



Financial Report Package

September 2026

Prepared for

**MLTH8 Marsh Landing Townhouse VIII Condo
Association**

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 6041	\$ 2,400.00	\$ 2,665.22	\$ (265.22)
10-1015-00-00 VNB OP 3605	33,384.53	29,799.56	3,584.97
Total OPERATING:	\$ 35,784.53	\$ 32,464.78	\$ 3,319.75
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 1,751.52	\$ (1,751.52)
14-1530-00-00 PPD Insurance	10,477.90	13,558.00	(3,080.10)
14-1550-00-00 Utility Deposit	520.00	520.00	-
Total CURRENT ASSETS:	\$ 10,997.90	\$ 15,829.52	\$ (4,831.62)
Total Assets:	\$ 46,782.43	\$ 48,294.30	\$ (1,511.87)
Liabilities & Equity			
20-2001-00-00 Insurance Loan Payable	\$ 8,524.41	\$ 11,365.88	\$ (2,841.47)
20-2015-00-00 PPD Maint Fees	9,260.41	3,590.41	5,670.00
30-3900-00-00 Retained Earnings	\$ 19,760.67	\$ 19,760.67	\$ -
Net Income / (Loss)	\$ 9,236.94	\$ 13,577.34	\$ (4,340.40)
Total Liabilities & Equity:	\$ 46,782.43	\$ 48,294.30	\$ (1,511.87)

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8567	\$ 63,632.30	\$ 63,496.47	\$ 135.83
Total RESERVES:	\$ 63,632.30	\$ 63,496.47	\$ 135.83
Total Assets:	\$ 63,632.30	\$ 63,496.47	\$ 135.83
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 62,462.27	\$ 62,462.27	\$ -
25-2599-00-00 Unallocated Interest	1,170.03	1,034.20	135.83
Total RESERVE EQUITY:	\$ 63,632.30	\$ 63,496.47	\$ 135.83
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 63,632.30	\$ 63,496.47	\$ 135.83

Balance Sheet

MLTH8 Marsh Landing Townhouse VIII Condo Association

End Date: 09/30/2026

Date: 10/8/2026

Time: 12:03 am

Page: 1

Assets

OPERATING

10-1010-00-00	VNB OP 6041	\$2,400.00	
10-1015-00-00	VNB OP 3605	33,384.53	

Total OPERATING:

\$35,784.53

RESERVES

12-1210-00-00	VNB RSV 8567	63,632.30	
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Total RESERVES:

\$63,632.30

CURRENT ASSETS

14-1530-00-00	PPD Insurance	10,477.90	
14-1550-00-00	Utility Deposit	520.00	

Total CURRENT ASSETS:

\$10,997.90

Total Assets:

\$110,414.73

Liabilities & Equity

20-2001-00-00	Insurance Loan Payable	8,524.41	
20-2015-00-00	PPD Maint Fees	9,260.41	

RESERVE EQUITY

25-2500-00-00	RSV - General	62,462.27	
25-2599-00-00	Unallocated Interest	1,170.03	

Total RESERVE EQUITY:

\$63,632.30

30-3900-00-00	Retained Earnings	19,760.67	
	Net Income Gain / Loss	9,236.94	

\$9,236.94

Total Liabilities & Equity:

\$110,414.73



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Last Statement:
Statement Ending:
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September 30, 2026
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MARSH LANDING TOWNHOUSE CONDOMINIUM VIII
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 - XXXXXX3605

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

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$29,799.56		\$7,421.52		\$3,656.55		\$33,564.53

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$29,799.56
09/02	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260902 19949	-\$210.00		\$29,589.56
09/09	ACH CREDIT MLTH8 Marsh Land OnlinePay 260909 36090		\$3,452.52	\$33,042.08
09/11	LOCK BOX DEPOSIT		\$567.00	\$33,609.08
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7015640	-\$87.51		\$33,521.57
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7015641	-\$88.35		\$33,433.22
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7016784	-\$89.18		\$33,344.04
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7020762	-\$94.18		\$33,249.86
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7016832	-\$114.20		\$33,135.66
09/17	ACH DEBIT BONITA SPRINGS U ACHPYMT 260917 7020761	-\$122.54		\$33,013.12
09/17	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 260917 304816	-\$2,841.47		\$30,171.65
09/18	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260918 20186	-\$9.12		\$30,162.53
09/23	LOCK BOX DEPOSIT		\$1,701.00	\$31,863.53
09/30	ACH CREDIT MLTH3 Marsh Land CincXfer 260930 C7470		\$1,701.00	\$33,564.53
Ending Balance				\$33,564.53



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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
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Account Number:

XXXXXX3605

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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.)

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





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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



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Account Statement

HOA BUSINESS CHECKING - XXXXXX6041

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

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$3,065.22		\$0.00		\$665.22		\$2,400.00

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$3,065.22
09/02	ACH DEBIT MLTH8 Marsh Land Vendor Pay 260902 19837	-\$265.22		\$2,800.00
09/03	CHECK 5103	-\$400.00		\$2,400.00
Ending Balance				\$2,400.00

CHECKS IN ORDER

Date	Number	Amount
09/03	5103	\$400.00

(*) 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





Account Number:
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P.O. Box 558
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Check Images for Account XXXXXX6041

MLTH8 Marsh Landing Townhouse VIII Condo Association (MLTH8) c/o KPG Accounting Services, Inc. 3400 Tamiami Trail N. #302 Naples, FL 34103		Check Number: 5103
PAY	Four Hundred And 00/100 Dollars	DATE 09/29/2026
TO THE ORDER OF Impeccable Property Maintenance P.O. Box 448 Bonita Springs, FL 34133		AMOUNT ****\$400.00
Memo: Monthly lawn service - August		
SECURITY FEATURES INCLUDED. DETAILS ON BACK		
9741000002063039/2/2026974100000206303 ITC-209111 - Back Office-610 Teller - RT# 272480678		

09/03/2026

5103

\$400.00

1547 0006316 0002-0003 1547





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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



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Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX8567

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

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$63,496.47		\$135.83		\$0.00		\$63,632.30

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$63,496.47
09/30	INTEREST CREDIT		\$135.83	\$63,632.30
Ending Balance				\$63,632.30

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$63,496.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$1,170.03	Interest Paid	\$135.83

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
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Account Number:

XXXXXX8567

Statement Date:

09/30/2026

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