



Financial Report Package

October 2025

Prepared for

**MLTH8 Marsh Landing Townhouse VIII Condo
Association**

KPG Accounting Services, Inc.

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 6041	\$ 25,052.52	\$ 17,233.50	\$ 7,819.02
Total OPERATING:	\$ 25,052.52	\$ 17,233.50	\$ 7,819.02
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 3,340.76	\$ -	\$ 3,340.76
14-1530-00-00 PPD Insurance	12,696.88	15,647.59	(2,950.71)
14-1550-00-00 Utility Deposit	520.00	520.00	-
Total CURRENT ASSETS:	\$ 16,557.64	\$ 16,167.59	\$ 390.05
Total Assets:	\$ 41,610.16	\$ 33,401.09	\$ 8,209.07
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 484.28	\$ (484.28)
20-2001-00-00 Insurance Loan Payable	5,471.25	7,303.69	(1,832.44)
20-2015-00-00 PPD Maint Fees	4,452.94	6,223.33	(1,770.39)
20-2030-00-00 Accrued Expense	285.00	285.00	-
30-3900-00-00 Retained Earnings	\$ 11,737.32	\$ 11,737.32	\$ -
Net Income / (Loss)	\$ 19,663.65	\$ 7,367.47	\$ 12,296.18
Total Liabilities & Equity:	\$ 41,610.16	\$ 33,401.09	\$ 8,209.07

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8567	\$ 53,202.64	\$ 49,864.43	\$ 3,338.21
Total RESERVES:	\$ 53,202.64	\$ 49,864.43	\$ 3,338.21
Total Assets:	\$ 53,202.64	\$ 49,864.43	\$ 3,338.21
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 38,554.43	\$ 38,304.43	\$ 250.00
25-2534-00-00 RSV - Roof Replacement	9,312.00	6,984.00	2,328.00
25-2550-00-00 RSV - Painting	1,658.00	1,243.50	414.50
25-2555-00-00 RSV - Driveways	855.00	641.25	213.75
25-2599-00-00 Unallocated Interest	2,823.21	2,691.25	131.96
Total RESERVE EQUITY:	\$ 53,202.64	\$ 49,864.43	\$ 3,338.21
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 53,202.64	\$ 49,864.43	\$ 3,338.21

Balance Sheet

MLTH8 Marsh Landing Townhouse VIII Condo Association

End Date: 10/31/2025

Date: 11/10/2025

Time: 12:06 am

Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 6041 \$25,052.52

Total OPERATING:

\$25,052.52

RESERVES

12-1210-00-00 VNB RSV 8567 53,202.64

Total RESERVES:

\$53,202.64

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3,340.76

14-1530-00-00 PPD Insurance 12,696.88

14-1550-00-00 Utility Deposit 520.00

Total CURRENT ASSETS:

\$16,557.64

Total Assets:

\$94,812.80

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 5,471.25

20-2015-00-00 PPD Maint Fees 4,452.94

20-2030-00-00 Accrued Expense 285.00

RESERVE EQUITY

25-2500-00-00 RSV - General 38,554.43

25-2534-00-00 RSV - Roof Replacement 9,312.00

25-2550-00-00 RSV - Painting 1,658.00

25-2555-00-00 RSV - Driveways 855.00

25-2599-00-00 Unallocated Interest 2,823.21

Total RESERVE EQUITY:

\$53,202.64

30-3900-00-00 Retained Earnings 11,737.32

Net Income Gain / Loss 19,663.65

\$19,663.65

Total Liabilities & Equity:

