



Financial Report Package

June 2026

Prepared for

**MLTH1 Marsh Landing Townhouse Condo Assoc,
Inc.**

KPG Accounting Services, Inc.

	Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 3816	\$ 48,958.63	\$ 41,527.75	\$ 7,430.88
Total OPERATING:	\$ 48,958.63	\$ 41,527.75	\$ 7,430.88
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 51.22	\$ (51.22)
14-1562-00-00 PPD INS	46,936.65	55,514.81	(8,578.16)
Total CURRENT ASSETS:	\$ 46,936.65	\$ 55,566.03	\$ (8,629.38)
Total Assets:	\$ 95,895.28	\$ 97,093.78	\$ (1,198.50)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 2,701.52	\$ 15.90	\$ 2,685.62
20-2001-00-00 Insurance Loan Payable	36,765.86	46,045.54	(9,279.68)
20-2015-00-00 PPD Maint Fees	20,924.78	-	20,924.78
30-3900-00-00 Retained Earnings	\$ 16,963.50	\$ 16,963.50	\$ -
Net Income / (Loss)	\$ 18,539.62	\$ 34,068.84	\$ (15,529.22)
Total Liabilities & Equity:	\$ 95,895.28	\$ 97,093.78	\$ (1,198.50)

	Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 2234	\$ 159,327.67	\$ 158,987.64	\$ 340.03
Total RESERVES:	\$ 159,327.67	\$ 158,987.64	\$ 340.03
LOAN RECEIVABLE			
18-1890-00-00 Loan Receivable	\$ 39,193.62	\$ 40,084.19	\$ (890.57)
Total LOAN RECEIVABLE:	\$ 39,193.62	\$ 40,084.19	\$ (890.57)
Total Assets:	\$ 198,521.29	\$ 199,071.83	\$ (550.54)
Liabilities & Equity			
RESERVE LIABILITY			
24-4410-00-00 VNB Loan 3/15/30 5%	\$ 39,193.62	\$ 40,084.19	\$ (890.57)
Total RESERVE LIABILITY:	\$ 39,193.62	\$ 40,084.19	\$ (890.57)
RESERVE EQUITY			
25-4411-00-00 RSV Driveway/Walkway Replacement	\$ 10,746.25	\$ 10,746.25	\$ -
25-4419-00-00 Roof Replacement	155,528.76	155,528.76	-
25-4420-00-00 RSV Painting	1,292.50	1,292.50	-
25-4426-00-00 RSV General	(10,555.54)	(10,555.54)	-
25-4446-00-00 Driveway Repairs/Sealing	332.25	332.25	-
25-4449-00-00 Unallocated Interest	1,983.45	1,643.42	340.03
Total RESERVE EQUITY:	\$ 159,327.67	\$ 158,987.64	\$ 340.03
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 198,521.29	\$ 199,071.83	\$ (550.54)

Assets

OPERATING

10-1010-00-00 VNB OP 3816 \$48,958.63

Total OPERATING:

\$48,958.63

RESERVES

12-1210-00-00 VNB RSV 2234 159,327.67

Total RESERVES:

\$159,327.67

CURRENT ASSETS

14-1562-00-00 PPD INS 46,936.65

Total CURRENT ASSETS:

\$46,936.65

LOAN RECEIVABLE

18-1890-00-00 Loan Receivable 39,193.62

Total LOAN RECEIVABLE:

\$39,193.62

Total Assets:

\$294,416.57

Liabilities & Equity

20-2000-00-00 Accounts Payable 2,701.52

20-2001-00-00 Insurance Loan Payable 36,765.86

20-2015-00-00 PPD Maint Fees 20,924.78

RESERVE LIABILITY

24-4410-00-00 VNB Loan 3/15/30 5% 39,193.62

Total RESERVE LIABILITY:

\$39,193.62

RESERVE EQUITY

25-4411-00-00 RSV Driveway/Walkway Replacement 10,746.25

25-4419-00-00 Roof Replacement 155,528.76

25-4420-00-00 RSV Painting 1,292.50

25-4426-00-00 RSV General (10,555.54)

25-4446-00-00 Driveway Repairs/Sealing 332.25

25-4449-00-00 Unallocated Interest 1,983.45

Total RESERVE EQUITY:

\$159,327.67

30-3900-00-00 Retained Earnings 16,963.50

Net Income Gain / Loss 18,539.62

\$18,539.62

Total Liabilities & Equity:

\$294,416.57

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$125,856.00	\$125,845.50	\$10.50	\$251,691.00
4005-00-00 Application Fees	-	-	-	400.00	-	400.00	-
4025-00-00 Late Fees	-	-	-	91.22	-	91.22	-
4028-00-00 Returned Check Charges	-	-	-	25.00	-	25.00	-
Total INCOME	\$-	\$-	\$-	\$126,372.22	\$125,845.50	\$526.72	\$251,691.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$126,372.22	\$125,845.50	\$526.72	\$251,691.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	689.58	716.08	26.50	4,137.48	4,296.48	159.00	8,593.00
5110-00-00 Accounting Services	283.25	283.25	-	2,289.50	1,699.50	(590.00)	3,399.00
5160-00-00 Legal Expenses	-	24.58	24.58	-	147.48	147.48	295.00
5185-00-00 Appraisal	-	26.67	26.67	-	160.02	160.02	320.00
Total PROFESSIONAL FEES	\$972.83	\$1,050.58	\$77.75	\$6,426.98	\$6,303.48	(\$123.50)	\$12,607.00
ADMIN							
5400-00-00 Office Supplies	86.14	208.33	122.19	995.72	1,249.98	254.26	2,500.00
5465-00-00 Corp Annual Report	-	19.50	19.50	61.25	117.00	55.75	234.00
5901-00-00 Loan Repayment	1,062.80	1,062.83	0.03	6,376.80	6,376.98	0.18	12,754.00
Total ADMIN	\$1,148.94	\$1,290.66	\$141.72	\$7,433.77	\$7,743.96	\$310.19	\$15,488.00
INSURANCE							
5850-00-00 INS - Expense	4,804.50	5,023.58	219.08	28,853.71	30,141.48	1,287.77	60,283.00
5852-00-00 INS - Flood	3,773.66	3,958.08	184.42	21,137.35	23,748.48	2,611.13	47,497.00
Total INSURANCE	\$8,578.16	\$8,981.66	\$403.50	\$49,991.06	\$53,889.96	\$3,898.90	\$107,780.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	2,131.27	2,250.00	118.73	13,499.85	13,500.00	0.15	27,000.00
6045-00-00 Irrigation Water	12.02	350.00	337.98	169.39	2,100.00	1,930.61	4,200.00
Total UTILITIES	\$2,143.29	\$2,600.00	\$456.71	\$13,669.24	\$15,600.00	\$1,930.76	\$31,200.00
MAINTENANCE							
6010-00-00 Repair / Maint	936.00	250.00	(686.00)	1,176.36	1,500.00	323.64	3,000.00
6012-00-00 Roof Maintenance	-	300.00	300.00	-	1,800.00	1,800.00	3,600.00
6013-00-00 Gutter Cleaning	-	41.67	41.67	-	250.02	250.02	500.00
6014-00-00 Contingency	-	516.67	516.67	225.00	3,100.02	2,875.02	6,200.00
6020-00-00 Fire Extinguisher Service	-	54.17	54.17	-	325.02	325.02	650.00
Total MAINTENANCE	\$936.00	\$1,162.51	\$226.51	\$1,401.36	\$6,975.06	\$5,573.70	\$13,950.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	1,750.00	1,337.50	(412.50)	7,375.00	8,025.00	650.00	16,050.00
6110-00-00 Irrigation Repairs/Service	-	183.33	183.33	250.00	1,099.98	849.98	2,200.00
6120-00-00 Tree & Shrub Trimming	-	175.00	175.00	-	1,050.00	1,050.00	2,100.00
6130-00-00 Mulch/Pine Straw	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	150.00	150.00	300.00
6136-00-00 Landscape Long Term	-	456.00	456.00	-	2,736.00	2,736.00	5,472.00
6200-00-00 Pest Control - Grounds	-	125.00	125.00	763.19	750.00	(13.19)	1,500.00
Total LANDSCAPING/GROUNDS	\$1,750.00	\$2,468.50	\$718.50	\$8,388.19	\$14,811.00	\$6,422.81	\$29,622.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	20,522.00	20,522.00	-	41,044.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$20,522.00	\$20,522.00	\$0.00	\$41,044.00
Total OPERATING EXPENSE	\$15,529.22	\$17,553.91	\$2,024.69	\$107,832.60	\$125,845.46	\$18,012.86	\$251,691.00
Net Income:	(\$15,529.22)	(\$17,553.91)	\$2,024.69	\$18,539.62	\$0.04	\$18,539.58	\$0.00

