



## **Financial Report Package**

**January 2026**

**Prepared for**

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

**KPG Accounting Services, Inc.**

	Current Balance at 1/31/2026	Prior Month Balance at 12/31/2025	Change
<b>Assets</b>			
<b>OPERATING</b>			
10-1010-00-00 VNB OP 3816	\$ 48,308.45	\$ 26,893.71	\$ 21,414.74
<b>Total OPERATING:</b>	<b>\$ 48,308.45</b>	<b>\$ 26,893.71</b>	<b>\$ 21,414.74</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 540.00	\$ -	\$ 540.00
14-1562-00-00 PPD INS	72,688.86	81,272.85	(8,583.99)
<b>Total CURRENT ASSETS:</b>	<b>\$ 73,228.86</b>	<b>\$ 81,272.85</b>	<b>\$ (8,043.99)</b>
<b>Total Assets:</b>	<b>\$ 121,537.31</b>	<b>\$ 108,166.56</b>	<b>\$ 13,370.75</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00 Accounts Payable	\$ -	\$ 797.26	\$ (797.26)
20-2001-00-00 Insurance Loan Payable	65,633.22	72,925.80	(7,292.58)
20-2015-00-00 PPD Maint Fees	-	17,480.00	(17,480.00)
30-3900-00-00 Retained Earnings	\$ 16,963.50	\$ 2,501.60	\$ 14,461.90
<b>Net Income / (Loss)</b>	<b>\$ 38,940.59</b>	<b>\$ 14,461.90</b>	<b>\$ 24,478.69</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 121,537.31</b>	<b>\$ 108,166.56</b>	<b>\$ 13,370.75</b>

	Current Balance at 1/31/2026	Prior Month Balance at 12/31/2025	Change
<b>Assets</b>			
<b>RESERVES</b>			
12-1210-00-00 VNB RSV 2234	\$ 147,418.33	\$ 136,822.22	\$ 10,596.11
<b>Total RESERVES:</b>	<b>\$ 147,418.33</b>	<b>\$ 136,822.22</b>	<b>\$ 10,596.11</b>
<b>LOAN RECEIVABLE</b>			
18-1890-00-00 Loan Receivable	\$ 43,549.15	\$ 44,420.69	\$ (871.54)
<b>Total LOAN RECEIVABLE:</b>	<b>\$ 43,549.15</b>	<b>\$ 44,420.69</b>	<b>\$ (871.54)</b>
<b>Total Assets:</b>	<b>\$ 190,967.48</b>	<b>\$ 181,242.91</b>	<b>\$ 9,724.57</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE LIABILITY</b>			
24-4410-00-00 VNB Loan 3/15/30 5%	\$ 43,549.15	\$ 44,420.69	\$ (871.54)
<b>Total RESERVE LIABILITY:</b>	<b>\$ 43,549.15</b>	<b>\$ 44,420.69</b>	<b>\$ (871.54)</b>
<b>RESERVE EQUITY</b>			
25-4411-00-00 RSV Driveway/Walkway Replacement	\$ 10,617.75	\$ 20,073.17	\$ (9,455.42)
25-4419-00-00 Roof Replacement	146,374.76	137,220.76	9,154.00
25-4420-00-00 RSV Painting	646.25	(24,023.23)	24,669.48
25-4426-00-00 RSV General	(10,555.54)	(26,071.75)	15,516.21
25-4446-00-00 Driveway Repairs/Sealing	-	14,107.06	(14,107.06)
25-4449-00-00 Unallocated Interest	335.11	15,516.21	(15,181.10)
<b>Total RESERVE EQUITY:</b>	<b>\$ 147,418.33</b>	<b>\$ 136,822.22</b>	<b>\$ 10,596.11</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 190,967.48</b>	<b>\$ 181,242.91</b>	<b>\$ 9,724.57</b>

**Assets**

OPERATING

10-1010-00-00 VNB OP 3816 \$48,308.45

Total OPERATING:

\$48,308.45

RESERVES

12-1210-00-00 VNB RSV 2234 147,418.33

Total RESERVES:

\$147,418.33

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 540.00

14-1562-00-00 PPD INS 72,688.86

Total CURRENT ASSETS:

\$73,228.86

LOAN RECEIVABLE

18-1890-00-00 Loan Receivable 43,549.15

Total LOAN RECEIVABLE:

\$43,549.15

**Total Assets:**

**\$312,504.79**

**Liabilities & Equity**

20-2001-00-00 Insurance Loan Payable 65,633.22

RESERVE LIABILITY

24-4410-00-00 VNB Loan 3/15/30 5% 43,549.15

Total RESERVE LIABILITY:

\$43,549.15

RESERVE EQUITY

25-4411-00-00 RSV Driveway/Walkway Replacement 10,617.75

25-4419-00-00 Roof Replacement 146,374.76

25-4420-00-00 RSV Painting 646.25

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

25-4449-00-00 Unallocated Interest 335.11

Total RESERVE EQUITY:

\$147,418.33

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

Net Income Gain / Loss 38,940.59

\$38,940.59

**Total Liabilities & Equity:**

**\$312,504.79**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00-00 Quarterly Assessments	\$ 62,928.00	\$ 62,922.75	\$ 5.25	\$ 62,928.00	\$ 62,922.75	\$ 5.25	\$ 251,691.00
4005-00-00 Application Fees	200.00	-	200.00	200.00	-	200.00	-
4025-00-00 Late Fees	40.00	-	40.00	40.00	-	40.00	-
4028-00-00 Returned Check Charges	25.00	-	25.00	25.00	-	25.00	-
<b>Total INCOME</b>	<b>\$ 63,193.00</b>	<b>\$ 62,922.75</b>	<b>\$ 270.25</b>	<b>\$ 63,193.00</b>	<b>\$ 62,922.75</b>	<b>\$ 270.25</b>	<b>\$ 251,691.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 63,193.00</b>	<b>\$ 62,922.75</b>	<b>\$ 270.25</b>	<b>\$ 63,193.00</b>	<b>\$ 62,922.75</b>	<b>\$ 270.25</b>	<b>\$ 251,691.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5000-00-00 Management Fees	689.58	716.08	26.50	689.58	716.08	26.50	8,593.00
5110-00-00 Accounting Services	283.25	283.25	-	283.25	283.25	-	3,399.00
5160-00-00 Legal Expenses	-	24.58	24.58	-	24.58	24.58	295.00
5185-00-00 Appraisal	-	26.67	26.67	-	26.67	26.67	320.00
<b>Total PROFESSIONAL FEES</b>	<b>\$ 972.83</b>	<b>\$ 1,050.58</b>	<b>\$ 77.75</b>	<b>\$ 972.83</b>	<b>\$ 1,050.58</b>	<b>\$ 77.75</b>	<b>\$ 12,607.00</b>
<b>ADMIN</b>							
5400-00-00 Office Supplies	49.64	208.33	158.69	49.64	208.33	158.69	2,500.00
5465-00-00 Corp Annual Report	-	19.50	19.50	-	19.50	19.50	234.00
5901-00-00 Loan Repayment	1,062.80	1,062.83	0.03	1,062.80	1,062.83	0.03	12,754.00
<b>Total ADMIN</b>	<b>\$ 1,112.44</b>	<b>\$ 1,290.66</b>	<b>\$ 178.22</b>	<b>\$ 1,112.44</b>	<b>\$ 1,290.66</b>	<b>\$ 178.22</b>	<b>\$ 15,488.00</b>
<b>INSURANCE</b>							
