



Financial Report Package

September 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 3816	\$ 51,651.80	\$ 47,321.52	\$ 4,330.28
Total OPERATING:	\$ 51,651.80	\$ 47,321.52	\$ 4,330.28
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 51.22	\$ (51.22)
14-1562-00-00 PPD INS	21,202.17	29,780.33	(8,578.16)
Total CURRENT ASSETS:	\$ 21,202.17	\$ 29,831.55	\$ (8,629.38)
Total Assets:	\$ 72,853.97	\$ 77,153.07	\$ (4,299.10)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 1,250.00	\$ 3.50	\$ 1,246.50
20-2001-00-00 Insurance Loan Payable	9,195.20	18,375.42	(9,180.22)
20-2015-00-00 PPD Maint Fees	19,228.00	-	19,228.00
30-3900-00-00 Retained Earnings	\$ 16,963.50	\$ 16,963.50	\$ -
Net Income / (Loss)	\$ 26,217.27	\$ 41,810.65	\$ (15,593.38)
Total Liabilities & Equity:	\$ 72,853.97	\$ 77,153.07	\$ (4,299.10)

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 2234	\$ 167,086.66	\$ 166,730.06	\$ 356.60
Total RESERVES:	\$ 167,086.66	\$ 166,730.06	\$ 356.60
LOAN RECEIVABLE			
18-1890-00-00 Loan Receivable	\$ 36,493.36	\$ 37,395.50	\$ (902.14)
Total LOAN RECEIVABLE:	\$ 36,493.36	\$ 37,395.50	\$ (902.14)
Total Assets:	\$ 203,580.02	\$ 204,125.56	\$ (545.54)
Liabilities & Equity			
RESERVE LIABILITY			
24-4410-00-00 VNB Loan 3/15/30 5%	\$ 36,493.36	\$ 37,395.50	\$ (902.14)
Total RESERVE LIABILITY:	\$ 36,493.36	\$ 37,395.50	\$ (902.14)
RESERVE EQUITY			
25-4411-00-00 RSV Driveway/Walkway Replacement	\$ 10,874.75	\$ 10,874.75	\$ -
25-4419-00-00 Roof Replacement	161,082.76	161,082.76	-
25-4420-00-00 RSV Painting	1,938.75	1,938.75	-
25-4426-00-00 RSV General	(10,555.54)	(10,555.54)	-
25-4446-00-00 Driveway Repairs/Sealing	664.50	664.50	-
25-4449-00-00 Unallocated Interest	3,081.44	2,724.84	356.60
Total RESERVE EQUITY:	\$ 167,086.66	\$ 166,730.06	\$ 356.60
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 203,580.02	\$ 204,125.56	\$ (545.54)

Balance Sheet

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
End Date: 09/30/2026

Date: 10/8/2026
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Assets

OPERATING

10-1010-00-00 VNB OP 3816 \$51,651.80

Total OPERATING:

\$51,651.80

RESERVES

12-1210-00-00 VNB RSV 2234 167,086.66

Total RESERVES:

\$167,086.66

CURRENT ASSETS

14-1562-00-00 PPD INS 21,202.17

Total CURRENT ASSETS:

\$21,202.17

LOAN RECEIVABLE

18-1890-00-00 Loan Receivable 36,493.36

Total LOAN RECEIVABLE:

\$36,493.36

Total Assets:

\$276,433.99

Liabilities & Equity

20-2000-00-00 Accounts Payable 1,250.00

20-2001-00-00 Insurance Loan Payable 9,195.20

20-2015-00-00 PPD Maint Fees 19,228.00

RESERVE LIABILITY

24-4410-00-00 VNB Loan 3/15/30 5% 36,493.36

Total RESERVE LIABILITY:

\$36,493.36

RESERVE EQUITY

25-4411-00-00 RSV Driveway/Walkway Replacement 10,874.75

25-4419-00-00 Roof Replacement 161,082.76

25-4420-00-00 RSV Painting 1,938.75

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

25-4446-00-00 Driveway Repairs/Sealing 664.50

25-4449-00-00 Unallocated Interest 3,081.44

Total RESERVE EQUITY:

\$167,086.66

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

Net Income Gain / Loss 26,217.27

\$26,217.27

Total Liabilities & Equity:

\$276,433.99

Income Statement - Operating
MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.
09/01/2026 to 09/30/2026

Date: 10/8/2026
Time: 12:04 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$188,784.00	\$188,768.25	\$15.75	\$251,691.00
4005-00-00 Application Fees	-	-	-	400.00	-	400.00	-
4025-00-00 Late Fees	-	-	-	124.44	-	124.44	-
4028-00-00 Returned Check Charges	-	-	-	25.00	-	25.00	-
Total INCOME	\$-	\$-	\$-	\$189,333.44	\$188,768.25	\$565.19	\$251,691.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$189,333.44	\$188,768.25	\$565.19	\$251,691.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	689.58	716.08	26.50	6,206.14	6,444.72	238.58	8,593.00
5110-00-00 Accounting Services	283.25	283.25	-	3,139.25	2,549.25	(590.00)	3,399.00
5160-00-00 Legal Expenses	-	24.58	24.58	-	221.22	221.22	295.00
5185-00-00 Appraisal	-	26.67	26.67	-	240.03	240.03	320.00
Total PROFESSIONAL FEES	\$972.83	\$1,050.58	\$77.75	\$9,345.39	\$9,455.22	\$109.83	\$12,607.00
ADMIN							
5400-00-00 Office Supplies	54.07	208.33	154.26	1,078.68	1,874.97	796.29	2,500.00
5465-00-00 Corp Annual Report	-	19.50	19.50	61.25	175.50	114.25	234.00
5901-00-00 Loan Repayment	1,062.80	1,062.83	0.03	9,565.20	9,565.47	0.27	12,754.00
Total ADMIN	\$1,116.87	\$1,290.66	\$173.79	\$10,705.13	\$11,615.94	\$910.81	\$15,488.00
INSURANCE							
5850-00-00 INS - Expense	4,819.50	5,023.58	204.08	43,282.21	45,212.22	1,930.01	60,283.00
5852-00-00 INS - Flood	3,773.66	3,958.08	184.42	32,458.33	35,622.72	3,164.39	47,497.00
Total INSURANCE	\$8,593.16	\$8,981.66	\$388.50	\$75,740.54	\$80,834.94	\$5,094.40	\$107,780.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	2,045.52	2,250.00	204.48	19,470.13	20,250.00	779.87	27,000.00
6045-00-00 Irrigation Water	315.00	350.00	35.00	1,581.20	3,150.00	1,568.80	4,200.00
Total UTILITIES	\$2,360.52	\$2,600.00	\$239.48	\$21,051.33	\$23,400.00	\$2,348.67	\$31,200.00
MAINTENANCE							
6010-00-00 Repair / Maint	700.00	250.00	(450.00)	2,126.36	2,250.00	123.64	3,000.00
6012-00-00 Roof Maintenance	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
6013-00-00 Gutter Cleaning	600.00	41.67	(558.33)	600.00	375.03	(224.97)	500.00
6014-00-00 Contingency	-	516.67	516.67	225.00	4,650.03	4,425.03	6,200.00
6020-00-00 Fire Extinguisher Service	-	54.17	54.17	-	487.53	487.53	650.00
Total MAINTENANCE	\$1,300.00	\$1,162.51	(\$137.49)	\$2,951.36	\$10,462.59	\$7,511.23	\$13,950.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	1,250.00	1,337.50	87.50	11,125.00	12,037.50	912.50	16,050.00
6110-00-00 Irrigation Repairs/Service	-	183.33	183.33	250.00	1,649.97	1,399.97	2,200.00
6120-00-00 Tree & Shrub Trimming	-	175.00	175.00	-	1,575.00	1,575.00	2,100.00
6130-00-00 Mulch/Pine Straw	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	225.00	225.00	300.00
6136-00-00 Landscape Long Term	-	456.00	456.00	-	4,104.00	4,104.00	5,472.00
6200-00-00 Pest Control - Grounds	-	125.00	125.00	1,164.42	1,125.00	(39.42)	1,500.00
Total LANDSCAPING/GROUNDS	\$1,250.00	\$2,468.50	\$1,218.50	\$12,539.42	\$22,216.50	\$9,677.08	\$29,622.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	30,783.00	30,783.00	-	41,044.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$30,783.00	\$30,783.00	\$0.00	\$41,044.00
Total OPERATING EXPENSE	\$15,593.38	\$17,553.91	\$1,960.53	\$163,116.17	\$188,768.19	\$25,652.02	\$251,691.00
Net Income:	(\$15,593.38)	(\$17,553.91)	\$1,960.53	\$26,217.27	\$0.06	\$26,217.21	\$0.00

