Financial Report Package

June 2026

Prepared for

MLTH8 Marsh Landing Townhouse VIII Condo Association

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating	Date:	7/8/2026
MLTH8 Marsh Landing Townhouse VIII Condo Association	Time:	12:03 am
End Date: 06/30/2026	Page:	1

KPG Accounting Services, Inc.

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
OPERATING				
10-1010-00-00	VNB OP 6041	$ 33,669.00	$ 28,651.33	$ 5,017.67
Total OPERATING:		**$ 33,669.00**	**$ 28,651.33**	**$ 5,017.67**
CURRENT ASSETS				
14-1400-00-00	Accounts Receivable	$ -	$ 1,913.79	$ (1,913.79)
14-1530-00-00	PPD Insurance	19,718.20	22,798.30	(3,080.10)
14-1550-00-00	Utility Deposit	520.00	520.00	-
Total CURRENT ASSETS:		**$ 20,238.20**	**$ 25,232.09**	**$ (4,993.89)**
Total Assets:		**$ 53,907.20**	**$ 53,883.42**	**$ 23.78**
Liabilities & Equity				
20-2000-00-00	Accounts Payable	$ 4.01	$ -	$ 4.01
20-2001-00-00	Insurance Loan Payable	17,048.82	19,890.29	(2,841.47)
20-2015-00-00	PPD Maint Fees	10,961.41	3,499.92	7,461.49
20-2030-00-00	Accrued Expense	285.00	285.00	-
30-3900-00-00	Retained Earnings	$ 19,475.67	$ 19,475.67	$ -
Net Income / (Loss)		**$ 6,132.29**	**$ 10,732.54**	**$ (4,600.25)**
Total Liabilities & Equity:		**$ 53,907.20**	**$ 53,883.42**	**$ 23.78**

Balance Sheet - Comparative - Reserve
MLTH8 Marsh Landing Townhouse VIII Condo Association
End Date: 06/30/2026

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
RESERVES				
12-1210-00-00	VNB RSV 8567	$ 60,219.23	$ 60,090.68	$ 128.55
Total RESERVES:		**$ 60,219.23**	**$ 60,090.68**	**$ 128.55**
Total Assets:		**$ 60,219.23**	**$ 60,090.68**	**$ 128.55**
Liabilities & Equity				
RESERVE EQUITY				
25-2500-00-00	RSV - General	$ 59,462.27	$ 59,462.27	$ -
25-2599-00-00	Unallocated Interest	756.96	628.41	128.55
Total RESERVE EQUITY:		**$ 60,219.23**	**$ 60,090.68**	**$ 128.55**
Net Income / (Loss)		**$ -**	**$ -**	**$ -**
Total Liabilities & Equity:		**$ 60,219.23**	**$ 60,090.68**	**$ 128.55**

KPG Accounting Services, Inc.

Balance Sheet	Date: 7/8/2026
MLTH8 Marsh Landing Townhouse VIII Condo Association	Time: 12:03 am
End Date: 06/30/2026	Page: 1

Assets			
OPERATING			
10-1010-00-00	VNB OP 6041	$33,669.00	
Total OPERATING:			$33,669.00
RESERVES			
12-1210-00-00	VNB RSV 8567	60,219.23	
Total RESERVES:			$60,219.23
CURRENT ASSETS			
14-1530-00-00	PPD Insurance	19,718.20	
14-1550-00-00	Utility Deposit	520.00	
Total CURRENT ASSETS:			$20,238.20
Total Assets:			**$114,126.43**
Liabilities & Equity			
20-2000-00-00	Accounts Payable	4.01	
20-2001-00-00	Insurance Loan Payable	17,048.82	
20-2015-00-00	PPD Maint Fees	10,961.41	
20-2030-00-00	Accrued Expense	285.00	
RESERVE EQUITY			
25-2500-00-00	RSV - General	59,462.27	
25-2599-00-00	Unallocated Interest	756.96	
Total RESERVE EQUITY:			$60,219.23
30-3900-00-00	Retained Earnings	19,475.67	
	Net Income Gain / Loss	6,132.29	
			$6,132.29
Total Liabilities & Equity:			**$114,126.43**

KPG Accounting Services, Inc.

