



Financial Report Package

December 2025

Prepared for

**MLTH8 Marsh Landing Townhouse VIII Condo
Association**

KPG Accounting Services, Inc.

| | Current Balance at 12/31/2025 | Prior Month Balance at 11/30/2025 | Change |
|--|-------------------------------------|---|----------------------|
| Assets | | | |
| OPERATING | | | |
| 10-1010-00-00 VNB OP 6041 | \$ 21,952.34 | \$ 22,252.26 | \$ (299.92) |
| Total OPERATING: | \$ 21,952.34 | \$ 22,252.26 | \$ (299.92) |
| CURRENT ASSETS | | | |
| 14-1400-00-00 Accounts Receivable | \$ - | \$ 1,751.52 | \$ (1,751.52) |
| 14-1530-00-00 PPD Insurance | 6,789.76 | 9,743.32 | (2,953.56) |
| 14-1550-00-00 Utility Deposit | 520.00 | 520.00 | - |
| Total CURRENT ASSETS: | \$ 7,309.76 | \$ 12,014.84 | \$ (4,705.08) |
| Total Assets: | \$ 29,262.10 | \$ 34,267.10 | \$ (5,005.00) |
| Liabilities & Equity | | | |
| 20-2000-00-00 Accounts Payable | \$ - | \$ 11.00 | \$ (11.00) |
| 20-2001-00-00 Insurance Loan Payable | 1,806.37 | 3,638.81 | (1,832.44) |
| 20-2015-00-00 PPD Maint Fees | 7,695.06 | 5,994.06 | 1,701.00 |
| 20-2030-00-00 Accrued Expense | 285.00 | 285.00 | - |
| 30-3900-00-00 Retained Earnings | \$ 11,737.32 | \$ 11,737.32 | \$ - |
| Net Income / (Loss) | \$ 7,738.35 | \$ 12,600.91 | \$ (4,862.56) |
| Total Liabilities & Equity: | \$ 29,262.10 | \$ 34,267.10 | \$ (5,005.00) |

| | Current Balance at 12/31/2025 | Prior Month Balance at 11/30/2025 | Change |
|---|-------------------------------------|---|------------------|
| Assets | | | |
| RESERVES | | | |
| 12-1210-00-00 VNB RSV 8567 | \$ 53,462.27 | \$ 53,333.98 | \$ 128.29 |
| Total RESERVES: | \$ 53,462.27 | \$ 53,333.98 | \$ 128.29 |
| Total Assets: | \$ 53,462.27 | \$ 53,333.98 | \$ 128.29 |
| Liabilities & Equity | | | |
| RESERVE EQUITY | | | |
| 25-2500-00-00 RSV - General | \$ 38,554.43 | \$ 38,554.43 | \$ - |
| 25-2534-00-00 RSV - Roof Replacement | 9,312.00 | 9,312.00 | - |
| 25-2550-00-00 RSV - Painting | 1,658.00 | 1,658.00 | - |
| 25-2555-00-00 RSV - Driveways | 855.00 | 855.00 | - |
| 25-2599-00-00 Unallocated Interest | 3,082.84 | 2,954.55 | 128.29 |
| Total RESERVE EQUITY: | \$ 53,462.27 | \$ 53,333.98 | \$ 128.29 |
| Net Income / (Loss) | \$ - | \$ - | \$ - |
| Total Liabilities & Equity: | \$ 53,462.27 | \$ 53,333.98 | \$ 128.29 |

Assets

OPERATING

10-1010-00-00 VNB OP 6041 \$21,952.34

Total OPERATING:

\$21,952.34

RESERVES

12-1210-00-00 VNB RSV 8567 53,462.27

Total RESERVES:

\$53,462.27

CURRENT ASSETS

14-1530-00-00 PPD Insurance 6,789.76

14-1550-00-00 Utility Deposit 520.00

Total CURRENT ASSETS:

\$7,309.76

Total Assets:

\$82,724.37

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 1,806.37

20-2015-00-00 PPD Maint Fees 7,695.06

20-2030-00-00 Accrued Expense 285.00

RESERVE EQUITY

25-2500-00-00 RSV - General 38,554.43

25-2534-00-00 RSV - Roof Replacement 9,312.00

25-2550-00-00 RSV - Painting 1,658.00

25-2555-00-00 RSV - Driveways 855.00

25-2599-00-00 Unallocated Interest 3,082.84

Total RESERVE EQUITY:

\$53,462.27

30-3900-00-00 Retained Earnings 11,737.32

Net Income Gain / Loss 7,738.35

\$7,738.35

Total Liabilities & Equity:

\$82,724.37

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---------------------------------|----------------|---------------|------------|----------------|----------------|---------------|----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME | | | | | | | |
| INCOME | | | | | | | |
| 4000 Quarterly Assessments | \$ - | \$ - | \$ - | \$ 81,648.00 | \$ 81,658.08 | (\$ 10.08) | \$ 81,658.08 |
| 4005 Application Fees | - | - | - | 100.00 | - | 100.00 | - |
| 4025 Late Fees | - | - | - | 199.68 | - | 199.68 | - |
| TOTAL INCOME | \$ - | \$ - | \$ - | \$ 81,947.68 | \$ 81,658.08 | \$ 289.60 | \$ 81,658.08 |
| TOTAL INCOME | \$ 0.00 | \$ - | \$ - | \$ 81,947.68 | \$ 81,658.08 | \$ 289.60 | \$ 81,658.08 |
| EXPENSES | | | | | | | |
| PROFESSIONAL FEES | | | | | | | |
| 5000 Management Fees | 257.50 | 257.50 | - | 3,090.00 | 3,090.00 | - | 3,090.00 |
| 5110 Accounting Services | 175.00 | 200.00 | 25.00 | 2,395.00 | 2,400.00 | 5.00 | 2,400.00 |
| 5160 Legal Fees | - | 41.63 | 41.63 | 820.50 | 500.00 | (320.50) | 500.00 |
| TOTAL PROFESSIONAL FEES | \$ 432.50 | \$ 499.13 | \$ 66.63 | \$ 6,305.50 | \$ 5,990.00 | (\$ 315.50) | \$ 5,990.00 |
| ADMIN | | | | | | | |
| 5400 Office Supplies | 37.51 | 33.37 | (4.14) | 433.45 | 400.00 | (33.45) | 400.00 |
| 5465 Corp Annual Report | - | 6.37 | 6.37 | 61.25 | 76.00 | 14.75 | 76.00 |
| 5468 Division and Corp. Fees | - | 4.00 | 4.00 | 100.80 | 48.00 | (52.80) | 48.00 |
| 5470 Licenses/Fees | 48.00 | - | (48.00) | 48.00 | - | (48.00) | - |
| 5975 Contingency | - | - | - | 900.00 | - | (900.00) | - |
| TOTAL ADMIN | \$ 85.51 | \$ 43.74 | (\$ 41.77) | \$ 1,543.50 | \$ 524.00 | (\$ 1,019.50) | \$ 524.00 |
| INSURANCE | | | | | | | |
| 5850 INS - Expense | 1,719.98 | 2,012.50 | 292.52 | 20,672.66 | 24,150.00 | 3,477.34 | 24,150.00 |
| 5852 INS - Flood | 1,233.58 | 1,329.92 | 96.34 | 14,638.92 | 15,959.70 | 1,320.78 | 15,959.70 |
| 5859 Insurance Appraisal | 400.00 | 35.00 | (365.00) | 400.00 | 420.00 | 20.00 | 420.00 |
| TOTAL INSURANCE | \$ 3,353.56 | \$ 3,377.42 | \$ 23.86 | \$ 35,711.58 | \$ 40,529.70 | \$ 4,818.12 | \$ 40,529.70 |
| UTILITIES | | | | | | | |
| 6040 Water/Sewer/Trash | 615.99 | 650.00 | 34.01 | 7,932.44 | 7,800.00 | (132.44) | 7,800.00 |
| 6045 Irrigation Water | - | 83.37 | 83.37 | 1,115.77 | 1,000.00 | (115.77) | 1,000.00 |
| TOTAL UTILITIES | \$ 615.99 | \$ 733.37 | \$ 117.38 | \$ 9,048.21 | \$ 8,800.00 | (\$ 248.21) | \$ 8,800.00 |
| MAINTENANCE | | | | | | | |
| 6005 Building | - | 416.63 | 416.63 | 465.36 | 5,000.00 | 4,534.64 | 5,000.00 |
| 6020 Fire Extinguisher Service | - | 12.50 | 12.50 | 366.18 | 150.00 | (216.18) | 150.00 |
| 6040 Exterminating | - | 80.00 | 80.00 | 720.00 | 960.00 | 240.00 | 960.00 |
| TOTAL MAINTENANCE | \$ - | \$ 509.13 | \$ 509.13 | \$ 1,551.54 | \$ 6,110.00 | \$ 4,558.46 | \$ 6,110.00 |
| LANDSCAPING/GROUNDS | | | | | | | |
| 6100 Landscape | 375.00 | 412.50 | 37.50 | 4,650.00 | 4,950.00 | 300.00 | 4,950.00 |
| 6110 Irrigation Repairs/Service | - | 41.63 | 41.63 | 700.00 | 500.00 | (200.00) | 500.00 |
| 6120 Tree & Shrub Trimming | - | 41.63 | 41.63 | 950.00 | 500.00 | (450.00) | 500.00 |
| 6130 Mulch/Pine Straw | - | 52.50 | 52.50 | 924.00 | 630.00 | (294.00) | 630.00 |
| 6135 Sod/Plants Replacement | - | 25.00 | 25.00 | - | 300.00 | 300.00 | 300.00 |
| TOTAL LANDSCAPING/GROUNDS | \$ 375.00 | \$ 573.26 | \$ 198.26 | \$ 7,224.00 | \$ 6,880.00 | (\$ 344.00) | \$ 6,880.00 |
| TOTAL EXPENSES | \$ 4,862.56 | \$ 5,736.05 | \$ 873.49 | \$ 61,384.33 | \$ 68,833.70 | \$ 7,449.37 | \$ 68,833.70 |
| NET ORDINARY INCOME | (\$ 4,862.56) | (\$ 5,736.05) | \$ 873.49 | \$ 20,563.35 | \$ 12,824.38 | \$ 7,738.97 | \$ 12,824.38 |
| EXPENSES | | | | | | | |
| RESERVE TRANSFER | | | | | | | |
| 9010 Reserve Contribution | - | - | - | 12,825.00 | 12,824.38 | (0.62) | 12,824.38 |
| TOTAL RESERVE TRANSFER | \$ - | \$ - | \$ - | \$ 12,825.00 | \$ 12,824.38 | (\$ 0.62) | \$ 12,824.38 |
| TOTAL EXPENSES | \$ 0.00 | \$ - | \$ - | \$ 12,825.00 | \$ 12,824.38 | (\$ 0.62) | \$ 12,824.38 |
| NET OTHER INCOME | \$ 0.00 | \$ 0.00 | \$ - | (\$ 12,825.00) | (\$ 12,824.38) | (\$ 0.62) | (\$ 12,824.38) |

