



Financial Report Package

August 2025

Prepared for

MLV2 Marsh Landing Villas II

By

KPG Accounting Services, Inc.

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2547	\$ 48,860.55	\$ 51,183.07	\$ (2,322.52)
Total OPERATING ASSETS:	\$ 48,860.55	\$ 51,183.07	\$ (2,322.52)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 830.55	\$ 133.42	\$ 697.13
14-1562-00-00 PPD INS	309.31	381.95	(72.64)
Total CURRENT ASSETS:	\$ 1,139.86	\$ 515.37	\$ 624.49
Total Assets:	\$ 50,000.41	\$ 51,698.44	\$ (1,698.03)
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2015-00-00 PPD Maint Fees	\$ 2,200.00	\$ 1,650.00	\$ 550.00
Total ACCOUNTS PAYABLE:	\$ 2,200.00	\$ 1,650.00	\$ 550.00
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 42,296.44	\$ 42,296.44	\$ -
Total OPERATING EQUITY:	\$ 42,296.44	\$ 42,296.44	\$ -
Net Income / (Loss)	\$ 5,503.97	\$ 7,752.00	\$ (2,248.03)
Total Liabilities & Equity:	\$ 50,000.41	\$ 51,698.44	\$ (1,698.03)

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
RESERVE ASSETS			
12-1210-00-00 VNB RSV 1572	\$ 257,982.68	\$ 257,402.36	\$ 580.32
Total RESERVE ASSETS:	\$ 257,982.68	\$ 257,402.36	\$ 580.32
Total Assets:	\$ 257,982.68	\$ 257,402.36	\$ 580.32
Liabilities & Equity			
RESSERVE EQUITY			
25-2502-00-00 Unallocated Interest	\$ 10,624.09	\$ 10,043.77	\$ 580.32
25-2503-00-00 Hurricane Cleanup	1,880.00	1,880.00	-
25-2504-00-00 Painting Reserve	17,982.09	17,982.09	-
25-2505-00-00 Roof Reserve	217,851.27	217,851.27	-
25-2506-00-00 Irrigation/ Sod Reserve	7,262.26	7,262.26	-
25-2507-00-00 Common Elements Reserve	2,382.97	2,382.97	-
Total RESSERVE EQUITY:	\$ 257,982.68	\$ 257,402.36	\$ 580.32
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 257,982.68	\$ 257,402.36	\$ 580.32

