



Financial Report Package

September 2026

Prepared for

MLTH7 Marsh Landing Townhouse Condo VII

By

KPG Accounting Services, Inc.

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 3317	\$ 37,039.70	\$ 39,736.33	\$ (2,696.63)
Total OPERATING:	\$ 37,039.70	\$ 39,736.33	\$ (2,696.63)
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 10,140.12	\$ 13,538.48	\$ (3,398.36)
14-1550-00-00 Utility Deposit	465.00	465.00	-
Total CURRENT ASSETS:	\$ 10,605.12	\$ 14,003.48	\$ (3,398.36)
Total Assets:	\$ 47,644.82	\$ 53,739.81	\$ (6,094.99)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 7.00	\$ (7.00)
20-2001-00-00 Insurance Loan Payable	6,138.12	9,207.18	(3,069.06)
20-2015-00-00 PPD Maint Fees	1,732.00	-	1,732.00
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 30,276.98	\$ 30,276.98	\$ -
Total OPERATING EQUITY:	\$ 30,276.98	\$ 30,276.98	\$ -
Net Income / (Loss)	\$ 9,497.72	\$ 14,248.65	\$ (4,750.93)
Total Liabilities & Equity:	\$ 47,644.82	\$ 53,739.81	\$ (6,094.99)

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 1459	\$ 55,794.67	\$ 55,675.57	\$ 119.10
Total RESERVES:	\$ 55,794.67	\$ 55,675.57	\$ 119.10
Total Assets:	\$ 55,794.67	\$ 55,675.57	\$ 119.10
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 7,214.00	\$ 7,214.00	\$ -
25-2534-00-00 RSV - Roof Replacement	23,474.66	23,474.66	-
25-2550-00-00 RSV - Painting	18,047.75	18,047.75	-
25-2555-00-00 RSV - Driveway/Sidewalk	4,800.00	4,800.00	-
25-2599-00-00 Unallocated Interest	2,258.26	2,139.16	119.10
Total RESERVE EQUITY:	\$ 55,794.67	\$ 55,675.57	\$ 119.10
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 55,794.67	\$ 55,675.57	\$ 119.10

Balance Sheet

MLTH7 Marsh Landing Townhouse Condo VII

End Date: 09/30/2026

Date: 10/8/2026

Time: 12:02 am

Page: 1

Assets

OPERATING

10-1010-00-00 VNB OP 3317 \$37,039.70

Total OPERATING:

\$37,039.70

RESERVES

12-1210-00-00 VNB RSV 1459 55,794.67

Total RESERVES:

\$55,794.67

CURRENT ASSETS

14-1530-00-00 PPD Insurance 10,140.12

14-1550-00-00 Utility Deposit 465.00

Total CURRENT ASSETS:

\$10,605.12

Total Assets:

\$103,439.49

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 6,138.12

20-2015-00-00 PPD Maint Fees 1,732.00

RESERVE EQUITY

25-2500-00-00 RSV - General 7,214.00

25-2534-00-00 RSV - Roof Replacement 23,474.66

25-2550-00-00 RSV - Painting 18,047.75

25-2555-00-00 RSV - Driveway/Sidewalk 4,800.00

25-2599-00-00 Unallocated Interest 2,258.26

Total RESERVE EQUITY:

\$55,794.67

OPERATING EQUITY

30-3900-00-00 Retained Earnings 30,276.98

Total OPERATING EQUITY:

\$30,276.98

Net Income Gain / Loss 9,497.72

\$9,497.72

Total Liabilities & Equity:

\$103,439.49



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

Last Statement:
Statement Ending:
Page:

August 31, 2026
September 30, 2026
1 of 4

1 M0656BLK100126064920 36 000000000 1036 004



MARSH LANDING TOWNHOUSE CONDOMINIUM VII
OPERATING ACCOUNT
KPG ACCOUNTING SERVICES INC
3400 TAMIAMI TRL N SUITE 302
NAPLES FL 34103



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

HOA BUSINESS CHECKING - XXXXXX3317

SUMMARY FOR THE PERIOD: 09/01/26 - 09/30/26

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$40,136.33		\$1,732.00		\$4,716.63		\$37,151.70

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$40,136.33
09/01	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 260901 304199	-\$3,069.06		\$37,067.27
09/02	ACH DEBIT MLTH7 Marsh Land Vendor Pay 260902 19941	-\$210.00		\$36,857.27
09/02	ACH DEBIT MLTH7 Marsh Land Vendor Pay 260902 19836	-\$265.22		\$36,592.05
09/03	CHECK 9138	-\$400.00		\$36,192.05
09/08	ACH DEBIT MLTH7 Marsh Land Vendor Pay 260908 20123	-\$7.00		\$36,185.05
09/08	ACH DEBIT MLTH7 Marsh Land Vendor Pay 260908 20100	-\$7.68		\$36,177.37
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$105.86		\$36,071.51
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$87.51		\$35,984.00
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$95.85		\$35,888.15
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$107.53		\$35,780.62
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$116.71		\$35,663.91
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917	-\$124.21		\$35,539.70
09/25	LOCK BOX DEPOSIT		\$1,732.00	\$37,271.70





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

Account Number:
Statement Date:
Page :

XXXXXX3317
09/30/2026
2 of 4

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/25	CHECK 9139	-\$120.00		\$37,151.70
Ending Balance				\$37,151.70

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
09/03	9138	\$400.00	09/25	9139	\$120.00

(*) 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
Total Return Fees	\$0.00	\$0.00





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

Account Number:
Statement Date:
Page :

XXXXXX3317
09/30/2026
3 of 4

Check Images for Account XXXXXX3317

Valley National Bank Bonita Springs, FL
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 9138

PAY Four Hundred And 00/100 Dollars

DATE 08/28/2026

AMOUNT ****\$400.00

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

Memo: Monthly lawn service - August

9741000002063099/2/2026974100000206309
ITC-209111 - Back Office-610
Teller - RT# 272480678

09/03/2026

9138

\$400.00

Valley National Bank Bonita Springs, FL
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 9139

PAY One Hundred Twenty And 00/100 Dollars

DATE 09/21/2026

AMOUNT ****\$120.00

TO THE ORDER OF PestMax Control Solutions
P.O. Box 188
Estero, FL 33929

Memo: Rodent service on 7/13/26

20260924022396300039 06 1240
Regions Bank >062000019<

09/25/2026

9139

\$120.00





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

Account Number:
Statement Date:
Page :

XXXXXX3317
09/30/2026
4 of 4

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:

August 31, 2026
September 30, 2026
1 of 2

1 M0656BLK100126064920 40 000000000 2240 002



MARSH LANDING TOWNHOUSE CONDOMINIUM VII
RESERVE ACCOUNT
KPG ACCOUNTING SERVICES INC
3400 TAMIAMI TRL N
NAPLES FL 34103



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX1459

SUMMARY FOR THE PERIOD: 09/01/26 - 09/30/26

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$55,675.57		\$119.10		\$0.00		\$55,794.67

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$55,675.57
09/30	INTEREST CREDIT		\$119.10	\$55,794.67
Ending Balance				\$55,794.67

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$55,675.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$1,038.79	Interest Paid	\$119.10

OVERDRAFT FEES

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





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

Account Number:

XXXXXX1459

Statement Date:

09/30/2026

Page :

2 of 2

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)	

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