\$94,812.80

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$ 20,412.00	\$ 20,414.52	(\$ 2.52)	\$ 81,648.00	\$ 81,658.08	(\$ 10.08)	\$ 81,658.08
4005 Application Fees	-	-	-	100.00	-	100.00	-
4025 Late Fees	98.64	-	98.64	199.68	-	199.68	-
TOTAL INCOME	\$ 20,510.64	\$ 20,414.52	\$ 96.12	\$ 81,947.68	\$ 81,658.08	\$ 289.60	\$ 81,658.08
TOTAL INCOME	\$ 20,510.64	\$ 20,414.52	\$ 96.12	\$ 81,947.68	\$ 81,658.08	\$ 289.60	\$ 81,658.08
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	257.50	257.50	-	2,575.00	2,575.00	-	3,090.00
5110 Accounting Services	175.00	200.00	25.00	2,045.00	2,000.00	(45.00)	2,400.00
5160 Legal Fees	-	41.67	41.67	820.50	416.70	(403.80)	500.00
TOTAL PROFESSIONAL FEES	\$ 432.50	\$ 499.17	\$ 66.67	\$ 5,440.50	\$ 4,991.70	(\$ 448.80)	\$ 5,990.00
ADMIN							
5400 Office Supplies	41.04	33.33	(7.71)	327.88	333.30	5.42	400.00
5465 Corp Annual Report	-	6.33	6.33	61.25	63.30	2.05	76.00
5468 Division and Corp. Fees	-	4.00	4.00	100.80	40.00	(60.80)	48.00
5975 Contingency	-	-	-	900.00	-	(900.00)	-
TOTAL ADMIN	\$ 41.04	\$ 43.66	\$ 2.62	\$ 1,389.93	\$ 436.60	(\$ 953.33)	\$ 524.00
INSURANCE							
5850 INS - Expense	1,719.98	2,012.50	292.52	17,232.70	20,125.00	2,892.30	24,150.00
5852 INS - Flood	1,230.73	1,329.98	99.25	12,171.76	13,299.80	1,128.04	15,959.70
5859 Insurance Appraisal	-	35.00	35.00	-	350.00	350.00	420.00
TOTAL INSURANCE	\$ 2,950.71	\$ 3,377.48	\$ 426.77	\$ 29,404.46	\$ 33,774.80	\$ 4,370.34	\$ 40,529.70
UTILITIES							
6040 Water/Sewer/Trash	589.30	650.00	60.70	6,723.01	6,500.00	(223.01)	7,800.00
6045 Irrigation Water	344.66	83.33	(261.33)	1,115.77	833.30	(282.47)	1,000.00
TOTAL UTILITIES	\$ 933.96	\$ 733.33	(\$ 200.63)	\$ 7,838.78	\$ 7,333.30	(\$ 505.48)	\$ 8,800.00
MAINTENANCE							
6005 Building	-	416.67	416.67	(134.64)	4,166.70	4,301.34	5,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	125.00	125.00	150.00
6040 Exterminating	-	80.00	80.00	720.00	800.00	80.00	960.00
TOTAL MAINTENANCE	\$ -	\$ 509.17	\$ 509.17	\$ 585.36	\$ 5,091.70	\$ 4,506.34	\$ 6,110.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	412.50	37.50	3,825.00	4,125.00	300.00	4,950.00
6110 Irrigation Repairs/Service	-	41.67	41.67	700.00	416.70	(283.30)	500.00
6120 Tree & Shrub Trimming	275.00	41.67	(233.33)	275.00	416.70	141.70	500.00
6130 Mulch/Pine Straw	-	52.50	52.50	-	525.00	525.00	630.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	250.00	250.00	300.00
TOTAL LANDSCAPING/GROUNDS	\$ 650.00	\$ 573.34	(\$ 76.66)	\$ 4,800.00	\$ 5,733.40	\$ 933.40	\$ 6,880.00
TOTAL EXPENSES	\$ 5,008.21	\$ 5,736.15	\$ 727.94	\$ 49,459.03	\$ 57,361.50	\$ 7,902.47	\$ 68,833.70
NET ORDINARY INCOME	\$ 15,502.43	\$ 14,678.37	\$ 824.06	\$ 32,488.65	\$ 24,296.58	\$ 8,192.07	\$ 12,824.38
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	3,206.25	3,206.08	(0.17)	12,825.00	12,824.38	(0.62)	12,824.38
TOTAL RESERVE TRANSFER	\$ 3,206.25	\$ 3,206.08	(\$ 0.17)	\$ 12,825.00	\$ 12,824.38	(\$ 0.62)	\$ 12,824.38
TOTAL EXPENSES	\$ 3,206.25	\$ 3,206.08	(\$ 0.17)	\$ 12,825.00	\$ 12,824.38	(\$ 0.62)	\$ 12,824.38
