



## **Financial Report Package**

**March 2026**

**Prepared for**

**MLTH2 Marsh Landing Townhouse Condo II  
Assn., Inc.**

**KPG Accounting Services, Inc.**

	Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
<b>Assets</b>			
<b>OPERATING</b>			
10-1010-00-00 VNB OP 0447	\$ 9,496.73	\$ 12,928.28	\$ (3,431.55)
10-1090-00-00 Due (From) / To OP	(10,000.00)	(10,000.00)	-
<b>Total OPERATING:</b>	<b>\$ (503.27)</b>	<b>\$ 2,928.28</b>	<b>\$ (3,431.55)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 1,991.06	\$ 1,991.06	\$ -
14-1530-00-00 PPD Insurance	26,130.41	29,513.68	(3,383.27)
<b>Total CURRENT ASSETS:</b>	<b>\$ 28,121.47</b>	<b>\$ 31,504.74</b>	<b>\$ (3,383.27)</b>
<b>Total Assets:</b>	<b>\$ 27,618.20</b>	<b>\$ 34,433.02</b>	<b>\$ (6,814.82)</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00 Accounts Payable	\$ 128.16	\$ -	\$ 128.16
20-2001-00-00 Insurance Loan Payable	23,745.54	27,137.76	(3,392.22)
20-2015-00-00 PPD Maint Fees	3,874.00	-	3,874.00
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ (2,134.74)	\$ (2,134.74)	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ (2,134.74)</b>	<b>\$ (2,134.74)</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 2,005.24</b>	<b>\$ 9,430.00</b>	<b>\$ (7,424.76)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 27,618.20</b>	<b>\$ 34,433.02</b>	<b>\$ (6,814.82)</b>

	Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
<b>Assets</b>			
<b>RESERVES</b>			
12-1210-00-00 VNB RSV 0455	\$ 42,329.27	\$ 42,235.91	\$ 93.36
12-1280-00-00 Due From OP	10,000.00	10,000.00	-
<b>Total RESERVES:</b>	<b>\$ 52,329.27</b>	<b>\$ 52,235.91</b>	<b>\$ 93.36</b>
<b>LOAN RECEIVABLE</b>			
18-1890-00-00 Loan Receivable	\$ 35,453.58	\$ 36,014.62	\$ (561.04)
<b>Total LOAN RECEIVABLE:</b>	<b>\$ 35,453.58</b>	<b>\$ 36,014.62</b>	<b>\$ (561.04)</b>
<b>Total Assets:</b>	<b>\$ 87,782.85</b>	<b>\$ 88,250.53</b>	<b>\$ (467.68)</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE LIABILITY</b>			
24-2014-00-00 VNB Loan	\$ 35,453.58	\$ 36,014.62	\$ (561.04)
<b>Total RESERVE LIABILITY:</b>	<b>\$ 35,453.58</b>	<b>\$ 36,014.62</b>	<b>\$ (561.04)</b>
<b>RESERVE EQUITY</b>			
25-2505-00-00 Reserves - Pooled	\$ 52,148.44	\$ 52,148.44	\$ -
25-2599-00-00 Unallocated Interest	180.83	87.47	93.36
<b>Total RESERVE EQUITY:</b>	<b>\$ 52,329.27</b>	<b>\$ 52,235.91</b>	<b>\$ 93.36</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 87,782.85</b>	<b>\$ 88,250.53</b>	<b>\$ (467.68)</b>

**Assets**

OPERATING

10-1010-00-00	VNB OP 0447	\$9,496.73	
10-1090-00-00	Due (From) / To OP	(10,000.00)	

Total OPERATING:			<u>(\$503.27)</u>
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RESERVES

12-1210-00-00	VNB RSV 0455	42,329.27	
12-1280-00-00	Due From OP	10,000.00	

Total RESERVES:			<u>\$52,329.27</u>
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CURRENT ASSETS

14-1400-00-00	Accounts Receivable	1,991.06	
14-1530-00-00	PPD Insurance	26,130.41	

Total CURRENT ASSETS:			<u>\$28,121.47</u>
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LOAN RECEIVABLE

18-1890-00-00	Loan Receivable	35,453.58	
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Total LOAN RECEIVABLE:			<u>\$35,453.58</u>
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<b>Total Assets:</b>			<u><b>\$115,401.05</b></u>
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**Liabilities & Equity**

20-2000-00-00	Accounts Payable	128.16	
20-2001-00-00	Insurance Loan Payable	23,745.54	
20-2015-00-00	PPD Maint Fees	3,874.00	