Income Statement - Operating
MLTH8 Marsh Landing Townhouse VIII Condo Association
12/31/2025

Date: 1/13/2026
Time: 12:08 am
Page: 1

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---------------------------------------|----------------|---------------|------------|--------------|--------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| OPERATING INCOME | | | | | | | |
| INCOME | | | | | | | |
| 4000-00-00 Quarterly Assessments | \$ - | \$ - | \$ - | \$ 81,648.00 | \$ 81,658.08 | (\$ 10.08) | \$ 81,658.08 |
| 4005-00-00 Application Fees | - | - | - | 100.00 | - | 100.00 | - |
| 4025-00-00 Late Fees | - | - | - | 199.68 | - | 199.68 | - |
| Total INCOME | \$ - | \$ - | \$ - | \$ 81,947.68 | \$ 81,658.08 | \$289.60 | \$ 81,658.08 |
| Total OPERATING INCOME | \$ 0.00 | \$ - | \$ - | \$ 81,947.68 | \$ 81,658.08 | \$ 289.60 | \$ 81,658.08 |
| OPERATING EXPENSE | | | | | | | |
| PROFESSIONAL FEES | | | | | | | |
| 5000-00-00 Management Fees | 257.50 | 257.50 | - | 3,090.00 | 3,090.00 | - | 3,090.00 |
| 5110-00-00 Accounting Services | 175.00 | 200.00 | 25.00 | 2,395.00 | 2,400.00 | 5.00 | 2,400.00 |
| 5160-00-00 Legal Fees | - | 41.63 | 41.63 | 820.50 | 500.00 | (320.50) | 500.00 |
| Total PROFESSIONAL FEES | \$ 432.50 | \$ 499.13 | \$ 66.63 | \$ 6,305.50 | \$ 5,990.00 | (\$315.50) | \$ 5,990.00 |
| ADMIN | | | | | | | |
| 5400-00-00 Office Supplies | 37.51 | 33.37 | (4.14) | 433.45 | 400.00 | (33.45) | 400.00 |
| 5465-00-00 Corp Annual Report | - | 6.37 | 6.37 | 61.25 | 76.00 | 14.75 | 76.00 |
| 5468-00-00 Division and Corp. Fees | - | 4.00 | 4.00 | 100.80 | 48.00 | (52.80) | 48.00 |
| 5470-00-00 Licenses/Fees | 48.00 | - | (48.00) | 48.00 | - | (48.00) | - |
| 5975-00-00 Contingency | - | - | - | 900.00 | - | (900.00) | - |
| Total ADMIN | \$ 85.51 | \$ 43.74 | (\$ 41.77) | \$ 1,543.50 | \$ 524.00 | (\$1,019.50) | \$ 524.00 |
| INSURANCE | | | | | | | |
| 5850-00-00 INS - Expense | 1,719.98 | 2,012.50 | 292.52 | 20,672.66 | 24,150.00 | 3,477.34 | 24,150.00 |
| 5852-00-00 INS - Flood | 1,233.58 | 1,329.92 | 96.34 | 14,638.92 | 15,959.70 | 1,320.78 | 15,959.70 |
| 5859-00-00 Insurance Appraisal | 400.00 | 35.00 | (365.00) | 400.00 | 420.00 | 20.00 | 420.00 |
| Total INSURANCE | \$ 3,353.56 | \$ 3,377.42 | \$ 23.86 | \$ 35,711.58 | \$ 40,529.70 | \$4,818.12 | \$ 40,529.70 |
| UTILITIES | | | | | | | |
