Financial Report Package

November 2024

Prepared for

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

KPG Accounting Services, Inc.

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

End Date: 11/30/2024

		Current Balance at 11/30/2024	Prior Month Balance at 10/31/2024	Change
Assets				
OPERATING				
10-1010-00-00	VNB OP 6068	$ 58,403.03	$ 64,680.30	$ (6,277.27)
Total OPERATING:		**$ 58,403.03**	**$ 64,680.30**	**$ (6,277.27)**
CURRENT ASSETS				
14-1530-00-00	PPD Insurance	$ 3,578.75	$ 7,157.50	$ (3,578.75)
14-1550-00-00	Utility Deposit	200.00	200.00	-
Total CURRENT ASSETS:		**$ 3,778.75**	**$ 7,357.50**	**$ (3,578.75)**
Total Assets:		**$ 62,181.78**	**$ 72,037.80**	**$ (9,856.02)**
Liabilities & Equity				
20-2000-00-00	Accounts Payable	$ -	$ 745.01	$ (745.01)
20-2001-00-00	Insurance Loan Payable	3,794.66	7,589.32	(3,794.66)
30-3900-00-00	Retained Earnings	$ 47,079.86	$ 47,079.86	$ -
Net Income / (Loss)		**$ 11,307.26**	**$ 16,623.61**	**$ (5,316.35)**
Total Liabilities & Equity:		**$ 62,181.78**	**$ 72,037.80**	**$ (9,856.02)**

Balance Sheet - Comparative - Reserve	Date:	12/10/2024
MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.	Time:	12:03 am
End Date: 11/30/2024	Page:	2

		Current Balance at 11/30/2024	Prior Month Balance at 10/31/2024	Change
Assets				
RESERVES				
12-1210-00-00	VNB RSV 8583	$ 31,104.26	$ 31,032.96	$ 71.30
Total RESERVES:		**$ 31,104.26**	**$ 31,032.96**	**$ 71.30**
Total Assets:		**$ 31,104.26**	**$ 31,032.96**	**$ 71.30**
Liabilities & Equity				
RESERVE EQUITY				
25-2500-00-00	RSV - General	$ 29,678.46	$ 29,678.46	$ -
25-2599-00-00	Unallocated Interest	1,425.80	1,354.50	71.30
Total RESERVE EQUITY:		**$ 31,104.26**	**$ 31,032.96**	**$ 71.30**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 31,104.26**	**$ 31,032.96**	**$ 71.30**

Assets			
OPERATING			
10-1010-00-00	VNB OP 6068	$58,403.03	
Total OPERATING:			$58,403.03
RESERVES			
12-1210-00-00	VNB RSV 8583	31,104.26	
Total RESERVES:			$31,104.26
CURRENT ASSETS			
14-1530-00-00	PPD Insurance	3,578.75	
14-1550-00-00	Utility Deposit	200.00	
Total CURRENT ASSETS:			$3,778.75
Total Assets:			**$93,286.04**
Liabilities & Equity			
20-2001-00-00	Insurance Loan Payable	3,794.66	
RESERVE EQUITY			
25-2500-00-00	RSV - General	29,678.46	
25-2599-00-00	Unallocated Interest	1,425.80	
Total RESERVE EQUITY:			$31,104.26
30-3900-00-00	Retained Earnings	47,079.86	
	Net Income Gain / Loss	11,307.26	
			$11,307.26
Total Liabilities & Equity:			**$93,286.04**

Accounting Services, Inc.