5850-00-00 INS - Expense	4,827.75	5,023.58	195.83	4,827.75	5,023.58	195.83	60,283.00
5852-00-00 INS - Flood	3,756.24	3,958.08	201.84	3,756.24	3,958.08	201.84	47,497.00
<b>Total INSURANCE</b>	<b>\$ 8,583.99</b>	<b>\$ 8,981.66</b>	<b>\$ 397.67</b>	<b>\$ 8,583.99</b>	<b>\$ 8,981.66</b>	<b>\$ 397.67</b>	<b>\$ 107,780.00</b>
<b>UTILITIES</b>							
6040-00-00 Water/Sewer/Trash	2,197.15	2,250.00	52.85	2,197.15	2,250.00	52.85	27,000.00
6045-00-00 Irrigation Water	-	350.00	350.00	-	350.00	350.00	4,200.00
<b>Total UTILITIES</b>	<b>\$ 2,197.15</b>	<b>\$ 2,600.00</b>	<b>\$ 402.85</b>	<b>\$ 2,197.15</b>	<b>\$ 2,600.00</b>	<b>\$ 402.85</b>	<b>\$ 31,200.00</b>
<b>MAINTENANCE</b>							
6010-00-00 Repair / Maint	-	250.00	250.00	-	250.00	250.00	3,000.00
6012-00-00 Roof Maintenance	-	300.00	300.00	-	300.00	300.00	3,600.00
6013-00-00 Gutter Cleaning	-	41.67	41.67	-	41.67	41.67	500.00
6014-00-00 Contingency	-	516.67	516.67	-	516.67	516.67	6,200.00
6020-00-00 Fire Extinguisher Service	-	54.17	54.17	-	54.17	54.17	650.00
<b>Total MAINTENANCE</b>	<b>\$ -</b>	<b>\$ 1,162.51</b>	<b>\$ 1,162.51</b>	<b>\$ -</b>	<b>\$ 1,162.51</b>	<b>\$ 1,162.51</b>	<b>\$ 13,950.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100-00-00 Landscape	1,125.00	1,337.50	212.50	1,125.00	1,337.50	212.50	16,050.00
6110-00-00 Irrigation Repairs/Service	-	183.33	183.33	-	183.33	183.33	2,200.00
6120-00-00 Tree & Shrub Trimming	-	175.00	175.00	-	175.00	175.00	2,100.00
6130-00-00 Mulch/Pine Straw	-	166.67	166.67	-	166.67	166.67	2,000.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	25.00	25.00	300.00
6136-00-00 Landscape Long Term	-	456.00	456.00	-	456.00	456.00	5,472.00
6200-00-00 Pest Control - Grounds	-	125.00	125.00	-	125.00	125.00	1,500.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>\$ 1,125.00</b>	<b>\$ 2,468.50</b>	<b>\$ 1,343.50</b>	<b>\$ 1,125.00</b>	<b>\$ 2,468.50</b>	<b>\$ 1,343.50</b>	<b>\$ 29,622.00</b>
<b>RESERVE TRANSFER</b>							
9010-00-00 Reserve Contribution	10,261.00	10,261.00	-	10,261.00	10,261.00	-	41,044.00
<b>Total RESERVE TRANSFER</b>	<b>\$ 10,261.00</b>	<b>\$ 10,261.00</b>	<b>\$ -</b>	<b>\$ 10,261.00</b>	<b>\$ 10,261.00</b>	<b>\$ 0.00</b>	<b>\$ 41,044.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 24,252.41</b>	<b>\$ 27,814.91</b>	<b>\$ 3,562.50</b>	<b>\$ 24,252.41</b>	<b>\$ 27,814.91</b>	<b>\$ 3,562.50</b>	<b>\$ 251,691.00</b>
<b>Net Income:</b>	<b>\$ 38,940.59</b>	<b>\$ 35,107.84</b>	<b>\$ 3,832.75</b>	<b>\$ 38,940.59</b>	<b>\$ 35,107.84</b>	<b>\$ 3,832.75</b>	<b>\$ 0.00</b>



