34,193.70</b>                | <b>\$ 25,596.60</b>                     | <b>\$ 8,597.10</b>   |
| <b>14 - CURRENT ASSETS</b>              |                                    |                                         |                      |
| 14-1530-00-00    PPD Insurance          | \$ 28,827.16                       | \$ 33,143.77                            | \$ (4,316.61)        |
| 14-1550-00-00    Utility Deposit        | 465.00                             | 465.00                                  | -                    |
| <b>Total 14 - CURRENT ASSETS:</b>       | <b>\$ 29,292.16</b>                | <b>\$ 33,608.77</b>                     | <b>\$ (4,316.61)</b> |
| <b>Total Assets:</b>                    | <b>\$ 63,485.86</b>                | <b>\$ 59,205.37</b>                     | <b>\$ 4,280.49</b>   |
| <b>Liabilities &amp; Equity</b>         |                                    |                                         |                      |
| 20-2000-00-00    Accounts Payable       | \$ 35.52                           | \$ 173.11                               | \$ (137.59)          |
| 20-2001-00-00    Insurance Loan Payable | 30,149.84                          | 34,456.96                               | (4,307.12)           |
| 20-2015-00-00    PPD Maint Fees         | -                                  | 1,708.00                                | (1,708.00)           |
| 20-2030-00-00    Accrued Expense        | 443.43                             | 443.43                                  | -                    |
| <b>30 - OPERATING EQUITY</b>            |                                    |                                         |                      |
| 30-3900-00-00    Retained Earnings      | \$ 23,475.77                       | \$ 23,475.77                            | -                    |
| <b>Total 30 - OPERATING EQUITY:</b>     | <b>\$ 23,475.77</b>                | <b>\$ 23,475.77</b>                     | <b>\$ -</b>          |
| <b>Net Income / (Loss)</b>              | <b>\$ 9,381.30</b>                 | <b>\$ (1,051.90)</b>                    | <b>\$ 10,433.20</b>  |
| <b>Total Liabilities &amp; Equity:</b>  | <b>\$ 63,485.86</b>                | <b>\$ 59,205.37</b>                     | <b>\$ 4,280.49</b>   |

|                                         | Current<br>Balance at<br>4/30/2024 | Prior Month<br>Balance at<br>03/31/2024 | Change             |
|-----------------------------------------|------------------------------------|-----------------------------------------|--------------------|
| <b>Assets</b>                           |                                    |                                         |                    |
| <b>12 - RESERVES</b>                    |                                    |                                         |                    |
| 12-1210-00-00    VNB RSV 1459           | \$ 35,946.21                       | \$ 33,646.84                            | \$ 2,299.37        |
| <b>Total 12 - RESERVES:</b>             | <b>\$ 35,946.21</b>                | <b>\$ 33,646.84</b>                     | <b>\$ 2,299.37</b> |
| <b>Total Assets:</b>                    | <b>\$ 35,946.21</b>                | <b>\$ 33,646.84</b>                     | <b>\$ 2,299.37</b> |
| <b>Liabilities &amp; Equity</b>         |                                    |                                         |                    |
| <b>25 - RESERVE EQUITY</b>              |                                    |                                         |                    |
| 25-2500-00-00    RSV - General          | \$ 7,504.75                        | \$ 7,326.50                             | \$ 178.25          |
| 25-2534-00-00    RSV - Roof Replacement | 13,793.41                          | 12,808.41                               | 985.00             |
| 25-2550-00-00    RSV - Painting         | 9,839.50                           | 9,404.25                                | 435.25             |
| 25-2555-00-00    RSV - Driveways        | 3,600.00                           | 3,000.00                                | 600.00             |
| 25-2599-00-00    Unallocated Interest   | 1,208.55                           | 1,107.68                                | 100.87             |
| <b>Total 25 - RESERVE EQUITY:</b>       | <b>\$ 35,946.21</b>                | <b>\$ 33,646.84</b>                     | <b>\$ 2,299.37</b> |
| <b>Net Income / (Loss)</b>              | <b>\$ -</b>                        | <b>\$ -</b>                             | <b>\$ -</b>        |
| <b>Total Liabilities &amp; Equity:</b>  | <b>\$ 35,946.21</b>                | <b>\$ 33,646.84</b>                     | <b>\$ 2,299.37</b> |

# Balance Sheet

MLTH7 Marsh Landing Townhouse Condo VII  
End Date: 04/30/2024

Date: 5/7/2024

Time: 12:02 am

Page: 1

## Assets

|                               |             |                    |
|-------------------------------|-------------|--------------------|
| 10 - OPERATING                |             |                    |
| 10-1010-00-00 VNB OP 3317     | \$34,193.70 |                    |
| Total 10 - OPERATING:         |             | \$34,193.70        |
| 12 - RESERVES                 |             |                    |
| 12-1210-00-00 VNB RSV 1459    | 35,946.21   |                    |
| Total 12 - RESERVES:          |             | \$35,946.21        |
| 14 - CURRENT ASSETS           |             |                    |
| 14-1530-00-00 PPD Insurance   | 28,827.16   |                    |
| 14-1550-00-00 Utility Deposit | 465.00      |                    |
| Total 14 - CURRENT ASSETS:    |             | \$29,292.16        |
| <b>Total Assets:</b>          |             | <b>\$99,432.07</b> |

## Liabilities & Equity

|                                        |           |                    |
|----------------------------------------|-----------|--------------------|
| 20-2000-00-00 Accounts Payable         | 35.52     |                    |
| 20-2001-00-00 Insurance Loan Payable   | 30,149.84 |                    |
| 20-2030-00-00 Accrued Expense          | 443.43    |                    |
| 25 - RESERVE EQUITY                    |           |                    |
| 25-2500-00-00 RSV - General            | 7,504.75  |                    |
| 25-2534-00-00 RSV - Roof Replacement   | 13,793.41 |                    |
| 25-2550-00-00 RSV - Painting           | 9,839.50  |                    |
| 25-2555-00-00 RSV - Driveways          | 3,600.00  |                    |
| 25-2599-00-00 Unallocated Interest     | 1,208.55  |                    |
| Total 25 - RESERVE EQUITY:             |           | \$35,946.21        |
| 30 - OPERATING EQUITY                  |           |                    |
| 30-3900-00-00 Retained Earnings        | 23,475.77 |                    |
| Total 30 - OPERATING EQUITY:           |           | \$23,475.77        |
| Net Income Gain / Loss                 | 9,381.30  |                    |
|                                        |           | \$9,381.30         |
| <b>Total Liabilities &amp; Equity:</b> |           | <b>\$99,432.07</b> |