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

Date: 10/8/2026
Time: 12:04 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	\$ -	\$ -	\$62,928.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,784.00
4005-00-00 Application Fees	200.00	-	-	-	200.00	-	-	-	-	-	-	-	400.00
4025-00-00 Late Fees	40.00	-	-	51.22	-	-	33.22	-	-	-	-	-	124.44
4028-00-00 Returned Check Charges	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00
Total INCOME	63,193.00	-	-	62,979.22	200.00	-	62,961.22	-	-	-	-	-	189,333.44
Total OPERATING INCOME	63,193.00	-	-	62,979.22	200.00	-	62,961.22	-	-	-	-	-	189,333.44
OPERATING EXPENSE													
PROFESSIONAL FEES													
5000-00-00 Management Fees	689.58	689.58	689.58	689.58	689.58	689.58	689.50	689.58	689.58	-	-	-	6,206.14
5110-00-00 Accounting Services	283.25	578.25	578.25	283.25	283.25	283.25	283.25	283.25	283.25	-	-	-	3,139.25
Total PROFESSIONAL FEES	972.83	1,267.83	1,267.83	972.83	972.83	972.83	972.75	972.83	972.83	-	-	-	9,345.39
ADMIN													
5400-00-00 Office Supplies	49.64	147.61	685.73	14.06	12.54	86.14	12.02	16.87	54.07	-	-	-	1,078.68
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	1,062.80	1,062.80	1,062.80	-	-	-	9,565.20
Total ADMIN	1,112.44	1,210.41	1,809.78	1,076.86	1,075.34	1,148.94	1,074.82	1,079.67	1,116.87	-	-	-	10,705.13
INSURANCE													
5850-00-00 INS - Expense	4,827.75	4,827.75	4,794.81	4,794.40	4,804.50	4,804.50	4,804.50	4,804.50	4,819.50	-	-	-	43,282.21
5852-00-00 INS - Flood	3,756.24	3,756.24	2,859.21	3,218.34	3,773.66	3,773.66	3,773.66	3,773.66	3,773.66	-	-	-	32,458.33
Total INSURANCE	8,583.99	8,583.99	7,654.02	8,012.74	8,578.16	8,578.16	8,578.16	8,578.16	8,593.16	-	-	-	75,740.54
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	2,017.85	1,906.91	2,045.52	-	-	-	19,470.13
6045-00-00 Irrigation Water	-	100.79	23.93	20.25	12.40	12.02	781.64	315.17	315.00	-	-	-	1,581.20
Total UTILITIES	2,197.15	2,353.81	2,425.42	2,309.16	2,240.41	2,143.29	2,799.49	2,222.08	2,360.52	-	-	-	21,051.33
MAINTENANCE													
6010-00-00 Repair / Maint	-	-	-	240.36	-	936.00	-	250.00	700.00	-	-	-	2,126.36
6013-00-00 Gutter Cleanning	-	-	-	-	-	-	-	-	600.00	-	-	-	600.00
6014-00-00 Contingency	-	-	225.00	-	-	-	-	-	-	-	-	-	225.00
Total MAINTENANCE	-	-	225.00	240.36	-	936.00	-	250.00	1,300.00	-	-	-	2,951.36
LANDSCAPING/GROUNDS													
6100-00-00 Landscape	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,750.00	1,250.00	1,250.00	1,250.00	-	-	-	11,125.00
6110-00-00 Irrigation Repairs/Service	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
6200-00-00 Pest Control - Grounds	-	490.12	273.07	-	-	-	273.07	128.16	-	-	-	-	1,164.42
Total LANDSCAPING/GROUNDS	1,125.00	1,865.12	1,398.07	1,125.00	1,125.00	1,750.00	1,523.07	1,378.16	1,250.00	-	-	-	12,539.42



