



Financial Report Package

July 2025

Prepared for

**MLTH9 Marsh Landing Townhouse IX Condo
Association**

KPG Accounting Services, Inc.

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 6076	\$ 27,060.02	\$ 18,843.45	\$ 8,216.57
Total OPERATING:	\$ 27,060.02	\$ 18,843.45	\$ 8,216.57
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 11,771.72	\$ 14,923.20	\$ (3,151.48)
Total CURRENT ASSETS:	\$ 11,771.72	\$ 14,923.20	\$ (3,151.48)
Total Assets:	\$ 38,831.74	\$ 33,766.65	\$ 5,065.09
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 428.50	\$ (428.50)
20-2001-00-00 Insurance Loan Payable	3,518.44	8,447.52	(4,929.08)
20-2015-00-00 PPD Maint Fees	1,687.00	5,061.00	(3,374.00)
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 14,943.91	\$ 14,943.91	\$ -
Total OPERATING EQUITY:	\$ 14,943.91	\$ 14,943.91	\$ -
Net Income / (Loss)	\$ 18,682.39	\$ 4,885.72	\$ 13,796.67
Total Liabilities & Equity:	\$ 38,831.74	\$ 33,766.65	\$ 5,065.09

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8591	\$ 54,314.96	\$ 52,372.57	\$ 1,942.39
Total RESERVES:	<u>\$ 54,314.96</u>	<u>\$ 52,372.57</u>	<u>\$ 1,942.39</u>
Total Assets:	<u><u>\$ 54,314.96</u></u>	<u><u>\$ 52,372.57</u></u>	<u><u>\$ 1,942.39</u></u>
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 750.00	\$ 28,929.23	\$ (28,179.23)
25-2501-00-00 RSV - Pooled	(625.00)	6,787.50	(7,412.50)
25-2534-00-00 RSV - Roof Replacement	28,179.75	11,131.07	17,048.68
25-2550-00-00 RSV - Painting	22,314.92	2,536.72	19,778.20
25-2599-00-00 Unallocated Interest	3,695.29	2,988.05	707.24
Total RESERVE EQUITY:	<u>\$ 54,314.96</u>	<u>\$ 52,372.57</u>	<u>\$ 1,942.39</u>
Net Income / (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities & Equity:	<u><u>\$ 54,314.96</u></u>	<u><u>\$ 52,372.57</u></u>	<u><u>\$ 1,942.39</u></u>

Balance Sheet

MLTH9 Marsh Landing Townhouse IX Condo Association
End Date: 07/31/2025

Date: 8/11/2025

Time: 9:04 am

Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 6076 \$27,060.02

Total OPERATING:

\$27,060.02

RESERVES

12-1210-00-00 VNB RSV 8591 54,314.96

Total RESERVES:

\$54,314.96

CURRENT ASSETS

14-1530-00-00 PPD Insurance 11,771.72

Total CURRENT ASSETS:

\$11,771.72

Total Assets:

\$93,146.70

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 3,518.44

20-2015-00-00 PPD Maint Fees 1,687.00

RESERVE EQUITY

25-2500-00-00 RSV - General 750.00

25-2501-00-00 RSV - Pooled (625.00)

25-2534-00-00 RSV - Roof Replacement 28,179.75

25-2550-00-00 RSV - Painting 22,314.92

25-2599-00-00 Unallocated Interest 3,695.29

Total RESERVE EQUITY:

\$54,314.96

OPERATING EQUITY

30-3900-00-00 Retained Earnings 14,943.91

Total OPERATING EQUITY:

\$14,943.91

Net Income Gain / Loss 18,682.39

\$18,682.39

Total Liabilities & Equity:

\$93,146.70

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
TOTAL INCOME	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
TOTAL INCOME	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	257.50	257.50	-	1,802.50	1,802.50	-	3,090.00
5110 Accounting Services	175.00	200.00	25.00	1,520.00	1,400.00	(120.00)	2,400.00
5160 Legal Expenses	-	41.67	41.67	-	291.69	291.69	500.00
TOTAL PROFESSIONAL FEES	\$432.50	\$499.17	\$66.67	\$3,322.50	\$3,494.19	\$171.69	\$5,990.00
ADMIN							
5400 Office Supplies	17.80	33.33	15.53	659.37	233.31	(426.06)	400.00
5465 Corp Annual Report	-	6.33	6.33	162.05	44.31	(117.74)	76.00
5470 Licenses/Fees	-	4.00	4.00	-	28.00	28.00	48.00
TOTAL ADMIN	\$17.80	\$43.66	\$25.86	\$821.42	\$305.62	(\$515.80)	\$524.00
INSURANCE							
5850 INS - Expense	1,936.23	2,300.00	363.77	13,553.61	16,100.00	2,546.39	27,600.00
5852 INS - Flood	1,215.25	1,504.97	289.72	8,506.75	10,534.79	2,028.04	18,059.60
TOTAL INSURANCE	\$3,151.48	\$3,804.97	\$653.49	\$22,060.36	\$26,634.79	\$4,574.43	\$45,659.60
UTILITIES							
6040 Water/Sewer/Trash	590.17	583.33	(6.84)	4,854.81	4,083.31	(771.50)	7,000.00
6045 Irrigation Water	47.38	108.33	60.95	666.16	758.31	92.15	1,300.00
TOTAL UTILITIES	\$637.55	\$691.66	\$54.11	\$5,520.97	\$4,841.62	(\$679.35)	\$8,300.00
MAINTENANCE							
6005 Building	-	416.67	416.67	34.00	2,916.69	2,882.69	5,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	87.50	87.50	150.00
6040 Exterminating	-	41.67	41.67	367.36	291.69	(75.67)	500.00
TOTAL MAINTENANCE	\$-	\$470.84	\$470.84	\$401.36	\$3,295.88	\$2,894.52	\$5,650.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	412.50	37.50	3,150.00	2,887.50	(262.50)	4,950.00
6110 Irrigation Repairs/Service	-	16.67	16.67	350.00	116.69	(233.31)	200.00
6120 Tree & Shrub Trimming	-	58.33	58.33	-	408.31	408.31	700.00
6130 Mulch/Pine Straw	-	113.75	113.75	924.00	796.25	(127.75)	1,365.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	175.00	175.00	300.00
TOTAL LANDSCAPING/GROUNDS	\$375.00	\$626.25	\$251.25	\$4,424.00	\$4,383.75	(\$40.25)	\$7,515.00
TOTAL EXPENSES	\$4,614.33	\$6,136.55	\$1,522.22	\$36,550.61	\$42,955.85	\$6,405.24	\$73,638.60
NET ORDINARY INCOME	\$15,629.67	\$14,106.10	\$1,523.57	\$24,181.39	\$17,772.10	\$6,409.29	\$7,332.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	1,833.00	1,833.00	-	5,499.00	5,499.00	-	7,332.00
TOTAL RESERVE TRANSFER	\$1,833.00	\$1,833.00	\$-	\$5,499.00	\$5,499.00	\$-	\$7,332.00
TOTAL EXPENSES	\$1,833.00	\$1,833.00	\$-	\$5,499.00	\$5,499.00	\$-	\$7,332.00
NET OTHER INCOME	(\$1,833.00)	(\$1,833.00)	\$-	(\$5,499.00)	(\$5,499.00)	\$-	(\$7,332.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
Total INCOME	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
Total OPERATING INCOME	\$20,244.00	\$20,242.65	\$1.35	\$60,732.00	\$60,727.95	\$4.05	\$80,970.60
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	1,802.50	1,802.50	-	3,090.00
5110-00-00 Accounting Services	175.00	200.00	25.00	1,520.00	1,400.00	(120.00)	2,400.00
5160-00-00 Legal Expenses	-	41.67	41.67	-	291.69	291.69	500.00
Total PROFESSIONAL FEES	\$432.50	\$499.17	\$66.67	\$3,322.50	\$3,494.19	\$171.69	\$5,990.00
ADMIN							
5400-00-00 Office Supplies	17.80	33.33	15.53	659.37	233.31	(426.06)	400.00
5465-00-00 Corp Annual Report	-	6.33	6.33	162.05	44.31	(117.74)	76.00
5470-00-00 Licenses/Fees	-	4.00	4.00	-	28.00	28.00	48.00
Total ADMIN	\$17.80	\$43.66	\$25.86	\$821.42	\$305.62	(\$515.80)	\$524.00
INSURANCE							
5850-00-00 INS - Expense	1,936.23	2,300.00	363.77	13,553.61	16,100.00	2,546.39	27,600.00
5852-00-00 INS - Flood	1,215.25	1,504.97	289.72	8,506.75	10,534.79	2,028.04	18,059.60
Total INSURANCE	\$3,151.48	\$3,804.97	\$653.49	\$22,060.36	\$26,634.79	\$4,574.43	\$45,659.60
UTILITIES							
6040-00-00 Water/Sewer/Trash	590.17	583.33	(6.84)	4,854.81	4,083.31	(771.50)	7,000.00
6045-00-00 Irrigation Water	47.38	108.33	60.95	666.16	758.31	92.15	1,300.00
Total UTILITIES	\$637.55	\$691.66	\$54.11	\$5,520.97	\$4,841.62	(\$679.35)	\$8,300.00
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6040-00-00 Exterminating	-	41.67	41.67	367.36	291.69	(75.67)	500.00
Total MAINTENANCE	\$-	\$470.84	\$470.84	\$401.36	\$3,295.88	\$2,894.52	\$5,650.00
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6100-00-00 Landscape	375.00	412.50	37.50	3,150.00	2,887.50	(262.50)	4,950.00
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Total LANDSCAPING/GROUNDS	\$375.00	\$626.25	\$251.25	\$4,424.00	\$4,383.75	(\$40.25)	\$7,515.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	1,833.00	1,833.00	-	5,499.00	5,499.00	-	7,332.00
Total RESERVE TRANSFER	\$1,833.00	\$1,833.00	\$-	\$5,499.00	\$5,499.00	\$0.00	\$7,332.00
Total OPERATING EXPENSE	\$6,447.33	\$7,969.55	\$1,522.22	\$42,049.61	\$48,454.85	\$6,405.24	\$80,970.60
Net Income:	\$13,796.67	\$12,273.10	\$1,523.57	\$18,682.39	\$12,273.10	\$6,409.29	\$0.00