



Financial Report Package

August 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 6068	\$ 68,271.21	\$ 71,077.55	\$ (2,806.34)
Total OPERATING:	\$ 68,271.21	\$ 71,077.55	\$ (2,806.34)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 1,847.94	\$ (1,847.94)
14-1530-00-00 PPD Insurance	12,376.80	15,471.00	(3,094.20)
14-1550-00-00 Utility Deposit	200.00	200.00	-
Total CURRENT ASSETS:	\$ 12,576.80	\$ 17,518.94	\$ (4,942.14)
Total Assets:	\$ 80,848.01	\$ 88,596.49	\$ (7,748.48)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 436.40	\$ -	\$ 436.40
20-2001-00-00 Insurance Loan Payable	13,064.20	16,330.25	(3,266.05)
30-3900-00-00 Retained Earnings	\$ 50,956.62	\$ 50,956.62	\$ -
Net Income / (Loss)	\$ 16,390.79	\$ 21,309.62	\$ (4,918.83)
Total Liabilities & Equity:	\$ 80,848.01	\$ 88,596.49	\$ (7,748.48)

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8583	\$ 38,699.07	\$ 38,612.02	\$ 87.05
Total RESERVES:	\$ 38,699.07	\$ 38,612.02	\$ 87.05
Total Assets:	\$ 38,699.07	\$ 38,612.02	\$ 87.05
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 36,615.96	\$ 36,615.96	\$ -
25-2599-00-00 Unallocated Interest	2,083.11	1,996.06	87.05
Total RESERVE EQUITY:	\$ 38,699.07	\$ 38,612.02	\$ 87.05
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 38,699.07	\$ 38,612.02	\$ 87.05

Balance Sheet

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.
End Date: 08/31/2025

Date: 9/8/2025

Time: 12:04 am

Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 6068 \$68,271.21

Total OPERATING:

\$68,271.21

RESERVES

12-1210-00-00 VNB RSV 8583 38,699.07

Total RESERVES:

\$38,699.07

CURRENT ASSETS

14-1530-00-00 PPD Insurance 12,376.80

14-1550-00-00 Utility Deposit 200.00

Total CURRENT ASSETS:

\$12,576.80

Total Assets:

\$119,547.08

Liabilities & Equity

20-2000-00-00 Accounts Payable 436.40

20-2001-00-00 Insurance Loan Payable 13,064.20

RESERVE EQUITY

25-2500-00-00 RSV - General 36,615.96

25-2599-00-00 Unallocated Interest 2,083.11

Total RESERVE EQUITY:

\$38,699.07

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

Net Income Gain / Loss 16,390.79

\$16,390.79

Total Liabilities & Equity:

\$119,547.08

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$64,656.00	\$64,639.50	\$16.50	\$86,186.00
4025 Late Fees	-	-	-	103.88	-	103.88	-
4070 Sewer Assessment	-	-	-	1,608.00	1,608.00	-	2,144.00
TOTAL INCOME	\$-	\$-	\$-	\$66,367.88	\$66,247.50	\$120.38	\$88,330.00
TOTAL INCOME	\$0.00	\$-	\$-	\$66,367.88	\$66,247.50	\$120.38	\$88,330.00
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	257.50	257.50	-	2,060.00	2,060.00	-	3,090.00
5110 Accounting Services	210.00	234.58	24.58	1,975.00	1,876.64	(98.36)	2,815.00
5160 Legal Expenses	-	41.67	41.67	812.00	333.36	(478.64)	500.00
TOTAL PROFESSIONAL FEES	\$467.50	\$533.75	\$66.25	\$4,847.00	\$4,270.00	(\$577.00)	\$6,405.00
ADMIN							
5400 Office Supplies	26.49	50.00	23.51	297.39	400.00	102.61	600.00
5465 Corp Annual Report	-	6.33	6.33	61.25	50.64	(10.61)	76.00
5468 Division and Corp. Fees	-	4.00	4.00	100.80	32.00	(68.80)	48.00
TOTAL ADMIN	\$26.49	\$60.33	\$33.84	\$459.44	\$482.64	\$23.20	\$724.00
INSURANCE							
5850 INS - Expense	3,094.20	4,115.58	1,021.38	24,753.75	32,924.64	8,170.89	49,387.00
5859 Insurance Appraisal	-	25.00	25.00	-	200.00	200.00	300.00
TOTAL INSURANCE	\$3,094.20	\$4,140.58	\$1,046.38	\$24,753.75	\$33,124.64	\$8,370.89	\$49,687.00
UTILITIES							
6040 Water/Sewer/Trash	553.14	666.67	113.53	4,805.02	5,333.36	528.34	8,000.00
6045 Irrigation Water	61.40	108.33	46.93	661.83	866.64	204.81	1,300.00
6095 Sewer Assessment	266.10	178.67	(87.43)	2,128.80	1,429.36	(699.44)	2,144.00
TOTAL UTILITIES	\$880.64	\$953.67	\$73.03	\$7,595.65	\$7,629.36	\$33.71	\$11,444.00
MAINTENANCE							
6010 Repair / Maint	-	133.33	133.33	1,634.75	1,066.64	(568.11)	1,600.00
6020 Fire Extinguisher Service	-	14.17	14.17	-	113.36	113.36	170.00
6040 Exterminating	-	50.00	50.00	248.86	400.00	151.14	600.00
TOTAL MAINTENANCE	\$-	\$197.50	\$197.50	\$1,883.61	\$1,580.00	(\$303.61)	\$2,370.00
LANDSCAPING/GROUNDS							
6100 Landscape	450.00	412.50	(37.50)	3,450.00	3,300.00	(150.00)	4,950.00
6110 Irrigation Repairs/Service	-	8.33	8.33	-	66.64	66.64	100.00
6120 Tree & Shrub Trimming	-	83.33	83.33	-	666.64	666.64	1,000.00
6130 Mulch/Pine Straw	-	116.67	116.67	-	933.36	933.36	1,400.00
6135 Sod/Plants Replacement	-	83.33	83.33	50.14	666.64	616.50	1,000.00
TOTAL LANDSCAPING/GROUNDS	\$450.00	\$704.16	\$254.16	\$3,500.14	\$5,633.28	\$2,133.14	\$8,450.00
TOTAL EXPENSES	\$4,918.83	\$6,589.99	\$1,671.16	\$43,039.59	\$52,719.92	\$9,680.33	\$79,080.00
NET ORDINARY INCOME	(\$4,918.83)	(\$6,589.99)	\$1,671.16	\$23,328.29	\$13,527.58	\$9,800.71	\$9,250.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	6,937.50	6,937.50	-	9,250.00
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$6,937.50	\$6,937.50	\$-	\$9,250.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$6,937.50	\$6,937.50	\$-	\$9,250.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$6,937.50)	(\$6,937.50)	\$-	(\$9,250.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$64,656.00	\$64,639.50	\$16.50	\$86,186.00
4025-00-00 Late Fees	-	-	-	103.88	-	103.88	-
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Total INCOME	\$-	\$-	\$-	\$66,367.88	\$66,247.50	\$120.38	\$88,330.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$66,367.88	\$66,247.50	\$120.38	\$88,330.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	2,060.00	2,060.00	-	3,090.00
5110-00-00 Accounting Services	210.00	234.58	24.58	1,975.00	1,876.64	(98.36)	2,815.00
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Total PROFESSIONAL FEES	\$467.50	\$533.75	\$66.25	\$4,847.00	\$4,270.00	(\$577.00)	\$6,405.00
ADMIN							
5400-00-00 Office Supplies	26.49	50.00	23.51	297.39	400.00	102.61	600.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	50.64	(10.61)	76.00
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Total ADMIN	\$26.49	\$60.33	\$33.84	\$459.44	\$482.64	\$23.20	\$724.00
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6045-00-00 Irrigation Water	61.40	108.33	46.93	661.83	866.64	204.81	1,300.00
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6020-00-00 Fire Extinguisher Service	-	14.17	14.17	-	113.36	113.36	170.00
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Total MAINTENANCE	\$-	\$197.50	\$197.50	\$1,883.61	\$1,580.00	(\$303.61)	\$2,370.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	450.00	412.50	(37.50)	3,450.00	3,300.00	(150.00)	4,950.00
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6135-00-00 Sod/Plants Replacement	-	83.33	83.33	50.14	666.64	616.50	1,000.00
Total LANDSCAPING/GROUNDS	\$450.00	\$704.16	\$254.16	\$3,500.14	\$5,633.28	\$2,133.14	\$8,450.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	6,937.50	6,937.50	-	9,250.00
Total RESERVE TRANSFER	\$-	\$-	\$-	\$6,937.50	\$6,937.50	\$0.00	\$9,250.00
Total OPERATING EXPENSE	\$4,918.83	\$6,589.99	\$1,671.16	\$49,977.09	\$59,657.42	\$9,680.33	\$88,330.00
Net Income:	(\$4,918.83)	(\$6,589.99)	\$1,671.16	\$16,390.79	\$6,590.08	\$9,800.71	\$0.00



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

Last Statement:
Statement Ending:
Page:

July 31, 2025
August 31, 2025
1 of 4

1 M0656BLK083025085516 03 000000000 1703 004



MARSH LANDING TOWNHOUSE CONDOMINIUM VI
ASSOCIATION INC OPERATING ACCOUNT
C/O KPG ACCOUNTING SERVICES
3400 TAMIAMI TRL N SUITE 302
NAPLES FL 34103-3717



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

HOA BUSINESS CHECKING - XXXXXX6068

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VI

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$71,452.55		\$1,847.94		\$4,936.78		\$68,363.71

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$71,452.55
08/04	ACH DEBIT	-\$210.00		\$71,242.55
	MLTH6 Marsh Land Vendor Pay 250804 12732			
08/04	ACH DEBIT	-\$257.50		\$70,985.05
	MLTH6 Marsh Land Vendor Pay 250804 12632			
08/04	ACH DEBIT	-\$3,266.05		\$67,719.00
	IPFS877-674-3076 IPFSPMTFLS 250804 258246			
08/05	CHECK 5070	-\$375.00		\$67,344.00
08/11	ACH DEBIT	-\$8.99		\$67,335.01
	MLTH6 Marsh Land Vendor Pay 250811 12913			
08/14	ACH DEBIT	-\$156.05		\$67,178.96
	BONITA SPRINGS U A/R 250814			
08/14	ACH DEBIT	-\$87.51		\$67,091.45
	BONITA SPRINGS U A/R 250814			
08/14	ACH DEBIT	-\$113.37		\$66,978.08
	BONITA SPRINGS U A/R 250814			
08/14	ACH DEBIT	-\$137.70		\$66,840.38
	BONITA SPRINGS U A/R 250814			
08/14	ACH DEBIT	-\$161.06		\$66,679.32
	BONITA SPRINGS U A/R 250814			
08/14	ACH DEBIT	-\$163.55		\$66,515.77
	BONITA SPRINGS U A/R 250814			
08/29	ACH CREDIT		\$1,847.94	\$68,363.71
	PAYABLI DEPOSIT TRANSFER 250829			
	853814143			

Ending Balance

\$68,363.71



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

Account Number:
Statement Date:
Page :

XXXXXX6068
08/31/2025
2 of 4

CHECKS IN ORDER

Date	Number	Amount
08/05	5070	\$375.00

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

OVERDRAFT FEES

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





Account Number:
Statement Date:
Page :

XXXXXX6068
08/31/2025
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P.O. Box 558
Wayne, NJ 07474-0558

Check Images for Account XXXXXX6068

FOR SECURITY PURPOSES, THE FRONT OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS IN THE BACKGROUND. ANY DISCREPANCY MAY BE A SIGN OF FRAUD.

Valley National Bank Bonita Springs, FL
MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc. (MLTH6)
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N, #302
Naples, FL 34103

Check Number: 5070

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 07/30/2025 AMOUNT *****\$375.00

TO THE ORDER OF Impeccable Property Maintenance
P.O. Box 448
Bonita Springs, FL 34133

Memo: Monthly town service - July

SECURITY FEATURES INCLUDED: DETAILS ON BACK

⑈000005070⑈ ⑆021201383⑆43076068⑈ ⑆0000037500⑈

9347000000247438/4/2025934700000024743
TC-CD4EF6 - Back Office-612
Teller - RT# 272480678

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
CREDIT TO THE ACCOUNT OF
THE WITHIN NAMED PAYEE
OR TO THE CREDIT UNION
DO NOT SIGN BACK ENDORSEMENT

08/05/2025 # 5070 \$375.00

1703 0006830 0003-0004 1703





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

Account Number:

XXXXXX6068

Statement Date:

08/31/2025

Page :

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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. 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. 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.





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

Last Statement:
Statement Ending:
Page:

July 31, 2025
August 31, 2025
1 of 2

1 M0656BLK083025085516 12 000000000 2812 002



MARSH LANDING TOWNHOUSE CONDOMINIUM VI
ASSOCIATION INC RESERVE ACCOUNT
C/O KPG ACCOUNTING SERVICES
3400 TAMIAMI TRL N SUITE 302
NAPLES FL 34103-3717



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX8583

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VI

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$38,612.02		\$87.05		\$0.00		\$38,699.07

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$38,612.02
08/31	INTEREST CREDIT		\$87.05	\$38,699.07
Ending Balance				\$38,699.07

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$38,612.00	Annual % Yield Earned	2.69%
Year-to-Date Interest Paid	\$587.54	Interest Paid	\$87.05

OVERDRAFT FEES

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





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

Account Number:

XXXXXX8583

Statement Date:

08/31/2025

Page :

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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. 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. 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.