Income Statement Summary - Operating

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Fiscal Period: September 2026

Date: 10/8/2026

Time: 12:04 am

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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	\$-	\$-	\$10,261.00	\$-	\$-	\$-	\$-	\$-	\$30,783.00
Total RESERVE TRANSFER	10,261.00	-	-	10,261.00	-	-	10,261.00	-	-	-	-	-	30,783.00
Total OPERATING EXPENSE	24,252.41	15,281.16	14,780.12	23,997.95	13,991.74	15,529.22	25,209.29	14,480.90	15,593.38	-	-	-	163,116.17
Net Income:	38,940.59	(15,281.16)	(14,780.12)	38,981.27	(13,791.74)	(15,529.22)	37,751.93	(14,480.90)	(15,593.38)	-	-	-	26,217.27

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

Date: 10/8/2026
Time: 12:04 am
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Account	2022	2023	2024	2025	2026	Total
OPERATING INCOME						
INCOME						
4000-00-00 Quarterly Assessments	\$ 164,335	\$ 179,956	\$ 241,726	\$ 251,712	\$ 188,784	\$ 1,026,513
4005-00-00 Application Fees	500	100	300	400	400	1,700
4025-00-00 Late Fees	61	175	270	154	124	783
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	189,333	1,028,921
Total OPERATING INCOME	164,896	180,231	242,296	252,166	189,333	1,028,921
OPERATING EXPENSE						
PROFESSIONAL FEES						
5000-00-00 Management Fees	3,000	5,880	8,100	8,034	6,206	31,220
5110-00-00 Accounting Services	3,260	3,395	3,535	3,595	3,139	16,924
5160-00-00 Legal Expenses	-	-	1,500	868	-	2,368
Total PROFESSIONAL FEES	6,260	9,275	13,135	12,497	9,345	50,512
ADMIN						
5400-00-00 Office Supplies	414	797	1,624	2,973	1,079	6,886
5465-00-00 Corp Annual Report	364	76	144	349	61	994
5901-00-00 Loan Repayment	-	-	4,251	12,754	9,565	26,570
5975-00-00 Contingency	633	-	-	-	-	633
Total ADMIN	1,411	873	6,019	16,076	10,705	35,084
INSURANCE						
5850-00-00 INS - Expense	36,853	53,882	75,174	69,347	43,282	278,539
5852-00-00 INS - Flood	27,932	35,192	44,435	46,517	32,458	186,535
Total INSURANCE	64,785	89,075	119,609	115,864	75,741	465,074
UTILITIES						
6040-00-00 Water/Sewer/Trash	26,352	24,326	25,181	25,002	19,470	120,331
6045-00-00 Irrigation Water	2,107	2,899	3,530	3,941	1,581	14,059
Total UTILITIES	28,459	27,225	28,711	28,943	21,051	134,389
MAINTENANCE						
6010-00-00 Repair / Maint	3,665	21,697	6,682	6,924	2,126	41,094
6013-00-00 Gutter Cleanning	-	-	-	-	600	600
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	2,951	40,318
LANDSCAPING/GROUNDS						
6100-00-00 Landscape	14,940	13,999	12,375	15,120	11,125	67,559
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	1,164	7,188
Total LANDSCAPING/GROUNDS	22,293	26,708	18,882	20,068	12,539	100,490
RESERVE TRANSFER						
9010-00-00 Reserve Contribution	38,854	39,405	48,922	36,715	30,783	194,679
Total RESERVE TRANSFER	38,854	39,405	48,922	36,715	30,783	194,679



Income Statement Summary 5 year

MLTH1 Marsh Landing Townhouse Condo Assoc, Inc.

Through: September 2026

Date: 10/8/2026

Time: 12:04 am

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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	163,116	1,021,403
Net Income:	1,885	(34,882)	(164)	14,462	26,217	7,519