Income Statement

MLTH8 Marsh Landing Townhouse VIII Condo Association
End Date: 06/30/2026

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	$ -	$ -	$ -	$ 40,824.00	$ 40,829.35	($ 5.35)	$ 81,658.70
4005 Application Fees	100.00	-	100.00	100.00	-	100.00	-
4025 Late Fees	-	-	-	52.91	-	52.91	-
TOTAL INCOME	$ 100.00	$ -	$ 100.00	$ 40,976.91	$ 40,829.35	$ 147.56	$ 81,658.70
TOTAL INCOME	**$ 100.00**	**$ -**	**$ 100.00**	**$ 40,976.91**	**$ 40,829.35**	**$ 147.56**	**$ 81,658.70**
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	265.22	265.23	0.01	1,591.32	1,591.38	0.06	3,182.70
5110 Accounting Services	210.00	234.58	24.58	1,555.00	1,407.48	(147.52)	2,815.00
5160 Legal Fees	-	41.67	41.67	-	250.02	250.02	500.00
TOTAL PROFESSIONAL FEES	$ 475.22	$ 541.48	$ 66.26	$ 3,146.32	$ 3,248.88	$ 102.56	$ 6,497.70
ADMIN							
5400 Office Supplies	22.93	33.33	10.40	286.23	199.98	(86.25)	400.00
5465 Corp Annual Report	-	6.33	6.33	61.25	37.98	(23.27)	76.00
5468 Division and Corp. Fees	-	4.00	4.00	-	24.00	24.00	48.00
5975 Contingency	-	100.00	100.00	-	600.00	600.00	1,200.00
TOTAL ADMIN	$ 22.93	$ 143.66	$ 120.73	$ 347.48	$ 861.96	$ 514.48	$ 1,724.00
INSURANCE							
5850 INS - Expense	1,749.31	1,639.33	(109.98)	10,481.95	9,835.98	(645.97)	19,672.00
5852 INS - Flood	1,330.79	1,416.67	85.88	8,363.85	8,500.02	136.17	17,000.00
TOTAL INSURANCE	$ 3,080.10	$ 3,056.00	($ 24.10)	$ 18,845.80	$ 18,336.00	($ 509.80)	$ 36,672.00
UTILITIES							
6040 Water/Sewer/Trash	618.49	750.00	131.51	3,934.43	4,500.00	565.57	9,000.00
6045 Irrigation Water	4.01	183.33	179.32	121.09	1,099.98	978.89	2,200.00
TOTAL UTILITIES	$ 622.50	$ 933.33	$ 310.83	$ 4,055.52	$ 5,599.98	$ 1,544.46	$ 11,200.00
MAINTENANCE							
6005 Building	-	83.33	83.33	-	499.98	499.98	1,000.00
6013 Gutter Cleanning	-	31.25	31.25	-	187.50	187.50	375.00
6014 Contingency	-	83.33	83.33	-	499.98	499.98	1,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	75.00	75.00	150.00
6030 Dryer Vent Cleaning	312.00	-	(312.00)	312.00	-	(312.00)	-
6040 Exterminating	-	80.00	80.00	-	480.00	480.00	960.00
TOTAL MAINTENANCE	$ 312.00	$ 290.41	($ 21.59)	$ 312.00	$ 1,742.46	$ 1,430.46	$ 3,485.00
LANDSCAPING/GROUNDS							
6100 Landscape	187.50	412.50	225.00	2,137.50	2,475.00	337.50	4,950.00
6110 Irrigation Repairs/Service	-	58.33	58.33	-	349.98	349.98	700.00
6120 Tree & Shrub Trimming	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
6130 Mulch/Pine Straw	-	52.50	52.50	-	315.00	315.00	630.00
6135 Sod/Plants Replacement	-	25.00	25.00	-	150.00	150.00	300.00
TOTAL LANDSCAPING/GROUNDS	$ 187.50	$ 840.00	$ 652.50	$ 2,137.50	$ 5,040.00	$ 2,902.50	$ 10,080.00
TOTAL EXPENSES	**$ 4,700.25**	**$ 5,804.88**	**$ 1,104.63**	**$ 28,844.62**	**$ 34,829.28**	**$ 5,984.66**	**$ 69,658.70**
NET ORDINARY INCOME	**($ 4,600.25)**	**($ 5,804.88)**	**$ 1,204.63**	**$ 12,132.29**	**$ 6,000.07**	**$ 6,132.22**	**$ 12,000.00**
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	6,000.00	6,000.00	-	12,000.00
TOTAL RESERVE TRANSFER	$ -	$ -	$ -	$ 6,000.00	$ 6,000.00	$ -	$ 12,000.00
TOTAL EXPENSES	**$ 0.00**	**$ -**	**$ -**	**$ 6,000.00**	**$ 6,000.00**	**$ -**	**$ 12,000.00**
NET OTHER INCOME	**$ 0.00**	**$ 0.00**	**$ -**	**($ 6,000.00)**	**($ 6,000.00)**	**$ -**	**($ 12,000.00)**

