



Financial Report Package

September 2026

Prepared for

**MLTH9 Marsh Landing Townhouse IX 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 6076	\$ 33,562.48	\$ 36,313.54	\$ (2,751.06)
Total OPERATING:	\$ 33,562.48	\$ 36,313.54	\$ (2,751.06)
CURRENT ASSETS			
14-1530-00-00 PPD Insurance	\$ 5,595.72	\$ 8,820.78	\$ (3,225.06)
Total CURRENT ASSETS:	\$ 5,595.72	\$ 8,820.78	\$ (3,225.06)
Total Assets:	\$ 39,158.20	\$ 45,134.32	\$ (5,976.12)
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ -	\$ 3.50	\$ (3.50)
20-2001-00-00 Insurance Loan Payable	3,233.61	6,467.22	(3,233.61)
20-2015-00-00 PPD Maint Fees	3,438.00	1,719.00	1,719.00
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 24,210.52	\$ 24,210.52	\$ -
Total OPERATING EQUITY:	\$ 24,210.52	\$ 24,210.52	\$ -
Net Income / (Loss)	\$ 8,276.07	\$ 12,734.08	\$ (4,458.01)
Total Liabilities & Equity:	\$ 39,158.20	\$ 45,134.32	\$ (5,976.12)

	Current Balance at 9/30/2026	Prior Month Balance at 08/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 8591	\$ 67,059.31	\$ 66,916.16	\$ 143.15
Total RESERVES:	\$ 67,059.31	\$ 66,916.16	\$ 143.15
Total Assets:	\$ 67,059.31	\$ 66,916.16	\$ 143.15
Liabilities & Equity			
RESERVE EQUITY			
25-2501-00-00 RSV - Pooled	\$ 65,822.70	\$ 65,822.70	\$ -
25-2599-00-00 Unallocated Interest	1,236.61	1,093.46	143.15
Total RESERVE EQUITY:	\$ 67,059.31	\$ 66,916.16	\$ 143.15
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 67,059.31	\$ 66,916.16	\$ 143.15

Balance Sheet

MLTH9 Marsh Landing Townhouse IX 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 6076 \$33,562.48

Total OPERATING:

\$33,562.48

RESERVES

12-1210-00-00 VNB RSV 8591 67,059.31

Total RESERVES:

\$67,059.31

CURRENT ASSETS

14-1530-00-00 PPD Insurance 5,595.72

Total CURRENT ASSETS:

\$5,595.72

Total Assets:

\$106,217.51

Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 3,233.61

20-2015-00-00 PPD Maint Fees 3,438.00

RESERVE EQUITY

25-2501-00-00 RSV - Pooled 65,822.70

25-2599-00-00 Unallocated Interest 1,236.61

Total RESERVE EQUITY:

\$67,059.31

OPERATING EQUITY

30-3900-00-00 Retained Earnings 24,210.52

Total OPERATING EQUITY:

\$24,210.52

Net Income Gain / Loss 8,276.07

\$8,276.07

Total Liabilities & Equity:

\$106,217.51



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

Last Statement:
Statement Ending:
Page:

August 31, 2026
September 30, 2026
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1 M0656BLK100126064920 49 000000000 1549 004



MARSH LANDING TOWNHOUSE CONDOMINIUM
IX 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 - XXXXXX6076

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

MARSH LANDING TOWNHOUSE CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$36,713.54		\$2,394.00		\$5,361.56		\$33,745.98

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$36,713.54
09/02	ACH DEBIT	-\$200.00		\$36,513.54
	MLTH9 Marsh Land Vendor Pay 260902 19950			
09/02	ACH DEBIT	-\$265.22		\$36,248.32
	MLTH9 Marsh Land Vendor Pay 260902 19838			
09/03	CHECK 5094	-\$400.00		\$35,848.32
09/08	ACH DEBIT	-\$3.50		\$35,844.82
	MLTH9 Marsh Land Vendor Pay 260908 20114			
09/08	ACH DEBIT	-\$9.12		\$35,835.70
	MLTH9 Marsh Land Vendor Pay 260908 20099			
09/15	ACH DEBIT	-\$3,233.61		\$32,602.09
	FIRST INSURANCE INSURANCE 260915 900-105602072			
09/17	ACH DEBIT	-\$87.51		\$32,514.58
	BONITA SPRINGS U ACHPYMT 260917			
09/17	ACH DEBIT	-\$87.51		\$32,427.07
	BONITA SPRINGS U ACHPYMT 260917			
09/17	ACH DEBIT	-\$87.51		\$32,339.56
	BONITA SPRINGS U ACHPYMT 260917			
09/17	ACH DEBIT	-\$88.35		\$32,251.21
	BONITA SPRINGS U ACHPYMT 260917			
09/17	ACH DEBIT	-\$92.51		\$32,158.70
	BONITA SPRINGS U ACHPYMT 260917			
09/17	ACH DEBIT	-\$131.72		\$32,026.98
	BONITA SPRINGS U ACHPYMT 260917			
09/23	LOCK BOX DEPOSIT		\$2,394.00	\$34,420.98



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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/24	ACH DEBIT MLTH9 Marsh Land CincXfer 260924 D7462	-\$675.00		\$33,745.98
Ending Balance				\$33,745.98

CHECKS IN ORDER

Date	Number	Amount
09/03	5094	\$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:
Statement Date:
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Check Images for Account XXXXXX6076

Valley National Bank Bonita Springs, FL MLTH9 Marsh Landing Townhouse IX Condo Association (MLTH9) c/o KPG Accounting Services, Inc. 3400 Tamiami Trail N. #302 Naples, FL 34103		Check Number: 5094
PAY	Four Hundred And 00/100 Dollars	DATE 08/28/2026
TO THE ORDER OF Impeccable Property Maintenance P.O. Box 448 Bonita Springs, FL 34133		AMOUNT \$400.00
Memo: Monthly town service - August		
SECURITY FEATURES INCLUDED: DETAILS ON BACK		
⑈000005094⑈ ⑆021201383123076076⑈ ⑆0000040000⑈		
9741000002063029/2/2026974100000206302 ITC-209111 - Back Office-610 Teller - RT# 272480678		

09/03/2026

5094

\$400.00

1549 0006324 0003-0004 1549





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Wayne, NJ 07474-0558

Account Number:
Statement Date:
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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.





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Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
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September 30, 2026
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1 M0656BLK100126064920 37 000000000 2537 002



MARSH LANDING TOWNHOUSE CONDOMINIUM
IX 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 - XXXXXX8591

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

MARSH LANDING TOWNHOUSE CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$66,916.16		\$143.15		\$0.00		\$67,059.31

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$66,916.16
09/30	INTEREST CREDIT		\$143.15	\$67,059.31
Ending Balance				\$67,059.31

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$66,916.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$1,236.61	Interest Paid	\$143.15

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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4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
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Balance Reconciliation

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