Income Statement Summary - Operating
MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
Fiscal Period: June 2026

Date: 7/8/2026
Time: 12:00 am
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
INCOME													
4000-00-00 Quarterly Assessments	\$62,928.00	\$ -	\$ -	\$62,928.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,856.00
4005-00-00 Application Fees	200.00	-	-	-	200.00	-	-	-	-	-	-	-	400.00
4025-00-00 Late Fees	40.00	-	-	51.22	-	-	-	-	-	-	-	-	91.22
4028-00-00 Returned Check Charges	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00
Total INCOME	63,193.00	-	-	62,979.22	200.00	-	-	-	-	-	-	-	126,372.22
Total OPERATING INCOME	63,193.00	-	-	62,979.22	200.00	-	-	-	-	-	-	-	126,372.22
OPERATING EXPENSE													
PROFESSIONAL FEES													
5000-00-00 Management Fees	689.58	689.58	689.58	689.58	689.58	689.58	-	-	-	-	-	-	4,137.48
5110-00-00 Accounting Services	283.25	578.25	578.25	283.25	283.25	283.25	-	-	-	-	-	-	2,289.50
Total PROFESSIONAL FEES	972.83	1,267.83	1,267.83	972.83	972.83	972.83	-	-	-	-	-	-	6,426.98
ADMIN													
5400-00-00 Office Supplies	49.64	147.61	685.73	14.06	12.54	86.14	-	-	-	-	-	-	995.72
5465-00-00 Corp Annual Report	-	-	61.25	-	-	-	-	-	-	-	-	-	61.25
5901-00-00 Loan Repayment	1,062.80	1,062.80	1,062.80	1,062.80	1,062.80	1,062.80	-	-	-	-	-	-	6,376.80
Total ADMIN	1,112.44	1,210.41	1,809.78	1,076.86	1,075.34	1,148.94	-	-	-	-	-	-	7,433.77
INSURANCE													
5850-00-00 INS - Expense	4,827.75	4,827.75	4,794.81	4,794.40	4,804.50	4,804.50	-	-	-	-	-	-	28,853.71
5852-00-00 INS - Flood	3,756.24	3,756.24	2,859.21	3,218.34	3,773.66	3,773.66	-	-	-	-	-	-	21,137.35
Total INSURANCE	8,583.99	8,583.99	7,654.02	8,012.74	8,578.16	8,578.16	-	-	-	-	-	-	49,991.06
UTILITIES													
6040-00-00 Water/Sewer/Trash	2,197.15	2,253.02	2,401.49	2,288.91	2,228.01	2,131.27	-	-	-	-	-	-	13,499.85
6045-00-00 Irrigation Water	-	100.79	23.93	20.25	12.40	12.02	-	-	-	-	-	-	169.39
Total UTILITIES	2,197.15	2,353.81	2,425.42	2,309.16	2,240.41	2,143.29	-	-	-	-	-	-	13,669.24
MAINTENANCE													
6010-00-00 Repair / Maint	-	-	-	240.36	-	936.00	-	-	-	-	-	-	1,176.36
6014-00-00 Contingency	-	-	225.00	-	-	-	-	-	-	-	-	-	225.00
Total MAINTENANCE	-	-	225.00	240.36	-	936.00	-	-	-	-	-	-	1,401.36
LANDSCAPING/GROUNDS													
6100-00-00 Landscape	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,750.00	-	-	-	-	-	-	7,375.00
6110-00-00 Irrigation Repairs/Service	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
6200-00-00 Pest Control - Grounds	-	490.12	273.07	-	-	-	-	-	-	-	-	-	763.19
Total LANDSCAPING/GROUNDS	1,125.00	1,865.12	1,398.07	1,125.00	1,125.00	1,750.00	-	-	-	-	-	-	8,388.19



Income Statement Summary - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Fiscal Period: June 2026

Date: 7/8/2026

Time: 12:00 am

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE TRANSFER													
9010-00-00 Reserve Contribution	\$10,261.00	\$-	\$-	\$10,261.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$20,522.00
Total RESERVE TRANSFER	10,261.00	-	-	10,261.00	-	-	-	-	-	-	-	-	20,522.00
Total OPERATING EXPENSE	24,252.41	15,281.16	14,780.12	23,997.95	13,991.74	15,529.22	-	-	-	-	-	-	107,832.60
Net Income:	38,940.59	(15,281.16)	(14,780.12)	38,981.27	(13,791.74)	(15,529.22)	-	-	-	-	-	-	18,539.62