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

Date: 2/12/2026  
 Time: 12:07 am  
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>INCOME</b>													
4000-00-00 Quarterly Assessments	\$62,928.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,928.00
4005-00-00 Application Fees	200.00	-	-	-	-	-	-	-	-	-	-	-	200.00
4025-00-00 Late Fees	40.00	-	-	-	-	-	-	-	-	-	-	-	40.00
4028-00-00 Returned Check Charges	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00
<b>Total INCOME</b>	<b>63,193.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>63,193.00</b>
<b>Total OPERATING INCOME</b>	<b>63,193.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>63,193.00</b>
<b>OPERATING EXPENSE</b>													
<b>PROFESSIONAL FEES</b>													
5000-00-00 Management Fees	689.58	-	-	-	-	-	-	-	-	-	-	-	689.58
5110-00-00 Accounting Services	283.25	-	-	-	-	-	-	-	-	-	-	-	283.25
<b>Total PROFESSIONAL FEES</b>	<b>972.83</b>	-	-	-	-	-	-	-	-	-	-	-	<b>972.83</b>
<b>ADMIN</b>													
5400-00-00 Office Supplies	49.64	-	-	-	-	-	-	-	-	-	-	-	49.64
5901-00-00 Loan Repayment	1,062.80	-	-	-	-	-	-	-	-	-	-	-	1,062.80
<b>Total ADMIN</b>	<b>1,112.44</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,112.44</b>
<b>INSURANCE</b>													
5850-00-00 INS - Expense	4,827.75	-	-	-	-	-	-	-	-	-	-	-	4,827.75
5852-00-00 INS - Flood	3,756.24	-	-	-	-	-	-	-	-	-	-	-	3,756.24
<b>Total INSURANCE</b>	<b>8,583.99</b>	-	-	-	-	-	-	-	-	-	-	-	<b>8,583.99</b>
<b>UTILITIES</b>													
6040-00-00 Water/Sewer/Trash	2,197.15	-	-	-	-	-	-	-	-	-	-	-	2,197.15
<b>Total UTILITIES</b>	<b>2,197.15</b>	-	-	-	-	-	-	-	-	-	-	-	<b>2,197.15</b>
<b>LANDSCAPING/GROUNDS</b>													
6100-00-00 Landscape	1,125.00	-	-	-	-	-	-	-	-	-	-	-	1,125.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>1,125.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,125.00</b>
<b>RESERVE TRANSFER</b>													
9010-00-00 Reserve Contribution	10,261.00	-	-	-	-	-	-	-	-	-	-	-	10,261.00
<b>Total RESERVE TRANSFER</b>	<b>10,261.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>10,261.00</b>
<b>Total OPERATING EXPENSE</b>	<b>24,252.41</b>	-	-	-	-	-	-	-	-	-	-	-	<b>24,252.41</b>
<b>Net Income:</b>	<b>38,940.59</b>	-	-	-	-	-	-	-	-	-	-	-	<b>38,940.59</b>



