



Financial Report Package

June 2025

Prepared for

**MLTH6 Marsh Landing Townhouse VI Condo
Assn, Inc.**

KPG Accounting Services, Inc.

	Current Balance at 6/30/2025	Prior Month Balance at 05/31/2025	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 6068	\$ 60,323.38	\$ 64,443.21	\$ (4,119.83)
Total OPERATING:	\$ 60,323.38	\$ 64,443.21	\$ (4,119.83)
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 18,565.20	\$ 21,659.40	\$ (3,094.20)
14-1550-00-00 Utility Deposit	200.00	200.00	-
Total CURRENT ASSETS:	\$ 18,765.20	\$ 21,859.40	\$ (3,094.20)
Total Assets:	\$ 79,088.58	\$ 86,302.61	\$ (7,214.03)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 375.00	\$ 375.00	\$ -
20-2001-00-00 Insurance Loan Payable	19,596.30	22,862.35	(3,266.05)
20-2015-00-00 PPD Maint Fees	1,863.00	-	1,863.00
30-3900-00-00 Retained Earnings	\$ 50,956.62	\$ 50,956.62	\$ -
Net Income / (Loss)	\$ 6,297.66	\$ 12,108.64	\$ (5,810.98)
Total Liabilities & Equity:	\$ 79,088.58	\$ 86,302.61	\$ (7,214.03)

	Current Balance at 6/30/2025	Prior Month Balance at 05/31/2025	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8583	\$ 36,222.42	\$ 36,151.04	\$ 71.38
Total RESERVES:	<u>\$ 36,222.42</u>	<u>\$ 36,151.04</u>	<u>\$ 71.38</u>
Total Assets:	<u><u>\$ 36,222.42</u></u>	<u><u>\$ 36,151.04</u></u>	<u><u>\$ 71.38</u></u>
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 34,303.46	\$ 34,303.46	\$ -
25-2599-00-00 Unallocated Interest	1,918.96	1,847.58	71.38
Total RESERVE EQUITY:	<u>\$ 36,222.42</u>	<u>\$ 36,151.04</u>	<u>\$ 71.38</u>
Net Income / (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities & Equity:	<u><u>\$ 36,222.42</u></u>	<u><u>\$ 36,151.04</u></u>	<u><u>\$ 71.38</u></u>

Balance Sheet

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.
End Date: 06/30/2025

Date: 7/8/2025
Time: 12:04 am
Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 6068 \$60,323.38

Total OPERATING:

\$60,323.38

RESERVES

12-1210-00-00 VNB RSV 8583 36,222.42

Total RESERVES:

\$36,222.42

CURRENT ASSETS

14-1530-00-00 PPD Insurance 18,565.20

14-1550-00-00 Utility Deposit 200.00

Total CURRENT ASSETS:

\$18,765.20

Total Assets:

\$115,311.00

Liabilities & Equity

20-2000-00-00 Accounts Payable 375.00

20-2001-00-00 Insurance Loan Payable 19,596.30

20-2015-00-00 PPD Maint Fees 1,863.00

RESERVE EQUITY

25-2500-00-00 RSV - General 34,303.46

25-2599-00-00 Unallocated Interest 1,918.96

Total RESERVE EQUITY:

\$36,222.42

30-3900-00-00 Retained Earnings 50,956.62

Net Income Gain / Loss 6,297.66

\$6,297.66

Total Liabilities & Equity:

\$115,311.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$43,104.00	\$43,093.00	\$11.00	\$86,186.00
4025 Late Fees	-	-	-	51.94	-	51.94	-
4070 Sewer Assessment	-	-	-	1,072.00	1,072.00	-	2,144.00
TOTAL INCOME	\$-	\$-	\$-	\$44,227.94	\$44,165.00	\$62.94	\$88,330.00
TOTAL INCOME	\$0.00	\$-	\$-	\$44,227.94	\$44,165.00	\$62.94	\$88,330.00
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	257.50	257.50	-	1,545.00	1,545.00	-	3,090.00
5110 Accounting Services	210.00	234.58	24.58	1,555.00	1,407.48	(147.52)	2,815.00
5160 Legal Expenses	812.00	41.67	(770.33)	812.00	250.02	(561.98)	500.00
TOTAL PROFESSIONAL FEES	\$1,279.50	\$533.75	(\$745.75)	\$3,912.00	\$3,202.50	(\$709.50)	\$6,405.00
ADMIN							
5400 Office Supplies	7.05	50.00	42.95	261.75	300.00	38.25	600.00
5465 Corp Annual Report	-	6.33	6.33	61.25	37.98	(23.27)	76.00
5468 Division and Corp. Fees	-	4.00	4.00	100.80	24.00	(76.80)	48.00
TOTAL ADMIN	\$7.05	\$60.33	\$53.28	\$423.80	\$361.98	(\$61.82)	\$724.00
INSURANCE							
5850 INS - Expense	3,094.20	4,115.58	1,021.38	18,565.35	24,693.48	6,128.13	49,387.00
5859 Insurance Appraisal	-	25.00	25.00	-	150.00	150.00	300.00
TOTAL INSURANCE	\$3,094.20	\$4,140.58	\$1,046.38	\$18,565.35	\$24,843.48	\$6,278.13	\$49,687.00
UTILITIES							
6040 Water/Sewer/Trash	564.01	666.67	102.66	3,695.73	4,000.02	304.29	8,000.00
6045 Irrigation Water	100.69	108.33	7.64	553.05	649.98	96.93	1,300.00
6095 Sewer Assessment	266.10	178.67	(87.43)	1,596.60	1,072.02	(524.58)	2,144.00
TOTAL UTILITIES	\$930.80	\$953.67	\$22.87	\$5,845.38	\$5,722.02	(\$123.36)	\$11,444.00
MAINTENANCE							
6010 Repair / Maint	-	133.33	133.33	1,634.75	799.98	(834.77)	1,600.00
6020 Fire Extinguisher Service	-	14.17	14.17	-	85.02	85.02	170.00
6040 Exterminating	124.43	50.00	(74.43)	248.86	300.00	51.14	600.00
TOTAL MAINTENANCE	\$124.43	\$197.50	\$73.07	\$1,883.61	\$1,185.00	(\$698.61)	\$2,370.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	412.50	37.50	2,625.00	2,475.00	(150.00)	4,950.00
6110 Irrigation Repairs/Service	-	8.33	8.33	-	49.98	49.98	100.00
6120 Tree & Shrub Trimming	-	83.33	83.33	-	499.98	499.98	1,000.00
6130 Mulch/Pine Straw	-	116.67	116.67	-	700.02	700.02	1,400.00
6135 Sod/Plants Replacement	-	83.33	83.33	50.14	499.98	449.84	1,000.00
TOTAL LANDSCAPING/GROUNDS	\$375.00	\$704.16	\$329.16	\$2,675.14	\$4,224.96	\$1,549.82	\$8,450.00
TOTAL EXPENSES	\$5,810.98	\$6,589.99	\$779.01	\$33,305.28	\$39,539.94	\$6,234.66	\$79,080.00
NET ORDINARY INCOME	(\$5,810.98)	(\$6,589.99)	\$779.01	\$10,922.66	\$4,625.06	\$6,297.60	\$9,250.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	4,625.00	4,625.00	-	9,250.00
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$4,625.00	\$4,625.00	\$-	\$9,250.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$4,625.00	\$4,625.00	\$-	\$9,250.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$4,625.00)	(\$4,625.00)	\$-	(\$9,250.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$43,104.00	\$43,093.00	\$11.00	\$86,186.00
4025-00-00 Late Fees	-	-	-	51.94	-	51.94	-
4070-00-00 Sewer Assessment	-	-	-	1,072.00	1,072.00	-	2,144.00
Total INCOME	\$-	\$-	\$-	\$44,227.94	\$44,165.00	\$62.94	\$88,330.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$44,227.94	\$44,165.00	\$62.94	\$88,330.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	1,545.00	1,545.00	-	3,090.00
5110-00-00 Accounting Services	210.00	234.58	24.58	1,555.00	1,407.48	(147.52)	2,815.00
5160-00-00 Legal Expenses	812.00	41.67	(770.33)	812.00	250.02	(561.98)	500.00
Total PROFESSIONAL FEES	\$1,279.50	\$533.75	(\$745.75)	\$3,912.00	\$3,202.50	(\$709.50)	\$6,405.00
ADMIN							
5400-00-00 Office Supplies	7.05	50.00	42.95	261.75	300.00	38.25	600.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	37.98	(23.27)	76.00
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Total ADMIN	\$7.05	\$60.33	\$53.28	\$423.80	\$361.98	(\$61.82)	\$724.00
INSURANCE							
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5859-00-00 Insurance Appraisal	-	25.00	25.00	-	150.00	150.00	300.00
Total INSURANCE	\$3,094.20	\$4,140.58	\$1,046.38	\$18,565.35	\$24,843.48	\$6,278.13	\$49,687.00
UTILITIES							
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6045-00-00 Irrigation Water	100.69	108.33	7.64	553.05	649.98	96.93	1,300.00
6095-00-00 Sewer Assessment	266.10	178.67	(87.43)	1,596.60	1,072.02	(524.58)	2,144.00
Total UTILITIES	\$930.80	\$953.67	\$22.87	\$5,845.38	\$5,722.02	(\$123.36)	\$11,444.00
MAINTENANCE							
6010-00-00 Repair / Maint	-	133.33	133.33	1,634.75	799.98	(834.77)	1,600.00
6020-00-00 Fire Extinguisher Service	-	14.17	14.17	-	85.02	85.02	170.00
6040-00-00 Exterminating	124.43	50.00	(74.43)	248.86	300.00	51.14	600.00
Total MAINTENANCE	\$124.43	\$197.50	\$73.07	\$1,883.61	\$1,185.00	(\$698.61)	\$2,370.00
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6130-00-00 Mulch/Pine Straw	-	116.67	116.67	-	700.02	700.02	1,400.00
6135-00-00 Sod/Plants Replacement	-	83.33	83.33	50.14	499.98	449.84	1,000.00
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RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	4,625.00	4,625.00	-	9,250.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$4,625.00	\$4,625.00	\$0.00	\$9,250.00
Total OPERATING EXPENSE	\$5,810.98	\$6,589.99	\$779.01	\$37,930.28	\$44,164.94	\$6,234.66	\$88,330.00
Net Income:	(\$5,810.98)	(\$6,589.99)	\$779.01	\$6,297.66	\$0.06	\$6,297.60	\$0.00