Income Statement - Operating

MLTH8 Marsh Landing Townhouse VIII Condo Association

06/30/2026

KPG Accounting Services, Inc.

Date:	7/8/2026
Time:	12:03 am
Page:	1

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	$ -	$ -	$ -	$ 40,824.00	$ 40,829.35	($ 5.35)	$ 81,658.70
4005-00-00 Application Fees	100.00	-	100.00	100.00	-	100.00	-
4025-00-00 Late Fees	-	-	-	52.91	-	52.91	-
Total INCOME	$ 100.00	$ -	$ 100.00	$ 40,976.91	$ 40,829.35	$147.56	$ 81,658.70
Total OPERATING INCOME	**$ 100.00**	**$ -**	**$ 100.00**	**$ 40,976.91**	**$ 40,829.35**	**$ 147.56**	**$ 81,658.70**
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	265.22	265.23	0.01	1,591.32	1,591.38	0.06	3,182.70
5110-00-00 Accounting Services	210.00	234.58	24.58	1,555.00	1,407.48	(147.52)	2,815.00
5160-00-00 Legal Fees	-	41.67	41.67	-	250.02	250.02	500.00
Total PROFESSIONAL FEES	$ 475.22	$ 541.48	$ 66.26	$ 3,146.32	$ 3,248.88	$102.56	$ 6,497.70
ADMIN							
5400-00-00 Office Supplies	22.93	33.33	10.40	286.23	199.98	(86.25)	400.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	37.98	(23.27)	76.00
5468-00-00 Division and Corp. Fees	-	4.00	4.00	-	24.00	24.00	48.00
5975-00-00 Contingency	-	100.00	100.00	-	600.00	600.00	1,200.00
Total ADMIN	$ 22.93	$ 143.66	$ 120.73	$ 347.48	$ 861.96	$514.48	$ 1,724.00
INSURANCE							
5850-00-00 INS - Expense	1,749.31	1,639.33	(109.98)	10,481.95	9,835.98	(645.97)	19,672.00
5852-00-00 INS - Flood	1,330.79	1,416.67	85.88	8,363.85	8,500.02	136.17	17,000.00
Total INSURANCE	$ 3,080.10	$ 3,056.00	($ 24.10)	$ 18,845.80	$ 18,336.00	($509.80)	$ 36,672.00
UTILITIES							
6040-00-00 Water/Sewer/Trash	618.49	750.00	131.51	3,934.43	4,500.00	565.57	9,000.00
6045-00-00 Irrigation Water	4.01	183.33	179.32	121.09	1,099.98	978.89	2,200.00
Total UTILITIES	$ 622.50	$ 933.33	$ 310.83	$ 4,055.52	$ 5,599.98	$1,544.46	$ 11,200.00
MAINTENANCE							
6005-00-00 Building	-	83.33	83.33	-	499.98	499.98	1,000.00
6013-00-00 Gutter Cleanning	-	31.25	31.25	-	187.50	187.50	375.00
6014-00-00 Contingency	-	83.33	83.33	-	499.98	499.98	1,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	75.00	75.00	150.00
6030-00-00 Dryer Vent Cleaning	312.00	-	(312.00)	312.00	-	(312.00)	-
6040-00-00 Exterminating	-	80.00	80.00	-	480.00	480.00	960.00
Total MAINTENANCE	$ 312.00	$ 290.41	($ 21.59)	$ 312.00	$ 1,742.46	$1,430.46	$ 3,485.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	187.50	412.50	225.00	2,137.50	2,475.00	337.50	4,950.00
6110-00-00 Irrigation Repairs/Service	-	58.33	58.33	-	349.98	349.98	700.00
6120-00-00 Tree & Shrub Trimming	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
6130-00-00 Mulch/Pine Straw	-	52.50	52.50	-	315.00	315.00	630.00
6135-00-00 Sod/Plants Replacement	-	25.00	25.00	-	150.00	150.00	300.00
Total LANDSCAPING/GROUNDS	$ 187.50	$ 840.00	$ 652.50	$ 2,137.50	$ 5,040.00	$2,902.50	$ 10,080.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	6,000.00	6,000.00	-	12,000.00
Total RESERVE TRANSFER	$ -	$ -	$ -	$ 6,000.00	$ 6,000.00	$0.00	$ 12,000.00
Total OPERATING EXPENSE	**$ 4,700.25**	**$ 5,804.88**	**$ 1,104.63**	**$ 34,844.62**	**$ 40,829.28**	**$ 5,984.66**	**$ 81,658.70**
Net Income:	**($ 4,600.25)**	**($ 5,804.88)**	**$ 1,204.63**	**$ 6,132.29**	**$ 0.07**	**$ 6,132.22**	**$ 0.00**