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

Date: 2/12/2026  
 Time: 12:07 am  
 Page: 1

Account	2022	2023	2024	2025	2026	Total
<b>OPERATING INCOME</b>						
<b>INCOME</b>						
4000-00-00 Quarterly Assessments	\$ 164,335	\$ 179,956	\$ 241,726	\$ 251,712	\$ 62,928	\$ 900,657
4005-00-00 Application Fees	500	100	300	400	200	1,500
4025-00-00 Late Fees	61	175	270	154	40	699
4028-00-00 Returned Check Charges	-	-	-	-	25	25
4057-00-00 Rental Application Fees	-	-	-	( 100)	-	( 100)
<b>Total INCOME</b>	<b>164,896</b>	<b>180,231</b>	<b>242,296</b>	<b>252,166</b>	<b>63,193</b>	<b>902,781</b>
<b>Total OPERATING INCOME</b>	<b>164,896</b>	<b>180,231</b>	<b>242,296</b>	<b>252,166</b>	<b>63,193</b>	<b>902,781</b>
<b>OPERATING EXPENSE</b>						
<b>PROFESSIONAL FEES</b>						
5000-00-00 Management Fees	3,000	5,880	8,100	8,034	690	25,704
5110-00-00 Accounting Services	3,260	3,395	3,535	3,595	283	14,068
5160-00-00 Legal Expenses	-	-	1,500	868	-	2,368
<b>Total PROFESSIONAL FEES</b>	<b>6,260</b>	<b>9,275</b>	<b>13,135</b>	<b>12,497</b>	<b>973</b>	<b>42,139</b>
<b>ADMIN</b>						
5400-00-00 Office Supplies	414	797	1,624	2,973	50	5,857
5465-00-00 Corp Annual Report	364	76	144	349	-	933
5901-00-00 Loan Repayment	-	-	4,251	12,754	1,063	18,068
5975-00-00 Contingency	633	-	-	-	-	633
<b>Total ADMIN</b>	<b>1,411</b>	<b>873</b>	<b>6,019</b>	<b>16,076</b>	<b>1,112</b>	<b>25,491</b>
<b>INSURANCE</b>						
5850-00-00 INS - Expense	36,853	53,882	75,174	69,347	4,828	240,084
5852-00-00 INS - Flood	27,932	35,192	44,435	46,517	3,756	157,833
<b>Total INSURANCE</b>	<b>64,785</b>	<b>89,075</b>	<b>119,609</b>	<b>115,864</b>	<b>8,584</b>	<b>397,917</b>
<b>UTILITIES</b>						
6040-00-00 Water/Sewer/Trash	26,352	24,326	25,181	25,002	2,197	103,058
6045-00-00 Irrigation Water	2,107	2,899	3,530	3,941	-	12,478
<b>Total UTILITIES</b>	<b>28,459</b>	<b>27,225</b>	<b>28,711</b>	<b>28,943</b>	<b>2,197</b>	<b>115,535</b>
<b>MAINTENANCE</b>						
6010-00-00 Repair / Maint	3,665	21,697	6,682	6,924	-	38,968
6020-00-00 Fire Extinguisher Service	( 2,717)	-	498	618	-	( 1,601)
<b>Total MAINTENANCE</b>	<b>948</b>	<b>21,697</b>	<b>7,181</b>	<b>7,541</b>	<b>-</b>	<b>37,367</b>
<b>LANDSCAPING/GROUNDS</b>						
6100-00-00 Landscape	14,940	13,999	12,375	15,120	1,125	57,559
6110-00-00 Irrigation Repairs/Service	245	5,520	-	250	-	6,015
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	-	6,024
<b>Total LANDSCAPING/GROUNDS</b>	<b>22,293</b>	<b>26,708</b>	<b>18,882</b>	<b>20,068</b>	<b>1,125</b>	<b>89,076</b>
<b>RESERVE TRANSFER</b>						
9010-00-00 Reserve Contribution	38,854	39,405	48,922	36,715	10,261	174,157
<b>Total RESERVE TRANSFER</b>	<b>38,854</b>	<b>39,405</b>	<b>48,922</b>	<b>36,715</b>	<b>10,261</b>	<b>174,157</b>



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

Date: 2/12/2026  
 Time: 12:07 am  
 Page: 2

Account	2022	2023	2024	2025	2026	Total
<b>HURRICANE IAN</b>						
9998-00-00 Hurricane Ian-Wind/Storm	\$-	\$825	\$-	\$-	\$-	\$825
9999-00-00 Hurricane Ian	-	31	-	-	-	31
<b>Total HURRICANE IAN</b>	<u>-</u>	<u>856</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>856</u>
<b>Total OPERATING EXPENSE</b>	<u>163,010</u>	<u>215,113</u>	<u>242,459</u>	<u>237,704</u>	<u>24,252</u>	<u>882,539</u>
<b>Net Income:</b>	<u>1,885</u>	<u>(34,882)</u>	<u>(164)</u>	<u>14,462</u>	<u>38,941</u>	<u>20,242</u>