RESERVE LIABILITY

24-2014-00-00	VNB Loan	35,453.58	
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Total RESERVE LIABILITY:			<u>\$35,453.58</u>
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RESERVE EQUITY

25-2505-00-00	Reserves - Pooled	52,148.44	
25-2599-00-00	Unallocated Interest	180.83	

Total RESERVE EQUITY:			<u>\$52,329.27</u>
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OPERATING EQUITY

30-3900-00-00	Retained Earnings	(2,134.74)	
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Total OPERATING EQUITY:			<u>(\$2,134.74)</u>
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Net Income Gain / Loss	2,005.24		
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\$2,005.24

<b>Total Liabilities &amp; Equity:</b>			<u><b>\$115,401.05</b></u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Quarterly Assessments	\$ -	\$ -	\$ -	\$ 23,244.00	\$ 23,239.75	\$ 4.25	\$ 92,959.00
4025 Late Fees	-	-	-	54.06	-	54.06	-
<b>TOTAL INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,298.06</b>	<b>\$ 23,239.75</b>	<b>\$ 58.31</b>	<b>\$ 92,959.00</b>
<b>TOTAL INCOME</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,298.06</b>	<b>\$ 23,239.75</b>	<b>\$ 58.31</b>	<b>\$ 92,959.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5000 Management Fees	265.22	283.25	18.03	795.66	849.75	54.09	3,399.00
5110 Accounting Services	578.25	229.33	( 348.92)	1,144.75	687.99	( 456.76)	2,752.00
5160 Legal Expenses	-	41.67	41.67	-	125.01	125.01	500.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 843.47</b>	<b>\$ 554.25</b>	<b>(\$ 289.22)</b>	<b>\$ 1,940.41</b>	<b>\$ 1,662.75</b>	<b>(\$ 277.66)</b>	<b>\$ 6,651.00</b>
<b>ADMIN</b>							
5400 Office Supplies	89.84	37.50	( 52.34)	100.48	112.50	12.02	450.00
5465 Corp Annual Report	-	10.42	10.42	-	31.26	31.26	125.00
5901 Loan Repayment	757.12	757.08	( 0.04)	2,271.36	2,271.24	( 0.12)	9,085.00
<b>TOTAL ADMIN</b>	<b>\$ 846.96</b>	<b>\$ 805.00</b>	<b>(\$ 41.96)</b>	<b>\$ 2,371.84</b>	<b>\$ 2,415.00</b>	<b>\$ 43.16</b>	<b>\$ 9,660.00</b>
<b>INSURANCE</b>							
5850 INS - Expense	2,011.65	2,181.92	170.27	6,034.95	6,545.76	510.81	26,183.00
5852 INS - Flood	1,371.62	1,330.00	( 41.62)	4,114.86	3,990.00	( 124.86)	15,960.00
5859 Insurance Appraisal	-	31.67	31.67	-	95.01	95.01	380.00
<b>TOTAL INSURANCE</b>	<b>\$ 3,383.27</b>	<b>\$ 3,543.59</b>	<b>\$ 160.32</b>	<b>\$ 10,149.81</b>	<b>\$ 10,630.77</b>	<b>\$ 480.96</b>	<b>\$ 42,523.00</b>
<b>UTILITIES</b>							
6040 Water/Sewer/Trash	751.91	833.33	81.42	2,231.61	2,499.99	268.38	10,000.00
6045 Irrigation Water	345.99	145.83	( 200.16)	345.99	437.49	91.50	1,750.00
<b>TOTAL UTILITIES</b>	<b>\$ 1,097.90</b>	<b>\$ 979.16</b>	<b>(\$ 118.74)</b>	<b>\$ 2,577.60</b>	<b>\$ 2,937.48</b>	<b>\$ 359.88</b>	<b>\$ 11,750.00</b>
<b>MAINTENANCE</b>							
6005 Building	-	166.67	166.67	-	500.01	500.01	2,000.00
6014 Contingency	-	83.33	83.33	-	249.99	249.99	1,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	37.50	37.50	150.00
6040 Exterminating	128.16	39.58	( 88.58)	128.16	118.74	( 9.42)	475.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 128.16</b>	<b>\$ 302.08</b>	<b>\$ 173.92</b>	<b>\$ 128.16</b>	<b>\$ 906.24</b>	<b>\$ 778.08</b>	<b>\$ 3,625.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100 Landscape	1,125.00	412.50	( 712.50)	1,125.00	1,237.50	112.50	4,950.00
6110 Irrigation Repairs/Service	-	25.00	25.00	-	75.00	75.00	300.00
6120 Tree & Shrub Trimming	-	41.67	41.67	-	125.01	125.01	500.00
6130 Mulch/Pine Straw	-	41.67	41.67	-	125.01	125.01	500.00
6135 Sod/Plants Replacement	-	41.67	41.67	-	125.01	125.01	500.00
<b>TOTAL LANDSCAPING/GROUNDS</b>	<b>\$ 1,125.00</b>	<b>\$ 562.51</b>	<b>(\$ 562.49)</b>	<b>\$ 1,125.00</b>	<b>\$ 1,687.53</b>	<b>\$ 562.53</b>	<b>\$ 6,750.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 7,424.76</b>	<b>\$ 6,746.59</b>	<b>(\$ 678.17)</b>	<b>\$ 18,292.82</b>	<b>\$ 20,239.77</b>	<b>\$ 1,946.95</b>	<b>\$ 80,959.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$ 7,424.76)</b>	<b>(\$ 6,746.59)</b>	<b>(\$ 678.17)</b>	<b>\$ 5,005.24</b>	<b>\$ 2,999.98</b>	<b>\$ 2,005.26</b>	<b>\$ 12,000.00</b>
<b>EXPENSES</b>							
<b>RESERVE TRANSFER</b>							
9010 Reserve Contribution	-	-	-	3,000.00	3,000.00	-	12,000.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>NET OTHER INCOME</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>(\$ 3,000.00)</b>	<b>(\$ 3,000.00)</b>	<b>\$ -</b>	<b>(\$ 12,000.00)</b>

