



Financial Report Package

November 2024

Prepared for

**MLTH9 Marsh Landing Townhouse IX 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 6076	\$ 7,427.83	\$ 8,873.15	\$ (1,445.32)
Total OPERATING:	<u>\$ 7,427.83</u>	<u>\$ 8,873.15</u>	<u>\$ (1,445.32)</u>
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 13,813.35	\$ 16,890.60	\$ (3,077.25)
Total CURRENT ASSETS:	<u>\$ 13,813.35</u>	<u>\$ 16,890.60</u>	<u>\$ (3,077.25)</u>
Total Assets:	<u><u>\$ 21,241.18</u></u>	<u><u>\$ 25,763.75</u></u>	<u><u>\$ (4,522.57)</u></u>
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 12.65	\$ 397.01	\$ (384.36)
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 12,867.69	\$ 12,867.69	\$ -
Total OPERATING EQUITY:	<u>\$ 12,867.69</u>	<u>\$ 12,867.69</u>	<u>\$ -</u>
Net Income / (Loss)	<u>\$ 8,360.84</u>	<u>\$ 12,499.05</u>	<u>\$ (4,138.21)</u>
Total Liabilities & Equity:	<u><u>\$ 21,241.18</u></u>	<u><u>\$ 25,763.75</u></u>	<u><u>\$ (4,522.57)</u></u>

	Current Balance at 11/30/2024	Prior Month Balance at 10/31/2024	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8591	\$ 47,975.25	\$ 47,865.27	\$ 109.98
Total RESERVES:	\$ 47,975.25	\$ 47,865.27	\$ 109.98
Total Assets:	\$ 47,975.25	\$ 47,865.27	\$ 109.98
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 28,429.23	\$ 28,429.23	\$ -
25-2501-00-00 RSV - Pooled	5,537.50	5,537.50	-
25-2534-00-00 RSV - Roof Replacement	6,856.57	6,856.57	-
25-2550-00-00 RSV - Painting	4,895.22	4,895.22	-
25-2599-00-00 Unallocated Interest	2,256.73	2,146.75	109.98
Total RESERVE EQUITY:	\$ 47,975.25	\$ 47,865.27	\$ 109.98
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 47,975.25	\$ 47,865.27	\$ 109.98

Balance Sheet

MLTH9 Marsh Landing Townhouse IX 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 6076 \$7,427.83

Total OPERATING:

\$7,427.83

RESERVES

12-1210-00-00 VNB RSV 8591 47,975.25

Total RESERVES:

\$47,975.25

CURRENT ASSETS

14-1530-00-00 PPD Insurance 13,813.35

Total CURRENT ASSETS:

\$13,813.35

Total Assets:

\$69,216.43

Liabilities & Equity

20-2000-00-00 Accounts Payable 12.65

RESERVE EQUITY

25-2500-00-00 RSV - General 28,429.23

25-2501-00-00 RSV - Pooled 5,537.50

25-2534-00-00 RSV - Roof Replacement 6,856.57

25-2550-00-00 RSV - Painting 4,895.22

25-2599-00-00 Unallocated Interest 2,256.73

Total RESERVE EQUITY:

\$47,975.25

OPERATING EQUITY

30-3900-00-00 Retained Earnings 12,867.69

Total OPERATING EQUITY:

\$12,867.69

Net Income Gain / Loss 8,360.84

\$8,360.84

Total Liabilities & Equity:

\$69,216.43

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
TOTAL INCOME	\$-	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
TOTAL INCOME	\$0.00	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
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	184.17	29.17	2,000.00	2,025.87	25.87	2,210.00
5160 Legal Expenses	-	-	-	1,500.00	-	(1,500.00)	-
TOTAL PROFESSIONAL FEES	\$405.00	\$448.17	\$43.17	\$6,400.00	\$4,929.87	(\$1,470.13)	\$5,378.00
ADMIN							
5400 Office Supplies	64.61	47.33	(17.28)	387.53	520.63	133.10	568.00
5465 Corp Annual Report	-	6.35	6.35	-	69.85	69.85	76.25
5470 Licenses/Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975 Contingency	-	12.38	12.38	-	136.18	136.18	148.55
TOTAL ADMIN	\$64.61	\$70.06	\$5.45	\$387.53	\$770.66	\$383.13	\$840.80
INSURANCE							
5850 INS - Expense	1,885.69	1,916.67	30.98	23,298.00	21,083.37	(2,214.63)	23,000.00
5852 INS - Flood	1,191.56	1,166.67	(24.89)	14,364.97	12,833.37	(1,531.60)	14,000.00
5859 Insurance Appraisal	-	20.83	20.83	-	229.13	229.13	250.00
TOTAL INSURANCE	\$3,077.25	\$3,104.17	\$26.92	\$37,662.97	\$34,145.87	(\$3,517.10)	\$37,250.00
UTILITIES							
6040 Water/Sewer/Trash	591.35	583.33	(8.02)	6,330.35	6,416.63	86.28	7,000.00
6045 Irrigation Water	-	108.33	108.33	735.93	1,191.63	455.70	1,300.00
TOTAL UTILITIES	\$591.35	\$691.66	\$100.31	\$7,066.28	\$7,608.26	\$541.98	\$8,300.00
MAINTENANCE							
6005 Building	-	416.67	416.67	345.66	4,583.37	4,237.71	5,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	137.50	137.50	150.00
6040 Exterminating	-	37.67	37.67	462.72	414.37	(48.35)	452.00
TOTAL MAINTENANCE	\$-	\$466.84	\$466.84	\$808.38	\$5,135.24	\$4,326.86	\$5,602.00
LANDSCAPING/GROUNDS							
6100 Landscape	-	375.00	375.00	3,750.00	4,125.00	375.00	4,500.00
6110 Irrigation Repairs/Service	-	16.67	16.67	-	183.37	183.37	200.00
6120 Tree & Shrub Trimming	-	58.33	58.33	-	641.63	641.63	700.00
6130 Mulch/Pine Straw	-	113.75	113.75	-	1,251.25	1,251.25	1,365.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	275.00	275.00	300.00
TOTAL LANDSCAPING/GROUNDS	\$-	\$588.75	\$588.75	\$3,750.00	\$6,476.25	\$2,726.25	\$7,065.00
TOTAL EXPENSES	\$4,138.21	\$5,369.65	\$1,231.44	\$56,075.16	\$59,066.15	\$2,990.99	\$64,435.80
NET ORDINARY INCOME	(\$4,138.21)	(\$5,369.65)	\$1,231.44	\$15,060.84	\$12,069.65	\$2,991.19	\$6,700.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	6,700.00	6,700.00	-	6,700.00
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$6,700.00	\$6,700.00	\$-	\$6,700.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$6,700.00	\$6,700.00	\$-	\$6,700.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$6,700.00)	(\$6,700.00)	\$-	(\$6,700.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
Total INCOME	\$-	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
Total OPERATING INCOME	\$0.00	\$-	\$-	\$71,136.00	\$71,135.80	\$0.20	\$71,135.80
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	184.17	29.17	2,000.00	2,025.87	25.87	2,210.00
5160-00-00 Legal Expenses	-	-	-	1,500.00	-	(1,500.00)	-
Total PROFESSIONAL FEES	\$405.00	\$448.17	\$43.17	\$6,400.00	\$4,929.87	(\$1,470.13)	\$5,378.00
ADMIN							
5400-00-00 Office Supplies	64.61	47.33	(17.28)	387.53	520.63	133.10	568.00
5465-00-00 Corp Annual Report	-	6.35	6.35	-	69.85	69.85	76.25
5470-00-00 Licenses/Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975-00-00 Contingency	-	12.38	12.38	-	136.18	136.18	148.55
Total ADMIN	\$64.61	\$70.06	\$5.45	\$387.53	\$770.66	\$383.13	\$840.80
INSURANCE							
5850-00-00 INS - Expense	1,885.69	1,916.67	30.98	23,298.00	21,083.37	(2,214.63)	23,000.00
5852-00-00 INS - Flood	1,191.56	1,166.67	(24.89)	14,364.97	12,833.37	(1,531.60)	14,000.00
5859-00-00 Insurance Appraisal	-	20.83	20.83	-	229.13	229.13	250.00
Total INSURANCE	\$3,077.25	\$3,104.17	\$26.92	\$37,662.97	\$34,145.87	(\$3,517.10)	\$37,250.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	591.35	583.33	(8.02)	6,330.35	6,416.63	86.28	7,000.00
6045-00-00 Irrigation Water	-	108.33	108.33	735.93	1,191.63	455.70	1,300.00
Total UTILITIES	\$591.35	\$691.66	\$100.31	\$7,066.28	\$7,608.26	\$541.98	\$8,300.00
MAINTENANCE							
6005-00-00 Building	-	416.67	416.67	345.66	4,583.37	4,237.71	5,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	137.50	137.50	150.00
6040-00-00 Exterminating	-	37.67	37.67	462.72	414.37	(48.35)	452.00
Total MAINTENANCE	\$-	\$466.84	\$466.84	\$808.38	\$5,135.24	\$4,326.86	\$5,602.00
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	-	16.67	16.67	-	183.37	183.37	200.00
6120-00-00 Tree & Shrub Trimming	-	58.33	58.33	-	641.63	641.63	700.00
6130-00-00 Mulch/Pine Straw	-	113.75	113.75	-	1,251.25	1,251.25	1,365.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	275.00	275.00	300.00
Total LANDSCAPING/GROUNDS	\$-	\$588.75	\$588.75	\$3,750.00	\$6,476.25	\$2,726.25	\$7,065.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	6,700.00	6,700.00	-	6,700.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00
Total OPERATING EXPENSE	\$4,138.21	\$5,369.65	\$1,231.44	\$62,775.16	\$65,766.15	\$2,990.99	\$71,135.80
Net Income:	(\$4,138.21)	(\$5,369.65)	\$1,231.44	\$8,360.84	\$5,369.65	\$2,991.19	\$0.00