



Financial Report Package

November 2024

Prepared for

**MLTH8 Marsh Landing Townhouse VIII Condo
Association**

KPG Accounting Services, Inc.

	Current Balance at 11/30/2024	Prior Month Balance at 10/31/2024	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 6041	\$ 16,545.97	\$ 19,808.34	\$ (3,262.37)
Total OPERATING:	\$ 16,545.97	\$ 19,808.34	\$ (3,262.37)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 47.41	\$ 47.41	\$ -
14-1530-00-00 PPD Insurance	9,651.10	12,637.63	(2,986.53)
14-1550-00-00 Utility Deposit	520.00	520.00	-
Total CURRENT ASSETS:	\$ 10,218.51	\$ 13,205.04	\$ (2,986.53)
Total Assets:	\$ 26,764.48	\$ 33,013.38	\$ (6,248.90)
Liabilities & Equity			
20-2001-00-00 Insurance Loan Payable	\$ 3,760.96	\$ 5,641.44	\$ (1,880.48)
20-2015-00-00 PPD Maint Fees	3,996.51	3,996.51	-
20-2030-00-00 Accrued Expense	285.00	285.00	-
30-3900-00-00 Retained Earnings	\$ 13,638.74	\$ 13,638.74	\$ -
Net Income / (Loss)	\$ 5,083.27	\$ 9,451.69	\$ (4,368.42)
Total Liabilities & Equity:	\$ 26,764.48	\$ 33,013.38	\$ (6,248.90)

	Current Balance at 11/30/2024	Prior Month Balance at 10/31/2024	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8567	\$ 39,284.36	\$ 39,194.31	\$ 90.05
Total RESERVES:	\$ 39,284.36	\$ 39,194.31	\$ 90.05
Total Assets:	\$ 39,284.36	\$ 39,194.31	\$ 90.05
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 37,554.43	\$ 37,554.43	\$ -
25-2599-00-00 Unallocated Interest	1,729.93	1,639.88	90.05
Total RESERVE EQUITY:	\$ 39,284.36	\$ 39,194.31	\$ 90.05
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 39,284.36	\$ 39,194.31	\$ 90.05

Balance Sheet

MLTH8 Marsh Landing Townhouse VIII Condo Association
End Date: 11/30/2024

Date: 12/10/2024
Time: 12:04 am
Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 6041 \$16,545.97

Total OPERATING:

\$16,545.97

RESERVES

12-1210-00-00 VNB RSV 8567 39,284.36

Total RESERVES:

\$39,284.36

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 47.41

14-1530-00-00 PPD Insurance 9,651.10

14-1550-00-00 Utility Deposit 520.00

Total CURRENT ASSETS:

\$10,218.51

Total Assets:

\$66,048.84

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 3,760.96

20-2015-00-00 PPD Maint Fees 3,996.51

20-2030-00-00 Accrued Expense 285.00

RESERVE EQUITY

25-2500-00-00 RSV - General 37,554.43

25-2599-00-00 Unallocated Interest 1,729.93

Total RESERVE EQUITY:

\$39,284.36

30-3900-00-00 Retained Earnings 13,638.74

Net Income Gain / Loss 5,083.27

\$5,083.27

Total Liabilities & Equity:

\$66,048.84

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$69,456.00	\$69,456.00	\$-	\$69,456.00
4005 Application Fees	-	-	-	100.00	-	100.00	-
4025 Late Fees	-	-	-	94.12	-	94.12	-
TOTAL INCOME	\$-	\$-	\$-	\$69,650.12	\$69,456.00	\$194.12	\$69,456.00
TOTAL INCOME	\$0.00	\$-	\$-	\$69,650.12	\$69,456.00	\$194.12	\$69,456.00
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	250.00	264.00	14.00	2,900.00	2,904.00	4.00	3,168.00
5110 Accounting Services	155.00	177.92	22.92	2,000.00	1,957.12	(42.88)	2,135.00
5160 Legal Fees	-	-	-	1,500.00	-	(1,500.00)	-
TOTAL PROFESSIONAL FEES	\$405.00	\$441.92	\$36.92	\$6,400.00	\$4,861.12	(\$1,538.88)	\$5,303.00
ADMIN							
5400 Office Supplies	6.00	37.50	31.50	341.96	412.50	70.54	450.00
5465 Corp Annual Report	-	6.35	6.35	-	69.85	69.85	76.25
5468 Division and Corp. Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975 Contingency	-	5.23	5.23	-	57.53	57.53	62.75
TOTAL ADMIN	\$6.00	\$53.08	\$47.08	\$341.96	\$583.88	\$241.92	\$637.00
INSURANCE							
5850 INS - Expense	2,170.86	1,878.25	(292.61)	19,623.56	20,660.75	1,037.19	22,539.00
5852 INS - Flood	1,215.67	1,462.08	246.41	12,232.20	16,082.88	3,850.68	17,545.00
5859 Insurance Appraisal	-	20.83	20.83	-	229.13	229.13	250.00
TOTAL INSURANCE	\$3,386.53	\$3,361.16	(\$25.37)	\$31,855.76	\$36,972.76	\$5,117.00	\$40,334.00
UTILITIES							
6040 Water/Sewer/Trash	570.89	562.50	(8.39)	6,810.88	6,187.50	(623.38)	6,750.00
6045 Irrigation Water	-	83.33	83.33	735.93	916.63	180.70	1,000.00
TOTAL UTILITIES	\$570.89	\$645.83	\$74.94	\$7,546.81	\$7,104.13	(\$442.68)	\$7,750.00
MAINTENANCE							
6005 Building	-	83.33	83.33	5,933.16	916.63	(5,016.53)	1,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	127.80	137.50	9.70	150.00
6040 Exterminating	-	37.67	37.67	1,011.36	414.37	(596.99)	452.00
TOTAL MAINTENANCE	\$-	\$133.50	\$133.50	\$7,072.32	\$1,468.50	(\$5,603.82)	\$1,602.00
LANDSCAPING/GROUNDS							
6100 Landscape	-	375.00	375.00	3,750.00	4,125.00	375.00	4,500.00
6110 Irrigation Repairs/Service	-	25.00	25.00	-	275.00	275.00	300.00
6120 Tree & Shrub Trimming	-	41.67	41.67	-	458.37	458.37	500.00
6130 Mulch/Pine Straw	-	52.50	52.50	-	577.50	577.50	630.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	275.00	275.00	300.00
TOTAL LANDSCAPING/GROUNDS	\$-	\$519.17	\$519.17	\$3,750.00	\$5,710.87	\$1,960.87	\$6,230.00
TOTAL EXPENSES	\$4,368.42	\$5,154.66	\$786.24	\$56,966.85	\$56,701.26	(\$265.59)	\$61,856.00
NET ORDINARY INCOME	(\$4,368.42)	(\$5,154.66)	\$786.24	\$12,683.27	\$12,754.74	(\$71.47)	\$7,600.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	7,600.00	7,600.00	-	7,600.00
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$7,600.00	\$7,600.00	\$-	\$7,600.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$7,600.00	\$7,600.00	\$-	\$7,600.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$7,600.00)	(\$7,600.00)	\$-	(\$7,600.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$69,456.00	\$69,456.00	\$-	\$69,456.00
4005-00-00 Application Fees	-	-	-	100.00	-	100.00	-
4025-00-00 Late Fees	-	-	-	94.12	-	94.12	-
Total INCOME	\$-	\$-	\$-	\$69,650.12	\$69,456.00	\$194.12	\$69,456.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$69,650.12	\$69,456.00	\$194.12	\$69,456.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	250.00	264.00	14.00	2,900.00	2,904.00	4.00	3,168.00
5110-00-00 Accounting Services	155.00	177.92	22.92	2,000.00	1,957.12	(42.88)	2,135.00
5160-00-00 Legal Fees	-	-	-	1,500.00	-	(1,500.00)	-
Total PROFESSIONAL FEES	\$405.00	\$441.92	\$36.92	\$6,400.00	\$4,861.12	(\$1,538.88)	\$5,303.00
ADMIN							
5400-00-00 Office Supplies	6.00	37.50	31.50	341.96	412.50	70.54	450.00
5465-00-00 Corp Annual Report	-	6.35	6.35	-	69.85	69.85	76.25
5468-00-00 Division and Corp. Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975-00-00 Contingency	-	5.23	5.23	-	57.53	57.53	62.75
Total ADMIN	\$6.00	\$53.08	\$47.08	\$341.96	\$583.88	\$241.92	\$637.00
INSURANCE							
5850-00-00 INS - Expense	2,170.86	1,878.25	(292.61)	19,623.56	20,660.75	1,037.19	22,539.00
5852-00-00 INS - Flood	1,215.67	1,462.08	246.41	12,232.20	16,082.88	3,850.68	17,545.00
5859-00-00 Insurance Appraisal	-	20.83	20.83	-	229.13	229.13	250.00
Total INSURANCE	\$3,386.53	\$3,361.16	(\$25.37)	\$31,855.76	\$36,972.76	\$5,117.00	\$40,334.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	570.89	562.50	(8.39)	6,810.88	6,187.50	(623.38)	6,750.00
6045-00-00 Irrigation Water	-	83.33	83.33	735.93	916.63	180.70	1,000.00
Total UTILITIES	\$570.89	\$645.83	\$74.94	\$7,546.81	\$7,104.13	(\$442.68)	\$7,750.00
MAINTENANCE							
6005-00-00 Building	-	83.33	83.33	5,933.16	916.63	(5,016.53)	1,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	127.80	137.50	9.70	150.00
6040-00-00 Exterminating	-	37.67	37.67	1,011.36	414.37	(596.99)	452.00
Total MAINTENANCE	\$-	\$133.50	\$133.50	\$7,072.32	\$1,468.50	(\$5,603.82)	\$1,602.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	-	375.00	375.00	3,750.00	4,125.00	375.00	4,500.00
6110-00-00 Irrigation Repairs/Service	-	25.00	25.00	-	275.00	275.00	300.00
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6130-00-00 Mulch/Pine Straw	-	52.50	52.50	-	577.50	577.50	630.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	275.00	275.00	300.00
Total LANDSCAPING/GROUNDS	\$-	\$519.17	\$519.17	\$3,750.00	\$5,710.87	\$1,960.87	\$6,230.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	7,600.00	7,600.00	-	7,600.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$7,600.00	\$7,600.00	\$0.00	\$7,600.00
Total OPERATING EXPENSE	\$4,368.42	\$5,154.66	\$786.24	\$64,566.85	\$64,301.26	(\$265.59)	\$69,456.00
Net Income:	(\$4,368.42)	(\$5,154.66)	\$786.24	\$5,083.27	\$5,154.74	(\$71.47)	\$0.00