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	\$ -	\$ -	\$ -	\$ 23,244.00	\$ 23,239.75	\$ 4.25	\$ 92,959.00
4025-00-00 Late Fees	-	-	-	54.06	-	54.06	-
<b>Total INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,298.06</b>	<b>\$ 23,239.75</b>	<b>\$58.31</b>	<b>\$ 92,959.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,298.06</b>	<b>\$ 23,239.75</b>	<b>\$ 58.31</b>	<b>\$ 92,959.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5000-00-00 Management Fees	265.22	283.25	18.03	795.66	849.75	54.09	3,399.00
5110-00-00 Accounting Services	578.25	229.33	( 348.92)	1,144.75	687.99	( 456.76)	2,752.00
5160-00-00 Legal Expenses	-	41.67	41.67	-	125.01	125.01	500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$ 843.47</b>	<b>\$ 554.25</b>	<b>(\$ 289.22)</b>	<b>\$ 1,940.41</b>	<b>\$ 1,662.75</b>	<b>(\$277.66)</b>	<b>\$ 6,651.00</b>
<b>ADMIN</b>							
5400-00-00 Office Supplies	89.84	37.50	( 52.34)	100.48	112.50	12.02	450.00
5465-00-00 Corp Annual Report	-	10.42	10.42	-	31.26	31.26	125.00
5901-00-00 Loan Repayment	757.12	757.08	( 0.04)	2,271.36	2,271.24	( 0.12)	9,085.00
<b>Total ADMIN</b>	<b>\$ 846.96</b>	<b>\$ 805.00</b>	<b>(\$ 41.96)</b>	<b>\$ 2,371.84</b>	<b>\$ 2,415.00</b>	<b>\$43.16</b>	<b>\$ 9,660.00</b>
<b>INSURANCE</b>							
5850-00-00 INS - Expense	2,011.65	2,181.92	170.27	6,034.95	6,545.76	510.81	26,183.00
5852-00-00 INS - Flood	1,371.62	1,330.00	( 41.62)	4,114.86	3,990.00	( 124.86)	15,960.00
5859-00-00 Insurance Appraisal	-	31.67	31.67	-	95.01	95.01	380.00
<b>Total INSURANCE</b>	<b>\$ 3,383.27</b>	<b>\$ 3,543.59</b>	<b>\$ 160.32</b>	<b>\$ 10,149.81</b>	<b>\$ 10,630.77</b>	<b>\$480.96</b>	<b>\$ 42,523.00</b>
<b>UTILITIES</b>							
6040-00-00 Water/Sewer/Trash	751.91	833.33	81.42	2,231.61	2,499.99	268.38	10,000.00
6045-00-00 Irrigation Water	345.99	145.83	( 200.16)	345.99	437.49	91.50	1,750.00
<b>Total UTILITIES</b>	<b>\$ 1,097.90</b>	<b>\$ 979.16</b>	<b>(\$ 118.74)</b>	<b>\$ 2,577.60</b>	<b>\$ 2,937.48</b>	<b>\$359.88</b>	<b>\$ 11,750.00</b>
<b>MAINTENANCE</b>							
6005-00-00 Building	-	166.67	166.67	-	500.01	500.01	2,000.00
6014-00-00 Contingency	-	83.33	83.33	-	249.99	249.99	1,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	37.50	37.50	150.00
6040-00-00 Exterminating	128.16	39.58	( 88.58)	128.16	118.74	( 9.42)	475.00
<b>Total MAINTENANCE</b>	<b>\$ 128.16</b>	<b>\$ 302.08</b>	<b>\$ 173.92</b>	<b>\$ 128.16</b>	<b>\$ 906.24</b>	<b>\$778.08</b>	<b>\$ 3,625.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100-00-00 Landscape	1,125.00	412.50	( 712.50)	1,125.00	1,237.50	112.50	4,950.00
6110-00-00 Irrigation Repairs/Service	-	25.00	25.00	-	75.00	75.00	300.00
6120-00-00 Tree & Shrub Trimming	-	41.67	41.67	-	125.01	125.01	500.00
6130-00-00 Mulch/Pine Straw	-	41.67	41.67	-	125.01	125.01	500.00
6135-00-00 Sod/Plants Replacement	-	41.67	41.67	-	125.01	125.01	500.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>\$ 1,125.00</b>	<b>\$ 562.51</b>	<b>(\$ 562.49)</b>	<b>\$ 1,125.00</b>	<b>\$ 1,687.53</b>	<b>\$562.53</b>	<b>\$ 6,750.00</b>
<b>RESERVE TRANSFER</b>							
9010-00-00 Reserve Contribution	-	-	-	3,000.00	3,000.00	-	12,000.00
<b>Total RESERVE TRANSFER</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$0.00</b>	<b>\$ 12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 7,424.76</b>	<b>\$ 6,746.59</b>	<b>(\$ 678.17)</b>	<b>\$ 21,292.82</b>	<b>\$ 23,239.77</b>	<b>\$ 1,946.95</b>	<b>\$ 92,959.00</b>
<b>Net Income:</b>	<b>(\$ 7,424.76)</b>	<b>(\$ 6,746.59)</b>	<b>(\$ 678.17)</b>	<b>\$ 2,005.24</b>	<b>(\$ 0.02)</b>	<b>\$ 2,005.26</b>	<b>\$ 0.00</b>