Income Statement Summary 5 year
MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
Through: June 2026

Date: 7/8/2026
Time: 12:00 am
Page: 1

Account	2022	2023	2024	2025	2026	Total
OPERATING INCOME						
INCOME						
4000-00-00 Quarterly Assessments	\$ 164,335	\$ 179,956	\$ 241,726	\$ 251,712	\$ 125,856	\$ 963,585
4005-00-00 Application Fees	500	100	300	400	400	1,700
4025-00-00 Late Fees	61	175	270	154	91	750
4028-00-00 Returned Check Charges	-	-	-	-	25	25
4057-00-00 Rental Application Fees	-	-	-	(100)	-	(100)
Total INCOME	164,896	180,231	242,296	252,166	126,372	965,960
Total OPERATING INCOME	164,896	180,231	242,296	252,166	126,372	965,960
OPERATING EXPENSE						
PROFESSIONAL FEES						
5000-00-00 Management Fees	3,000	5,880	8,100	8,034	4,137	29,151
5110-00-00 Accounting Services	3,260	3,395	3,535	3,595	2,290	16,075
5160-00-00 Legal Expenses	-	-	1,500	868	-	2,368
Total PROFESSIONAL FEES	6,260	9,275	13,135	12,497	6,427	47,593
ADMIN						
5400-00-00 Office Supplies	414	797	1,624	2,973	996	6,803
5465-00-00 Corp Annual Report	364	76	144	349	61	994
5901-00-00 Loan Repayment	-	-	4,251	12,754	6,377	23,382
5975-00-00 Contingency	633	-	-	-	-	633
Total ADMIN	1,411	873	6,019	16,076	7,434	31,812
INSURANCE						
5850-00-00 INS - Expense	36,853	53,882	75,174	69,347	28,854	264,110
5852-00-00 INS - Flood	27,932	35,192	44,435	46,517	21,137	175,214
Total INSURANCE	64,785	89,075	119,609	115,864	49,991	439,324
UTILITIES						
6040-00-00 Water/Sewer/Trash	26,352	24,326	25,181	25,002	13,500	114,360
6045-00-00 Irrigation Water	2,107	2,899	3,530	3,941	169	12,647
Total UTILITIES	28,459	27,225	28,711	28,943	13,669	127,007
MAINTENANCE						
6010-00-00 Repair / Maint	3,665	21,697	6,682	6,924	1,176	40,144
6014-00-00 Contingency	-	-	-	-	225	225
6020-00-00 Fire Extinguisher Service	(2,717)	-	498	618	-	(1,601)
Total MAINTENANCE	948	21,697	7,181	7,541	1,401	38,768
LANDSCAPING/GROUNDS						
6100-00-00 Landscape	14,940	13,999	12,375	15,120	7,375	63,809
6110-00-00 Irrigation Repairs/Service	245	5,520	-	250	250	6,265
6120-00-00 Tree & Shrub Trimming	1,640	750	1,890	1,575	-	5,855
6130-00-00 Mulch/Pine Straw	3,206	1,350	3,080	1,540	-	9,176
6135-00-00 Sod/Plants Replacement	1,072	3,375	-	-	-	4,447
6200-00-00 Pest Control - Grounds	1,190	1,714	1,537	1,583	763	6,787
Total LANDSCAPING/GROUNDS	22,293	26,708	18,882	20,068	8,388	96,339
RESERVE TRANSFER						
9010-00-00 Reserve Contribution	38,854	39,405	48,922	36,715	20,522	184,418
Total RESERVE TRANSFER	38,854	39,405	48,922	36,715	20,522	184,418



Income Statement Summary 5 year
 MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
 Through: June 2026

Date: 7/8/2026
 Time: 12:00 am
 Page: 2

Account	2022	2023	2024	2025	2026	Total
HURRICANE IAN						
9998-00-00 Hurricane Ian-Wind/Storm	\$-	\$825	\$-	\$-	\$-	\$825
9999-00-00 Hurricane Ian	-	31	-	-	-	31
Total HURRICANE IAN	-	856	-	-	-	856
Total OPERATING EXPENSE	163,010	215,113	242,459	237,704	107,833	966,119
Net Income:	1,885	(34,882)	(164)	14,462	18,540	(159)