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

1 M0656BLK070126112113 43 000000000 1543 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

1543 0006395 0001-0004 1543

Account Statement

HOA BUSINESS CHECKING - XXXXXX6041

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$28,655.46	+	$9,475.28	-	$4,149.74	=	$33,981.00

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$28,655.46
06/01	CHECK 5094	-$4.13		$28,651.33
06/02	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260602 17600	-$265.22		$28,386.11
06/02	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260602 17792	-$7.52		$28,378.59
06/02	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260602 17793	-$210.00		$28,168.59
06/03	LOCK BOX DEPOSIT		$100.00	$28,268.59
06/04	LOCK BOX DEPOSIT		$1,913.79	$30,182.38
06/10	DEPOSIT		$1,701.00	$31,883.38
06/12	LOCK BOX DEPOSIT		$567.00	$32,450.38
06/17	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 260617 304816	-$2,841.47		$29,608.91
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$88.35		$29,520.56
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$88.35		$29,432.21
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$94.18		$29,338.03
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$110.03		$29,228.00
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$115.04		$29,112.96
06/18	ACH DEBIT BONITA SPRINGS U A/R 260618	-$122.54		$28,990.42

1 0006395 0001-0004 M0656BLK070126112113 43 L 1543

1543 0006396 0002-0004 1543

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
06/18	CHECK 5095	-$187.50		$28,802.92
06/23	LOCK BOX DEPOSIT		$1,701.00	$30,503.92
06/29	LOCK BOX DEPOSIT		$3,492.49	$33,996.41
06/29	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260629 18077	-$15.41		$33,981.00
Ending Balance				**$33,981.00**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
06/01	5094	$4.13	06/18	5095	$187.50