Last Statement:  
Statement Ending:  
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P.O. Box 558  
Wayne, NJ 07474-0558

1 M0656BLK040126071534 26 000000000 1526 004



MARSH LANDING TOWNHOUSE CONDO II ASSOC  
C/O KPG ACCOUNTING SERVICES  
OPERATING ACCOUNT  
3400 TAMIAMI TRL N SUITE 302  
NAPLES FL 34103-3717

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

1526 0006464 0001-0004 1526

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX0447

SUMMARY FOR THE PERIOD: 03/01/26 - 03/31/26

MARSH LANDING TOWNHOUSE CONDO II ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$12,928.28		\$3,874.00		\$6,930.55		\$9,871.73

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$12,928.28
03/05	ACH DEBIT	-\$265.22		\$12,663.06
	MLTH2 Marsh Land Vendor Pay 260303 16315			
03/05	ACH DEBIT	-\$283.25		\$12,379.81
	MLTH2 Marsh Land Vendor Pay 260303 16458			
03/10	ACH DEBIT	-\$25.56		\$12,354.25
	MLTH2 Marsh Land Vendor Pay 260310 16638			
03/10	ACH DEBIT	-\$35.36		\$12,318.89
	MLTH2 Marsh Land Vendor Pay 260310 16637			
03/11	CHECK 5069	-\$345.99		\$11,972.90
03/13	ACH DEBIT	-\$3,392.22		\$8,580.68
	FIRST INSURANCE INSURANCE 260313 900-105440150			
03/19	ACH DEBIT	-\$28.92		\$8,551.76
	MLTH2 Marsh Land Vendor Pay 260319 16703			
03/19	ACH DEBIT	-\$109.19		\$8,442.57
	BONITA SPRINGS U A/R 260319			
03/19	ACH DEBIT	-\$118.37		\$8,324.20
	BONITA SPRINGS U A/R 260319			
03/19	ACH DEBIT	-\$123.38		\$8,200.82
	BONITA SPRINGS U A/R 260319			
03/19	ACH DEBIT	-\$125.87		\$8,074.95
	BONITA SPRINGS U A/R 260319			
03/19	ACH DEBIT	-\$135.88		\$7,939.07
	BONITA SPRINGS U A/R 260319			
03/19	ACH DEBIT	-\$139.22		\$7,799.85