Income Statement

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.
End Date: 11/30/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
INCOME							
4000 Quarterly Assessments	$-	$-	$-	$77,760.00	$77,760.00	$-	$77,760.00
4025 Late Fees	-	-	-	197.20	-	197.20	-
4070 Sewer Assessment	-	-	-	2,144.00	2,412.00	(268.00)	2,412.00
TOTAL INCOME	$-	$-	$-	$80,101.20	$80,172.00	($70.80)	$80,172.00
TOTAL INCOME	**$0.00**	**$-**	**$-**	**$80,101.20**	**$80,172.00**	**($70.80)**	**$80,172.00**
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	250.00	264.00	14.00	2,900.00	2,904.00	4.00	3,168.00
5110 Accounting Services	155.00	177.92	22.92	2,000.00	1,957.12	(42.88)	2,135.00
5160 Legal Expenses	-	-	-	1,500.00	-	(1,500.00)	-
TOTAL PROFESSIONAL FEES	$405.00	$441.92	$36.92	$6,400.00	$4,861.12	($1,538.88)	$5,303.00
ADMIN							
5400 Office Supplies	57.27	37.50	(19.77)	551.37	412.50	(138.87)	450.00
5465 Corp Annual Report	-	6.42	6.42	-	70.62	70.62	77.00
5468 Division and Corp. Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975 Contingency	-	1.92	1.92	-	21.12	21.12	23.00
TOTAL ADMIN	$57.27	$49.84	($7.43)	$551.37	$548.24	($3.13)	$598.00
INSURANCE							
5850 INS - Expense	3,578.75	3,950.00	371.25	39,366.51	43,450.00	4,083.49	47,400.00
5859 Insurance Appraisal	-	21.25	21.25	-	233.75	233.75	255.00
TOTAL INSURANCE	$3,578.75	$3,971.25	$392.50	$39,366.51	$43,683.75	$4,317.24	$47,655.00
UTILITIES							
6040 Water/Sewer/Trash	510.04	666.67	156.63	6,759.28	7,333.37	574.09	8,000.00
6045 Irrigation Water	-	116.67	116.67	889.47	1,283.37	393.90	1,400.00
6095 Sewer Assessment	266.10	266.17	0.07	2,927.10	2,927.87	0.77	3,194.00
TOTAL UTILITIES	$776.14	$1,049.51	$273.37	$10,575.85	$11,544.61	$968.76	$12,594.00
MAINTENANCE							
6010 Repair / Maint	499.19	116.67	(382.52)	2,156.71	1,283.37	(873.34)	1,400.00
6020 Fire Extinguisher Service	-	14.17	14.17	805.14	155.87	(649.27)	170.00
6040 Exterminating	-	37.67	37.67	468.36	414.37	(53.99)	452.00
TOTAL MAINTENANCE	$499.19	$168.51	($330.68)	$3,430.21	$1,853.61	($1,576.60)	$2,022.00
LANDSCAPING/GROUNDS							
6100 Landscape	-	375.00	375.00	3,750.00	4,125.00	375.00	4,500.00
6110 Irrigation Repairs/Service	-	8.33	8.33	-	91.63	91.63	100.00
6120 Tree & Shrub Trimming	-	83.33	83.33	720.00	916.63	196.63	1,000.00
6130 Mulch/Pine Straw	-	116.67	116.67	-	1,283.37	1,283.37	1,400.00
6135 Sod/Plants Replacement	-	83.33	83.33	-	916.63	916.63	1,000.00
TOTAL LANDSCAPING/GROUNDS	$-	$666.66	$666.66	$4,470.00	$7,333.26	$2,863.26	$8,000.00
TOTAL EXPENSES	**$5,316.35**	**$6,347.69**	**$1,031.34**	**$64,793.94**	**$69,824.59**	**$5,030.65**	**$76,172.00**
NET ORDINARY INCOME	**($5,316.35)**	**($6,347.69)**	**$1,031.34**	**$15,307.26**	**$10,347.41**	**$4,959.85**	**$4,000.00**
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	4,000.00	4,000.00	-	4,000.00
TOTAL RESERVE TRANSFER	$-	$-	$-	$4,000.00	$4,000.00	$-	$4,000.00
TOTAL EXPENSES	**$0.00**	**$-**	**$-**	**$4,000.00**	**$4,000.00**	**$-**	**$4,000.00**
NET OTHER INCOME	**$0.00**	**$0.00**	**$-**	**($4,000.00)**	**($4,000.00)**	**$-**	**($4,000.00)**

Date:	12/10/2024
Time:	12:03 am
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Income Statement - Operating

