



Financial Report Package

October 2025

Prepared for

**MLTH9 Marsh Landing Townhouse IX 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 6076	\$ 32,585.08	\$ 22,784.45	\$ 9,800.63
Total OPERATING:	\$ 32,585.08	\$ 22,784.45	\$ 9,800.63
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 2,317.28	\$ 5,468.76	\$ (3,151.48)
Total CURRENT ASSETS:	\$ 2,317.28	\$ 5,468.76	\$ (3,151.48)
Total Assets:	\$ 34,902.36	\$ 28,253.21	\$ 6,649.15
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 492.53	\$ (492.53)
20-2001-00-00 Insurance Loan Payable	-	1,053.90	(1,053.90)
20-2015-00-00 PPD Maint Fees	-	3,374.00	(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)	\$ 19,958.45	\$ 8,388.87	\$ 11,569.58
Total Liabilities & Equity:	\$ 34,902.36	\$ 28,253.21	\$ 6,649.15

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8591	\$ 56,546.74	\$ 54,571.81	\$ 1,974.93
Total RESERVES:	\$ 56,546.74	\$ 54,571.81	\$ 1,974.93
Total Assets:	\$ 56,546.74	\$ 54,571.81	\$ 1,974.93
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 1,000.00	\$ 750.00	\$ 250.00
25-2501-00-00 RSV - Pooled	-	(625.00)	625.00
25-2534-00-00 RSV - Roof Replacement	30,317.00	28,179.75	2,137.25
25-2550-00-00 RSV - Painting	21,135.67	22,314.92	(1,179.25)
25-2599-00-00 Unallocated Interest	4,094.07	3,952.14	141.93
Total RESERVE EQUITY:	\$ 56,546.74	\$ 54,571.81	\$ 1,974.93
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 56,546.74	\$ 54,571.81	\$ 1,974.93

Balance Sheet

MLTH9 Marsh Landing Townhouse IX 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 6076 \$32,585.08

Total OPERATING:

\$32,585.08

RESERVES

12-1210-00-00 VNB RSV 8591 56,546.74

Total RESERVES:

\$56,546.74

CURRENT ASSETS

14-1530-00-00 PPD Insurance 2,317.28

Total CURRENT ASSETS:

\$2,317.28

Total Assets:

\$91,449.10

Liabilities & Equity

RESERVE EQUITY

25-2500-00-00 RSV - General 1,000.00

25-2534-00-00 RSV - Roof Replacement 30,317.00

25-2550-00-00 RSV - Painting 21,135.67

25-2599-00-00 Unallocated Interest 4,094.07

Total RESERVE EQUITY:

\$56,546.74

OPERATING EQUITY

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

Total OPERATING EQUITY:

\$14,943.91

Net Income Gain / Loss

19,958.45

\$19,958.45

Total Liabilities & Equity:

\$91,449.10

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	\$ 80,976.00	\$ 80,970.60	\$ 5.40	\$ 80,970.60
TOTAL INCOME	\$ 20,244.00	\$ 20,242.65	\$ 1.35	\$ 80,976.00	\$ 80,970.60	\$ 5.40	\$ 80,970.60
TOTAL INCOME	\$ 20,244.00	\$ 20,242.65	\$ 1.35	\$ 80,976.00	\$ 80,970.60	\$ 5.40	\$ 80,970.60
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 Expenses	-	41.67	41.67	812.00	416.70	(395.30)	500.00
TOTAL PROFESSIONAL FEES	\$ 432.50	\$ 499.17	\$ 66.67	\$ 5,432.00	\$ 4,991.70	(\$ 440.30)	\$ 5,990.00
ADMIN							
5400 Office Supplies	47.04	33.33	(13.71)	752.97	333.30	(419.67)	400.00
5465 Corp Annual Report	-	6.33	6.33	162.05	63.30	(98.75)	76.00
5470 Licenses/Fees	-	4.00	4.00	-	40.00	40.00	48.00
TOTAL ADMIN	\$ 47.04	\$ 43.66	(\$ 3.38)	\$ 915.02	\$ 436.60	(\$ 478.42)	\$ 524.00
INSURANCE							
5850 INS - Expense	3,346.87	2,300.00	(1,046.87)	20,772.94	23,000.00	2,227.06	27,600.00
5852 INS - Flood	1,215.25	1,504.97	289.72	12,152.50	15,049.70	2,897.20	18,059.60
TOTAL INSURANCE	\$ 4,562.12	\$ 3,804.97	(\$ 757.15)	\$ 32,925.44	\$ 38,049.70	\$ 5,124.26	\$ 45,659.60
UTILITIES							
6040 Water/Sewer/Trash	580.10	583.33	3.23	6,581.80	5,833.30	(748.50)	7,000.00
6045 Irrigation Water	344.66	108.33	(236.33)	1,181.50	1,083.30	(98.20)	1,300.00
TOTAL UTILITIES	\$ 924.76	\$ 691.66	(\$ 233.10)	\$ 7,763.30	\$ 6,916.60	(\$ 846.70)	\$ 8,300.00
MAINTENANCE							
6005 Building	-	416.67	416.67	34.00	4,166.70	4,132.70	5,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	125.00	125.00	150.00
6040 Exterminating	-	41.67	41.67	491.79	416.70	(75.09)	500.00
TOTAL MAINTENANCE	\$ -	\$ 470.84	\$ 470.84	\$ 525.79	\$ 4,708.40	\$ 4,182.61	\$ 5,650.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	412.50	37.50	4,350.00	4,125.00	(225.00)	4,950.00
6110 Irrigation Repairs/Service	-	16.67	16.67	350.00	166.70	(183.30)	200.00
6120 Tree & Shrub Trimming	500.00	58.33	(441.67)	500.00	583.30	83.30	700.00
6130 Mulch/Pine Straw	-	113.75	113.75	924.00	1,137.50	213.50	1,365.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	250.00	250.00	300.00
TOTAL LANDSCAPING/GROUNDS	\$ 875.00	\$ 626.25	(\$ 248.75)	\$ 6,124.00	\$ 6,262.50	\$ 138.50	\$ 7,515.00
TOTAL EXPENSES	\$ 6,841.42	\$ 6,136.55	(\$ 704.87)	\$ 53,685.55	\$ 61,365.50	\$ 7,679.95	\$ 73,638.60
NET ORDINARY INCOME	\$ 13,402.58	\$ 14,106.10	(\$ 703.52)	\$ 27,290.45	\$ 19,605.10	\$ 7,685.35	\$ 7,332.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	1,833.00	1,833.00	-	7,332.00	7,332.00	-	7,332.00
TOTAL RESERVE TRANSFER	\$ 1,833.00	\$ 1,833.00	\$ -	\$ 7,332.00	\$ 7,332.00	\$ -	\$ 7,332.00
TOTAL EXPENSES	\$ 1,833.00	\$ 1,833.00	\$ -	\$ 7,332.00	\$ 7,332.00	\$ -	\$ 7,332.00
NET OTHER INCOME	(\$ 1,833.00)	(\$ 1,833.00)	\$ -	(\$ 7,332.00)	(\$ 7,332.00)	\$ -	(\$ 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	\$ 80,976.00	\$ 80,970.60	\$ 5.40	\$ 80,970.60
Total INCOME	\$ 20,244.00	\$ 20,242.65	\$ 1.35	\$ 80,976.00	\$ 80,970.60	\$5.40	\$ 80,970.60
Total OPERATING INCOME	\$ 20,244.00	\$ 20,242.65	\$ 1.35	\$ 80,976.00	\$ 80,970.60	\$ 5.40	\$ 80,970.60
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 Expenses	-	41.67	41.67	812.00	416.70	(395.30)	500.00
Total PROFESSIONAL FEES	\$ 432.50	\$ 499.17	\$ 66.67	\$ 5,432.00	\$ 4,991.70	(\$440.30)	\$ 5,990.00
ADMIN							
5400-00-00 Office Supplies	47.04	33.33	(13.71)	752.97	333.30	(419.67)	400.00
5465-00-00 Corp Annual Report	-	6.33	6.33	162.05	63.30	(98.75)	76.00
5470-00-00 Licenses/Fees	-	4.00	4.00	-	40.00	40.00	48.00
Total ADMIN	\$ 47.04	\$ 43.66	(\$ 3.38)	\$ 915.02	\$ 436.60	(\$478.42)	\$ 524.00
INSURANCE							
5850-00-00 INS - Expense	3,346.87	2,300.00	(1,046.87)	20,772.94	23,000.00	2,227.06	27,600.00
5852-00-00 INS - Flood	1,215.25	1,504.97	289.72	12,152.50	15,049.70	2,897.20	18,059.60
Total INSURANCE	\$ 4,562.12	\$ 3,804.97	(\$ 757.15)	\$ 32,925.44	\$ 38,049.70	\$5,124.26	\$ 45,659.60
UTILITIES							
6040-00-00 Water/Sewer/Trash	580.10	583.33	3.23	6,581.80	5,833.30	(748.50)	7,000.00
6045-00-00 Irrigation Water	344.66	108.33	(236.33)	1,181.50	1,083.30	(98.20)	1,300.00
Total UTILITIES	\$ 924.76	\$ 691.66	(\$ 233.10)	\$ 7,763.30	\$ 6,916.60	(\$846.70)	\$ 8,300.00
MAINTENANCE							
6005-00-00 Building	-	416.67	416.67	34.00	4,166.70	4,132.70	5,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	125.00	125.00	150.00
6040-00-00 Exterminating	-	41.67	41.67	491.79	416.70	(75.09)	500.00
Total MAINTENANCE	\$ -	\$ 470.84	\$ 470.84	\$ 525.79	\$ 4,708.40	\$4,182.61	\$ 5,650.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	375.00	412.50	37.50	4,350.00	4,125.00	(225.00)	4,950.00
6110-00-00 Irrigation Repairs/Service	-	16.67	16.67	350.00	166.70	(183.30)	200.00
6120-00-00 Tree & Shrub Trimming	500.00	58.33	(441.67)	500.00	583.30	83.30	700.00
6130-00-00 Mulch/Pine Straw	-	113.75	113.75	924.00	1,137.50	213.50	1,365.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	250.00	250.00	300.00
Total LANDSCAPING/GROUNDS	\$ 875.00	\$ 626.25	(\$ 248.75)	\$ 6,124.00	\$ 6,262.50	\$138.50	\$ 7,515.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	1,833.00	1,833.00	-	7,332.00	7,332.00	-	7,332.00
Total RESERVE TRANSFER	\$ 1,833.00	\$ 1,833.00	\$ -	\$ 7,332.00	\$ 7,332.00	\$0.00	\$ 7,332.00
Total OPERATING EXPENSE	\$ 8,674.42	\$ 7,969.55	(\$ 704.87)	\$ 61,017.55	\$ 68,697.50	\$ 7,679.95	\$ 80,970.60
Net Income:	\$ 11,569.58	\$ 12,273.10	(\$ 703.52)	\$ 19,958.45	\$ 12,273.10	\$ 7,685.35	\$ 0.00