P.O. Box 558  
Wayne, NJ 07474-0558

**Account Number:**  
**Statement Date:**  
**Page :**

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**TRANSACTIONS (continued)**

<u>Date</u>	<u>Description</u>	<u>Withdrawals &amp; Other Debits</u>	<u>Deposits &amp; Other Credits</u>	<u>Balance</u>
03/19	BONITA SPRINGS U A/R 260319 ACH DEBIT	-\$295.00		\$7,504.85
03/20	MLTH2 Marsh Land Vendor Pay 260319 16704 CHECK 5070	-\$750.00		\$6,754.85
03/23	AUTOMATIC LN PAYMT AUTOMATIC LOAN PAY	-\$757.12		\$5,997.73
03/24	LOCK BOX DEPOSIT		\$1,937.00	\$7,934.73
03/30	LOCK BOX DEPOSIT		\$1,937.00	\$9,871.73
<b>Ending Balance</b>				<b>\$9,871.73</b>

**CHECKS IN ORDER**

<u>Date</u>	<u>Number</u>	<u>Amount</u>	<u>Date</u>	<u>Number</u>	<u>Amount</u>
03/11	5069	\$345.99	03/20	5070	\$750.00

(\* ) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

**OVERDRAFT FEES**

	<u>Total This Period:</u>	<u>Total Year-To-Date:</u>
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00
<b>Total Return Fees</b>	\$0.00	\$0.00



1526 0006465 0002-0004 1526



Account Number:  
Statement Date:  
Page :

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P.O. Box 558  
Wayne, NJ 07474-0558

### Check Images for Account XXXXXX0447

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5069

PAY Three Hundred Forty-Five And 99/100 Dollars

DATE 03/09/2026 AMOUNT \*\*\*\*\$345.99

TO THE ORDER OF Marsh Landing Community Association at Estero, Inc  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N., #302  
Naples, FL 34103

Memo: 2026 usage - February

⑆000005069⑆ ⑆021201383⑆ ⑆0000034599⑆

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND WATERMARKING IN THE PAPER.

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Security Features: Includes a color background, watermark, and security features.

Pay To The Order Of  
Marsh Landing Community Association at Estero, Inc  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N., #302  
Naples, FL 34103

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5070

PAY Seven Hundred Fifty And 00/100 Dollars

DATE 03/09/2026 AMOUNT \*\*\*\*\$750.00

TO THE ORDER OF Impeccable Property Maintenance  
PO, Box 448  
Bonita Springs, FL 34133

Memo: Multiple Invoices

⑆000005070⑆ ⑆021201383⑆ ⑆0000075000⑆

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957400000690713/19/202695740000069071  
ITC-5309DD - Back Office-612  
Teller - RT# 272480678

Security Features: Includes a color background, watermark, and security features.

03/11/2026

# 5069

\$345.99

03/20/2026

# 5070

\$750.00

1526 0006466 0003-0004 1526





Account Number:

XXXXXX0447

Statement Date:

03/31/2026

Page :

4 of 4

P.O. Box 558  
Wayne, NJ 07474-0558

**To Reconcile Your Account**

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

**Balance Reconciliation**

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

**Finance Charge Computation For Personal Line Of Credit**

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

**In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions**

**A. Pursuant To The Federal Fair Credit Billing Act**

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**B. Under Applicable State Law**

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

**In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)**

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

**For additional terms and conditions applicable to your account statement, please refer to your account agreement.**



1526 0006467 0004-0004 1526



P.O. Box 558  
Wayne, NJ 07474-0558

Last Statement:  
Statement Ending:  
Page:

February 28, 2026  
March 31, 2026  
1 of 2

1 M0656BLK040126071534 27 000000000 1527 002



MARSH LANDING TOWNHOUSE CONDO II ASSOC  
C/O KPG ACCOUNTING SERVICES INC  
RESERVE ACCOUNT  
3400 TAMIAMI TRL N SUITE 302  
NAPLES FL 34103-3717

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

1527 0006468 0001-0002 1527

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX0455

SUMMARY FOR THE PERIOD: 03/01/26 - 03/31/26

MARSH LANDING TOWNHOUSE CONDO II ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$42,235.91		\$93.36		\$0.00		\$42,329.27

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$42,235.91
03/31	INTEREST CREDIT		\$93.36	\$42,329.27
<b>Ending Balance</b>				<b>\$42,329.27</b>

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$42,235.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$277.06	Interest Paid	\$93.36

### OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00





Account Number:

XXXXXX0455

Statement Date:

03/31/2026

Page :

2 of 2

P.O. Box 558  
Wayne, NJ 07474-0558

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1527 0006469 0002-0002 1527