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

11/30/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	$-	$-	$-	$77,760.00	$77,760.00	$-	$77,760.00
4025-00-00 Late Fees	-	-	-	197.20	-	197.20	-
4070-00-00 Sewer Assessment	-	-	-	2,144.00	2,412.00	(268.00)	2,412.00
Total INCOME	$-	$-	$-	$80,101.20	$80,172.00	($70.80)	$80,172.00
Total OPERATING INCOME	**$0.00**	**$-**	**$-**	**$80,101.20**	**$80,172.00**	**($70.80)**	**$80,172.00**
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	250.00	264.00	14.00	2,900.00	2,904.00	4.00	3,168.00
5110-00-00 Accounting Services	155.00	177.92	22.92	2,000.00	1,957.12	(42.88)	2,135.00
5160-00-00 Legal Expenses	-	-	-	1,500.00	-	(1,500.00)	-
Total PROFESSIONAL FEES	$405.00	$441.92	$36.92	$6,400.00	$4,861.12	($1,538.88)	$5,303.00
ADMIN							
5400-00-00 Office Supplies	57.27	37.50	(19.77)	551.37	412.50	(138.87)	450.00
5465-00-00 Corp Annual Report	-	6.42	6.42	-	70.62	70.62	77.00
5468-00-00 Division and Corp. Fees	-	4.00	4.00	-	44.00	44.00	48.00
5975-00-00 Contingency	-	1.92	1.92	-	21.12	21.12	23.00
Total ADMIN	$57.27	$49.84	($7.43)	$551.37	$548.24	($3.13)	$598.00
INSURANCE							
5850-00-00 INS - Expense	3,578.75	3,950.00	371.25	39,366.51	43,450.00	4,083.49	47,400.00
5859-00-00 Insurance Appraisal	-	21.25	21.25	-	233.75	233.75	255.00
Total INSURANCE	$3,578.75	$3,971.25	$392.50	$39,366.51	$43,683.75	$4,317.24	$47,655.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	510.04	666.67	156.63	6,759.28	7,333.37	574.09	8,000.00
6045-00-00 Irrigation Water	-	116.67	116.67	889.47	1,283.37	393.90	1,400.00
6095-00-00 Sewer Assessment	266.10	266.17	0.07	2,927.10	2,927.87	0.77	3,194.00
Total UTILITIES	$776.14	$1,049.51	$273.37	$10,575.85	$11,544.61	$968.76	$12,594.00
MAINTENANCE							
6010-00-00 Repair / Maint	499.19	116.67	(382.52)	2,156.71	1,283.37	(873.34)	1,400.00
6020-00-00 Fire Extinguisher Service	-	14.17	14.17	805.14	155.87	(649.27)	170.00
6040-00-00 Exterminating	-	37.67	37.67	468.36	414.37	(53.99)	452.00
Total MAINTENANCE	$499.19	$168.51	($330.68)	$3,430.21	$1,853.61	($1,576.60)	$2,022.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	-	375.00	375.00	3,750.00	4,125.00	375.00	4,500.00
6110-00-00 Irrigation Repairs/Service	-	8.33	8.33	-	91.63	91.63	100.00
6120-00-00 Tree & Shrub Trimming	-	83.33	83.33	720.00	916.63	196.63	1,000.00
6130-00-00 Mulch/Pine Straw	-	116.67	116.67	-	1,283.37	1,283.37	1,400.00
6135-00-00 Sod/Plants Replacement	-	83.33	83.33	-	916.63	916.63	1,000.00
Total LANDSCAPING/GROUNDS	$-	$666.66	$666.66	$4,470.00	$7,333.26	$2,863.26	$8,000.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	4,000.00	4,000.00	-	4,000.00
Total RESERVE TRANSFER	$-	$-	$-	$4,000.00	$4,000.00	$0.00	$4,000.00
Total OPERATING EXPENSE	**$5,316.35**	**$6,347.69**	**$1,031.34**	**$68,793.94**	**$73,824.59**	**$5,030.65**	**$80,172.00**
Net Income:	**($5,316.35)**	**($6,347.69)**	**$1,031.34**	**$11,307.26**	**$6,347.41**	**$4,959.85**	**$0.00**