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2547 \$48,860.55

Total OPERATING ASSETS: \$48,860.55

RESERVE ASSETS

12-1210-00-00 VNB RSV 1572 257,982.68

Total RESERVE ASSETS: \$257,982.68

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 830.55

14-1562-00-00 PPD INS 309.31

Total CURRENT ASSETS: \$1,139.86

Total Assets: \$307,983.09

Liabilities & Equity

ACCOUNTS PAYABLE

20-2015-00-00 PPD Maint Fees 2,200.00

Total ACCOUNTS PAYABLE: \$2,200.00

RESSERVE EQUITY

25-2502-00-00 Unallocated Interest 10,624.09

25-2503-00-00 Hurricane Cleanup 1,880.00

25-2504-00-00 Painting Reserve 17,982.09

25-2505-00-00 Roof Reserve 217,851.27

25-2506-00-00 Irrigation/ Sod Reserve 7,262.26

25-2507-00-00 Common Elements Reserve 2,382.97

Total RESSERVE EQUITY: \$257,982.68

OPERATING EQUITY

30-3900-00-00 Retained Earnings 42,296.44

Total OPERATING EQUITY: \$42,296.44

Net Income Gain / Loss 5,503.97

\$5,503.97

Total Liabilities & Equity: \$307,983.09

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$77,550.00	\$77,550.63	(\$0.63)	\$103,400.86
4005 Application Fees	100.00	-	100.00	275.00	-	275.00	-
4025 Late Fees	-	-	-	490.39	-	490.39	-
4085 Legal Fee	-	-	-	2,820.00	-	2,820.00	-
TOTAL INCOME	\$100.00	\$-	\$100.00	\$81,135.39	\$77,550.63	\$3,584.76	\$103,400.86
TOTAL INCOME	\$100.00	\$-	\$100.00	\$81,135.39	\$77,550.63	\$3,584.76	\$103,400.86
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	200.00	250.00	50.00	1,600.00	2,000.00	400.00	3,000.00
5110 Accounting Services	266.00	266.67	0.67	2,128.00	2,133.36	5.36	3,200.00
5120 Tax Preparation	-	24.58	24.58	295.00	196.64	(98.36)	295.00
5160 Legal Expenses	103.25	8.33	(94.92)	2,192.00	66.64	(2,125.36)	100.00
TOTAL PROFESSIONAL FEES	\$569.25	\$549.58	(\$19.67)	\$6,215.00	\$4,396.64	(\$1,818.36)	\$6,595.00
ADMIN							
5400 Office Supplies	9.83	166.67	156.84	2,965.85	1,333.36	(1,632.49)	2,000.00
5465 Corp Annual Report	-	5.10	5.10	61.25	40.80	(20.45)	61.25
5975 Contingency	-	50.00	50.00	-	400.00	400.00	600.00
TOTAL ADMIN	\$9.83	\$221.77	\$211.94	\$3,027.10	\$1,774.16	(\$1,252.94)	\$2,661.25
INSURANCE							
5850 INS - Expense	72.64	73.50	0.86	581.07	588.00	6.93	882.00
TOTAL INSURANCE	\$72.64	\$73.50	\$0.86	\$581.07	\$588.00	\$6.93	\$882.00
UTILITIES							
6045 Irrigation Water	866.31	1,000.00	133.69	12,594.80	8,000.00	(4,594.80)	12,000.00
TOTAL UTILITIES	\$866.31	\$1,000.00	\$133.69	\$12,594.80	\$8,000.00	(\$4,594.80)	\$12,000.00
MAINTENANCE							
6010 Repair / Maint	-	8.33	8.33	-	66.64	66.64	100.00
6020 Fire Extinguisher Service	-	59.17	59.17	-	473.36	473.36	710.00
TOTAL MAINTENANCE	\$-	\$67.50	\$67.50	\$-	\$540.00	\$540.00	\$810.00
LANDSCAPING/GROUNDS							
6100 Landscape	-	1,877.33	1,877.33	13,200.00	15,018.64	1,818.64	22,528.00
6110 Irrigation Repairs/Service	-	233.33	233.33	3,375.00	1,866.64	(1,508.36)	2,800.00
6120 Tree & Shrub Trimming	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6130 Mulch/Pine Straw	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6200 Pest Control - Grounds	830.00	516.67	(313.33)	3,320.00	4,133.36	813.36	6,200.00
TOTAL LANDSCAPING/GROUNDS	\$830.00	\$3,002.33	\$2,172.33	\$19,895.00	\$24,018.64	\$4,123.64	\$36,028.00
TOTAL EXPENSES	\$2,348.03	\$4,914.68	\$2,566.65	\$42,312.97	\$39,317.44	(\$2,995.53)	\$58,976.25
NET ORDINARY INCOME	(\$2,248.03)	(\$4,914.68)	\$2,666.65	\$38,822.42	\$38,233.19	\$589.23	\$44,424.61
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	33,318.45	33,318.45	-	44,424.61
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$33,318.45	\$33,318.45	\$-	\$44,424.61
TOTAL EXPENSES	\$0.00	\$-	\$-	\$33,318.45	\$33,318.45	\$-	\$44,424.61
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$33,318.45)	(\$33,318.45)	\$-	(\$44,424.61)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$77,550.00	\$77,550.63	(\$0.63)	\$103,400.86
4005-00-00 Application Fees	100.00	-	100.00	275.00	-	275.00	-
4025-00-00 Late Fees	-	-	-	490.39	-	490.39	-
4085-00-00 Legal Fee	-	-	-	2,820.00	-	2,820.00	-
Total INCOME	\$100.00	\$-	\$100.00	\$81,135.39	\$77,550.63	\$3,584.76	\$103,400.86
Total OPERATING INCOME	\$100.00	\$-	\$100.00	\$81,135.39	\$77,550.63	\$3,584.76	\$103,400.86
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	200.00	250.00	50.00	1,600.00	2,000.00	400.00	3,000.00
5110-00-00 Accounting Services	266.00	266.67	0.67	2,128.00	2,133.36	5.36	3,200.00
5120-00-00 Tax Preparation	-	24.58	24.58	295.00	196.64	(98.36)	295.00
5160-00-00 Legal Expenses	103.25	8.33	(94.92)	2,192.00	66.64	(2,125.36)	100.00
Total PROFESSIONAL FEES	\$569.25	\$549.58	(\$19.67)	\$6,215.00	\$4,396.64	(\$1,818.36)	\$6,595.00
ADMIN							
5400-00-00 Office Supplies	9.83	166.67	156.84	2,965.85	1,333.36	(1,632.49)	2,000.00
5465-00-00 Corp Annual Report	-	5.10	5.10	61.25	40.80	(20.45)	61.25
5975-00-00 Contingency	-	50.00	50.00	-	400.00	400.00	600.00
Total ADMIN	\$9.83	\$221.77	\$211.94	\$3,027.10	\$1,774.16	(\$1,252.94)	\$2,661.25
INSURANCE							
5850-00-00 INS - Expense	72.64	73.50	0.86	581.07	588.00	6.93	882.00
Total INSURANCE	\$72.64	\$73.50	\$0.86	\$581.07	\$588.00	\$6.93	\$882.00
UTILITIES							
6045-00-00 Irrigation Water	866.31	1,000.00	133.69	12,594.80	8,000.00	(4,594.80)	12,000.00
Total UTILITIES	\$866.31	\$1,000.00	\$133.69	\$12,594.80	\$8,000.00	(\$4,594.80)	\$12,000.00
MAINTENANCE							
6010-00-00 Repair / Maint	-	8.33	8.33	-	66.64	66.64	100.00
6020-00-00 Fire Extinguisher Service	-	59.17	59.17	-	473.36	473.36	710.00
Total MAINTENANCE	\$-	\$67.50	\$67.50	\$-	\$540.00	\$540.00	\$810.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	-	1,877.33	1,877.33	13,200.00	15,018.64	1,818.64	22,528.00
6110-00-00 Irrigation Repairs/Service	-	233.33	233.33	3,375.00	1,866.64	(1,508.36)	2,800.00
6120-00-00 Tree & Shrub Trimming	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6130-00-00 Mulch/Pine Straw	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6200-00-00 Pest Control - Grounds	830.00	516.67	(313.33)	3,320.00	4,133.36	813.36	6,200.00
Total LANDSCAPING/GROUNDS	\$830.00	\$3,002.33	\$2,172.33	\$19,895.00	\$24,018.64	\$4,123.64	\$36,028.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	33,318.45	33,318.45	-	44,424.61
Total RESERVE TRANSFER	\$-	\$-	\$-	\$33,318.45	\$33,318.45	\$0.00	\$44,424.61
Total OPERATING EXPENSE	\$2,348.03	\$4,914.68	\$2,566.65	\$75,631.42	\$72,635.89	(\$2,995.53)	\$103,400.86
Net Income:	(\$2,248.03)	(\$4,914.68)	\$2,666.65	\$5,503.97	\$4,914.74	\$589.23	\$0.00