NET OTHER INCOME	(\$ 3,206.25)	(\$ 3,206.08)	(\$ 0.17)	(\$ 12,825.00)	(\$12,824.38)	(\$ 0.62)	(\$ 12,824.38)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$ 20,412.00	\$ 20,414.52	(\$ 2.52)	\$ 81,648.00	\$ 81,658.08	(\$ 10.08)	\$ 81,658.08
4005-00-00 Application Fees	-	-	-	100.00	-	100.00	-
4025-00-00 Late Fees	98.64	-	98.64	199.68	-	199.68	-
Total INCOME	\$ 20,510.64	\$ 20,414.52	\$ 96.12	\$ 81,947.68	\$ 81,658.08	\$289.60	\$ 81,658.08
Total OPERATING INCOME	\$ 20,510.64	\$ 20,414.52	\$ 96.12	\$ 81,947.68	\$ 81,658.08	\$ 289.60	\$ 81,658.08
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	2,575.00	2,575.00	-	3,090.00
5110-00-00 Accounting Services	175.00	200.00	25.00	2,045.00	2,000.00	(45.00)	2,400.00
5160-00-00 Legal Fees	-	41.67	41.67	820.50	416.70	(403.80)	500.00
Total PROFESSIONAL FEES	\$ 432.50	\$ 499.17	\$ 66.67	\$ 5,440.50	\$ 4,991.70	(\$448.80)	\$ 5,990.00
ADMIN							
5400-00-00 Office Supplies	41.04	33.33	(7.71)	327.88	333.30	5.42	400.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	63.30	2.05	76.00
5468-00-00 Division and Corp. Fees	-	4.00	4.00	100.80	40.00	(60.80)	48.00
5975-00-00 Contingency	-	-	-	900.00	-	(900.00)	-
Total ADMIN	\$ 41.04	\$ 43.66	\$ 2.62	\$ 1,389.93	\$ 436.60	(\$953.33)	\$ 524.00
INSURANCE							
5850-00-00 INS - Expense	1,719.98	2,012.50	292.52	17,232.70	20,125.00	2,892.30	24,150.00
5852-00-00 INS - Flood	1,230.73	1,329.98	99.25	12,171.76	13,299.80	1,128.04	15,959.70
5859-00-00 Insurance Appraisal	-	35.00	35.00	-	350.00	350.00	420.00
Total INSURANCE	\$ 2,950.71	\$ 3,377.48	\$ 426.77	\$ 29,404.46	\$ 33,774.80	\$4,370.34	\$ 40,529.70
UTILITIES							
6040-00-00 Water/Sewer/Trash	589.30	650.00	60.70	6,723.01	6,500.00	(223.01)	7,800.00
6045-00-00 Irrigation Water	344.66	83.33	(261.33)	1,115.77	833.30	(282.47)	1,000.00
Total UTILITIES	\$ 933.96	\$ 733.33	(\$ 200.63)	\$ 7,838.78	\$ 7,333.30	(\$505.48)	\$ 8,800.00
MAINTENANCE							
6005-00-00 Building	-	416.67	416.67	(134.64)	4,166.70	4,301.34	5,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	125.00	125.00	150.00
6040-00-00 Exterminating	-	80.00	80.00	720.00	800.00	80.00	960.00
Total MAINTENANCE	\$ -	\$ 509.17	\$ 509.17	\$ 585.36	\$ 5,091.70	\$4,506.34	\$ 6,110.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	375.00	412.50	37.50	3,825.00	4,125.00	300.00	4,950.00
6110-00-00 Irrigation Repairs/Service	-	41.67	41.67	700.00	416.70	(283.30)	500.00
6120-00-00 Tree & Shrub Trimming	275.00	41.67	(233.33)	275.00	416.70	141.70	500.00
6130-00-00 Mulch/Pine Straw	-	52.50	52.50	-	525.00	525.00	630.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	250.00	250.00	300.00
Total LANDSCAPING/GROUNDS	\$ 650.00	\$ 573.34	(\$ 76.66)	\$ 4,800.00	\$ 5,733.40	\$933.40	\$ 6,880.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	3,206.25	3,206.08	(0.17)	12,825.00	12,824.38	(0.62)	12,824.38
Total RESERVE TRANSFER	\$ 3,206.25	\$ 3,206.08	(\$ 0.17)	\$ 12,825.00	\$ 12,824.38	(\$0.62)	\$ 12,824.38
Total OPERATING EXPENSE	\$ 8,214.46	\$ 8,942.23	\$ 727.77	\$ 62,284.03	\$ 70,185.88	\$ 7,901.85	\$ 81,658.08
Net Income:	\$ 12,296.18	\$ 11,472.29	\$ 823.89	\$ 19,663.65	\$ 11,472.20	\$ 8,191.45	\$ 0.00