| 6040-00-00 Water/Sewer/Trash | 615.99 | 650.00 | 34.01 | 7,932.44 | 7,800.00 | (132.44) | 7,800.00 |
| 6045-00-00 Irrigation Water | - | 83.37 | 83.37 | 1,115.77 | 1,000.00 | (115.77) | 1,000.00 |
| Total UTILITIES | \$ 615.99 | \$ 733.37 | \$ 117.38 | \$ 9,048.21 | \$ 8,800.00 | (\$248.21) | \$ 8,800.00 |
| MAINTENANCE | | | | | | | |
| 6005-00-00 Building | - | 416.63 | 416.63 | 465.36 | 5,000.00 | 4,534.64 | 5,000.00 |
| 6020-00-00 Fire Extinguisher Service | - | 12.50 | 12.50 | 366.18 | 150.00 | (216.18) | 150.00 |
| 6040-00-00 Exterminating | - | 80.00 | 80.00 | 720.00 | 960.00 | 240.00 | 960.00 |
| Total MAINTENANCE | \$ - | \$ 509.13 | \$ 509.13 | \$ 1,551.54 | \$ 6,110.00 | \$4,558.46 | \$ 6,110.00 |
| LANDSCAPING/GROUNDS | | | | | | | |
| 6100-00-00 Landscape | 375.00 | 412.50 | 37.50 | 4,650.00 | 4,950.00 | 300.00 | 4,950.00 |
| 6110-00-00 Irrigation Repairs/Service | - | 41.63 | 41.63 | 700.00 | 500.00 | (200.00) | 500.00 |
| 6120-00-00 Tree & Shrub Trimming | - | 41.63 | 41.63 | 950.00 | 500.00 | (450.00) | 500.00 |
| 6130-00-00 Mulch/Pine Straw | - | 52.50 | 52.50 | 924.00 | 630.00 | (294.00) | 630.00 |
| 6135-00-00 Sod/Plants Replacement | - | 25.00 | 25.00 | - | 300.00 | 300.00 | 300.00 |
| Total LANDSCAPING/GROUNDS | \$ 375.00 | \$ 573.26 | \$ 198.26 | \$ 7,224.00 | \$ 6,880.00 | (\$344.00) | \$ 6,880.00 |
| RESERVE TRANSFER | | | | | | | |
| 9010-00-00 Reserve Contribution | - | - | - | 12,825.00 | 12,824.38 | (0.62) | 12,824.38 |
| Total RESERVE TRANSFER | \$ - | \$ - | \$ - | \$ 12,825.00 | \$ 12,824.38 | (\$0.62) | \$ 12,824.38 |
| Total OPERATING EXPENSE | \$ 4,862.56 | \$ 5,736.05 | \$ 873.49 | \$ 74,209.33 | \$ 81,658.08 | \$ 7,448.75 | \$ 81,658.08 |
| Net Income: | (\$ 4,862.56) | (\$ 5,736.05) | \$ 873.49 | \$ 7,738.35 | \$ 0.00 | \$ 7,738.35 | \$ 0.00 |



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

Last Statement:
Statement Ending:
Page:

November 30, 2025
December 31, 2025
1 of 4

1 M0656BLK010126103847 04 000000000 1704 004



MARSH LANDING TOWNHOUSE CONDOMINIUM VIII
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 - XXXXXX6041

SUMMARY FOR THE PERIOD: 12/01/25 - 12/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

| | | | | | | |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$23,551.26 | | \$3,452.52 | | \$4,204.53 | | \$22,799.25 |