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

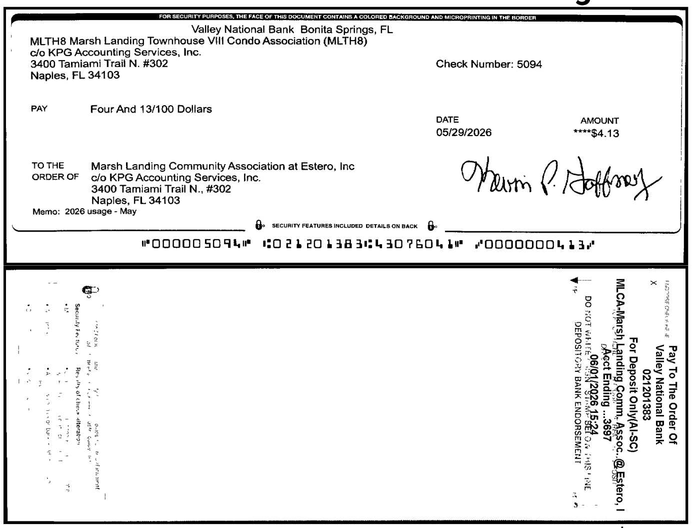
OVERDRAFT FEES

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

1 0006396 0002-0004 M0656BLK070126112113 43 L 1543

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

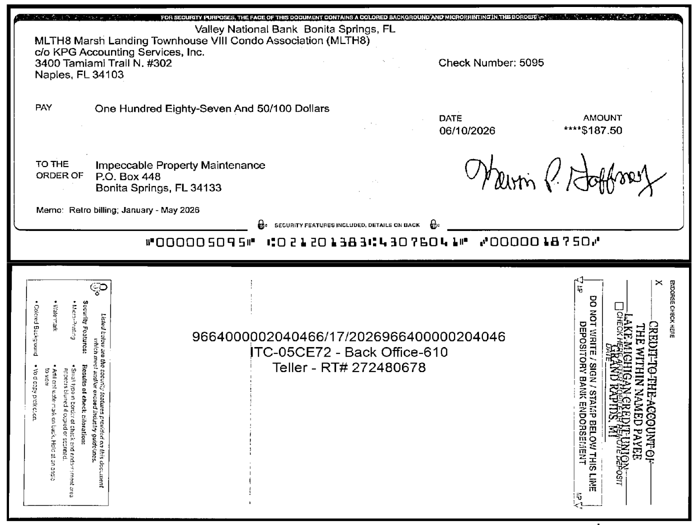
Check Images for Account XXXXXX6041



FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER
Valley National Bank Bonita Springs, FL
MLTH8 Marsh Landing Townhouse VIII Condo Association (MLTH8)
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103
Check Number: 5094
PAY Four And 13/100 Dollars
DATE 05/29/2026
AMOUNT ****$4.13
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 - May
SECURITY FEATURES INCLUDED. DETAILS ON BACK
⑈000005094⑈ ⑆021201383⑆430760 41⑈ ⑉0000000413⑉

Pay To The Order Of
Valley National Bank
021201383
For Deposit Only(AI-SC)
MLCA-Marsh Landing Comm. Assoc. @ Estero, I
Acct Ending ...3697
06/01/2026 15:24
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

06/01/2026 # 5094 $4.13



FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER
Valley National Bank Bonita Springs, FL
MLTH8 Marsh Landing Townhouse VIII Condo Association (MLTH8)
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail N. #302
Naples, FL 34103
Check Number: 5095
PAY One Hundred Eighty-Seven And 50/100 Dollars
DATE 06/10/2026
AMOUNT ****$187.50
TO THE ORDER OF Impeccable Property Maintenance
P.O. Box 448
Bonita Springs, FL 34133
Memo: Retro billing; January - May 2026
SECURITY FEATURES INCLUDED. DETAILS ON BACK
⑈000005095⑈ ⑆021201383⑆430760 41⑈ ⑉0000018750⑉

9664000002040466/17/2026966400000204046
ITC-05CE72 - Back Office-610
Teller - RT# 272480678
CREDIT TO THE ACCOUNT OF
THE WITHIN NAMED PAYEE
LAKE MICHIGAN CREDIT UNION
GRAND RAPIDS, MI
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

06/18/2026 # 5095 $187.50

1543 0006397 0003-0004 1543

1543 0006398 0004-0004 1543

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.

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

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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

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Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX8567

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$60,090.68	+	$128.55	-	$0.00	=	$60,219.23

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$60,090.68
06/30	INTEREST CREDIT		$128.55	$60,219.23
Ending Balance				**$60,219.23**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$60,090.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	$756.96	Interest Paid	$128.55

OVERDRAFT FEES

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

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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.

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