TRANSACTIONS

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|-------|--|----------------------------|--------------------------|-------------|
| | Beginning Balance | | | \$23,551.26 |
| 12/01 | CHECK 5077 | -\$375.00 | | \$23,176.26 |
| 12/02 | ACH CREDIT MLTH8 Marsh Land OnlinePay 251202 28377 | | \$1,751.52 | \$24,927.78 |
| 12/02 | ACH DEBIT MLTH8 Marsh Land Vendor Pay 251202 14266 | -\$175.00 | | \$24,752.78 |
| 12/02 | ACH DEBIT MLTH8 Marsh Land Vendor Pay 251202 14147 | -\$257.50 | | \$24,495.28 |
| 12/04 | ACH DEBIT MLTH8 Marsh Land Vendor Pay 251204 14369 | -\$13.60 | | \$24,481.68 |
| 12/05 | ACH DEBIT MLTH8 Marsh Land Vendor Pay 251205 14397 | -\$11.00 | | \$24,470.68 |
| 12/09 | ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 251209 262356 | -\$1,832.44 | | \$22,638.24 |
| 12/10 | CHECK 5079 | -\$924.00 | | \$21,714.24 |
| 12/17 | ACH DEBIT BONITA SPRINGS U A/R 251217 | -\$89.18 | | \$21,625.06 |
| 12/17 | ACH DEBIT BONITA SPRINGS U A/R 251217 | -\$90.02 | | \$21,535.04 |
| 12/17 | ACH DEBIT BONITA SPRINGS U A/R 251217 | -\$90.85 | | \$21,444.19 |
| 12/17 | ACH DEBIT BONITA SPRINGS U A/R 251217 | -\$90.85 | | \$21,353.34 |
| 12/17 | ACH DEBIT BONITA SPRINGS U A/R 251217 | -\$126.71 | | \$21,226.63 |
| 12/17 | ACH DEBIT | -\$128.38 | | \$21,098.25 |





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

Account Number:
Statement Date:
Page :

XXXXXX6041
12/31/2025
2 of 4

TRANSACTIONS (continued)

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|----------------|-----------------------------|-------------------------------|-----------------------------|-------------|
| | BONITA SPRINGS U A/R 251217 | | | |
| 12/29 | LOCK BOX DEPOSIT | | \$1,701.00 | \$22,799.25 |
| Ending Balance | | | | \$22,799.25 |

CHECKS IN ORDER

| Date | Number | Amount | Date | Number | Amount |
|-------|--------|----------|-------|--------|----------|
| 12/01 | 5077 | \$375.00 | 12/10 | 5079* | \$924.00 |

(*) 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 :

XXXXXX6041
12/31/2025
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Check Images for Account XXXXXX6041

Valley National Bank Bonita Springs, FL
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 5077

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 11/19/2025

AMOUNT ***\$375.00

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

Memo: Monthly lawn service - November

94630000005603211/28/2025946300000056032
ITC-PC4309 - Back Office-610
Teller - RT# 272480678

12/01/2025

5077

\$375.00

Valley National Bank Bonita Springs, FL
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 5079

PAY Nine Hundred Twenty-Four And 00/100 Dollars

DATE 11/26/2025

AMOUNT ***\$924.00

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

Memo: Match around bldgs

947400000011714512/9/20259474000000117145
ITC-PC4310 - Back Office-610
Teller - RT# 272480678

12/10/2025

5079

\$924.00

1704 0007323 0003-0004 1704





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

Account Number:

XXXXXX6041

Statement Date:

12/31/2025

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:

November 30, 2025
December 31, 2025
1 of 2

1 M0656BLK010126103847 89 000000000 2789 002



MARSH LANDING TOWNHOUSE CONDOMINIUM VIII
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 - XXXXXX8567

SUMMARY FOR THE PERIOD: 12/01/25 - 12/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

| | | | | | | |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$53,333.98 | | \$128.29 | | \$0.00 | | \$53,462.27 |

TRANSACTIONS

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|----------------|-------------------|----------------------------|--------------------------|-------------|
| | Beginning Balance | | | \$53,333.98 |
| 12/31 | INTEREST CREDIT | | \$128.29 | \$53,462.27 |
| Ending Balance | | | | \$53,462.27 |

INTEREST RATE CALCULATIONS

| | | | |
|------------------------------|-------------|-----------------------|----------|
| Avg. Stmt. Collected Balance | \$53,333.00 | Annual % Yield Earned | 2.87% |
| Year-to-Date Interest Paid | \$1,264.80 | Interest Paid | \$128.29 |

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:

XXXXXX8567

Statement Date:

12/31/2025

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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.

