



Financial Report Package

June 2025

Prepared for

MLV2 Marsh Landing Villas II

By

KPG Accounting Services, Inc.

	Current Balance at 6/30/2025	Prior Month Balance at 05/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2547	\$ 43,111.50	\$ 38,978.00	\$ 4,133.50
Total OPERATING ASSETS:	\$ 43,111.50	\$ 38,978.00	\$ 4,133.50
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 562.91	\$ 4,002.47	\$ (3,439.56)
14-1562-00-00 PPD INS	454.59	527.23	(72.64)
Total CURRENT ASSETS:	\$ 1,017.50	\$ 4,529.70	\$ (3,512.20)
Total Assets:	\$ 44,129.00	\$ 43,507.70	\$ 621.30
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2000-00-00 Accounts Payable	\$ 1,850.00	\$ -	\$ 1,850.00
20-2015-00-00 PPD Maint Fees	4,400.00	1,100.00	3,300.00
Total ACCOUNTS PAYABLE:	\$ 6,250.00	\$ 1,100.00	\$ 5,150.00
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 42,296.44	\$ 42,296.44	\$ -
Total OPERATING EQUITY:	\$ 42,296.44	\$ 42,296.44	\$ -
Net Income / (Loss)	\$ (4,417.44)	\$ 111.26	\$ (4,528.70)
Total Liabilities & Equity:	\$ 44,129.00	\$ 43,507.70	\$ 621.30

	Current Balance at 6/30/2025	Prior Month Balance at 05/31/2025	Change
Assets			
RESERVE ASSETS			
12-1210-00-00 VNB RSV 1572	\$ 245,779.39	\$ 245,295.06	\$ 484.33
Total RESERVE ASSETS:	\$ 245,779.39	\$ 245,295.06	\$ 484.33
Total Assets:	\$ 245,779.39	\$ 245,295.06	\$ 484.33
Liabilities & Equity			
RESSERVE EQUITY			
25-2502-00-00 Unallocated Interest	\$ 9,526.95	\$ 9,042.62	\$ 484.33
25-2503-00-00 Hurricane Cleanup	1,880.00	1,880.00	-
25-2504-00-00 Painting Reserve	15,817.37	15,817.37	-
25-2505-00-00 Roof Reserve	209,452.32	209,452.32	-
25-2506-00-00 Irrigation/ Sod Reserve	7,024.53	7,024.53	-
25-2507-00-00 Common Elements Reserve	2,078.22	2,078.22	-
Total RESSERVE EQUITY:	\$ 245,779.39	\$ 245,295.06	\$ 484.33
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 245,779.39	\$ 245,295.06	\$ 484.33

Balance Sheet

MLV2 Marsh Landing Villas II

End Date: 06/30/2025

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Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2547 \$43,111.50

Total OPERATING ASSETS:

\$43,111.50

RESERVE ASSETS

12-1210-00-00 VNB RSV 1572 245,779.39

Total RESERVE ASSETS:

\$245,779.39

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 562.91

14-1562-00-00 PPD INS 454.59

Total CURRENT ASSETS:

\$1,017.50

Total Assets:

\$289,908.39

Liabilities & Equity

ACCOUNTS PAYABLE

20-2000-00-00 Accounts Payable 1,850.00

20-2015-00-00 PPD Maint Fees 4,400.00

Total ACCOUNTS PAYABLE:

\$6,250.00

RESSERVE EQUITY

25-2502-00-00 Unallocated Interest 9,526.95

25-2503-00-00 Hurricane Cleanup 1,880.00

25-2504-00-00 Painting Reserve 15,817.37

25-2505-00-00 Roof Reserve 209,452.32

25-2506-00-00 Irrigation/ Sod Reserve 7,024.53

25-2507-00-00 Common Elements Reserve 2,078.22

Total RESSERVE EQUITY:

\$245,779.39

OPERATING EQUITY

30-3900-00-00 Retained Earnings 42,296.44

Total OPERATING EQUITY:

\$42,296.44

Net Income Gain / Loss

(4,417.44)

(\$4,417.44)

Total Liabilities & Equity:

\$289,908.39

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$51,700.00	\$51,700.42	(\$0.42)	\$103,400.86
4005 Application Fees	75.00	-	75.00	175.00	-	175.00	-
4025 Late Fees	423.89	-	423.89	457.14	-	457.14	-
4085 Legal Fee	2,820.00	-	2,820.00	2,820.00	-	2,820.00	-
TOTAL INCOME	\$3,318.89	\$-	\$3,318.89	\$55,152.14	\$51,700.42	\$3,451.72	\$103,400.86
TOTAL INCOME	\$3,318.89	\$-	\$3,318.89	\$55,152.14	\$51,700.42	\$3,451.72	\$103,400.86
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	200.00	250.00	50.00	1,200.00	1,500.00	300.00	3,000.00
5110 Accounting Services	266.00	266.67	0.67	1,596.00	1,600.02	4.02	3,200.00
5120 Tax Preparation	-	24.58	24.58	295.00	147.48	(147.52)	295.00
5160 Legal Expenses	1,208.75	8.33	(1,200.42)	1,961.25	49.98	(1,911.27)	100.00
TOTAL PROFESSIONAL FEES	\$1,674.75	\$549.58	(\$1,125.17)	\$5,052.25	\$3,297.48	(\$1,754.77)	\$6,595.00
ADMIN							
5400 Office Supplies	50.00	166.67	116.67	2,950.77	1,000.02	(1,950.75)	2,000.00
5465 Corp Annual Report	-	5.10	5.10	61.25	30.60	(30.65)	61.25
5975 Contingency	-	50.00	50.00	-	300.00	300.00	600.00
TOTAL ADMIN	\$50.00	\$221.77	\$171.77	\$3,012.02	\$1,330.62	(\$1,681.40)	\$2,661.25
INSURANCE							
5850 INS - Expense	72.64	73.50	0.86	435.79	441.00	5.21	882.00
TOTAL INSURANCE	\$72.64	\$73.50	\$0.86	\$435.79	\$441.00	\$5.21	\$882.00
UTILITIES							
6045 Irrigation Water	1,520.20	1,000.00	(520.20)	11,642.22	6,000.00	(5,642.22)	12,000.00
TOTAL UTILITIES	\$1,520.20	\$1,000.00	(\$520.20)	\$11,642.22	\$6,000.00	(\$5,642.22)	\$12,000.00
MAINTENANCE							
6010 Repair / Maint	-	8.33	8.33	-	49.98	49.98	100.00
6020 Fire Extinguisher Service	-	59.17	59.17	-	355.02	355.02	710.00
TOTAL MAINTENANCE	\$-	\$67.50	\$67.50	\$-	\$405.00	\$405.00	\$810.00
LANDSCAPING/GROUNDS							
6100 Landscape	3,300.00	1,877.33	(1,422.67)	11,550.00	11,263.98	(286.02)	22,528.00
6110 Irrigation Repairs/Service	400.00	233.33	(166.67)	3,175.00	1,399.98	(1,775.02)	2,800.00
6120 Tree & Shrub Trimming	-	125.00	125.00	-	750.00	750.00	1,500.00
6130 Mulch/Pine Straw	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
6200 Pest Control - Grounds	830.00	516.67	(313.33)	2,490.00	3,100.02	610.02	6,200.00
TOTAL LANDSCAPING/GROUNDS	\$4,530.00	\$3,002.33	(\$1,527.67)	\$17,215.00	\$18,013.98	\$798.98	\$36,028.00
TOTAL EXPENSES	\$7,847.59	\$4,914.68	(\$2,932.91)	\$37,357.28	\$29,488.08	(\$7,869.20)	\$58,976.25
NET ORDINARY INCOME	(\$4,528.70)	(\$4,914.68)	\$385.98	\$17,794.86	\$22,212.34	(\$4,417.48)	\$44,424.61
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	22,212.30	22,212.30	-	44,424.61
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$22,212.30	\$22,212.30	\$-	\$44,424.61
TOTAL EXPENSES	\$0.00	\$-	\$-	\$22,212.30	\$22,212.30	\$-	\$44,424.61
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$22,212.30)	(\$22,212.30)	\$-	(\$44,424.61)

Income Statement - Operating

MLV2 Marsh Landing Villas II

06/30/2025

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$51,700.00	\$51,700.42	(\$0.42)	\$103,400.86
4005-00-00 Application Fees	75.00	-	75.00	175.00	-	175.00	-
4025-00-00 Late Fees	423.89	-	423.89	457.14	-	457.14	-
4085-00-00 Legal Fee	2,820.00	-	2,820.00	2,820.00	-	2,820.00	-
Total INCOME	\$3,318.89	\$-	\$3,318.89	\$55,152.14	\$51,700.42	\$3,451.72	\$103,400.86
Total OPERATING INCOME	\$3,318.89	\$-	\$3,318.89	\$55,152.14	\$51,700.42	\$3,451.72	\$103,400.86
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	200.00	250.00	50.00	1,200.00	1,500.00	300.00	3,000.00
5110-00-00 Accounting Services	266.00	266.67	0.67	1,596.00	1,600.02	4.02	3,200.00
5120-00-00 Tax Preparation	-	24.58	24.58	295.00	147.48	(147.52)	295.00
5160-00-00 Legal Expenses	1,208.75	8.33	(1,200.42)	1,961.25	49.98	(1,911.27)	100.00
Total PROFESSIONAL FEES	\$1,674.75	\$549.58	(\$1,125.17)	\$5,052.25	\$3,297.48	(\$1,754.77)	\$6,595.00
ADMIN							
5400-00-00 Office Supplies	50.00	166.67	116.67	2,950.77	1,000.02	(1,950.75)	2,000.00
5465-00-00 Corp Annual Report	-	5.10	5.10	61.25	30.60	(30.65)	61.25
5975-00-00 Contingency	-	50.00	50.00	-	300.00	300.00	600.00
Total ADMIN	\$50.00	\$221.77	\$171.77	\$3,012.02	\$1,330.62	(\$1,681.40)	\$2,661.25
INSURANCE							
5850-00-00 INS - Expense	72.64	73.50	0.86	435.79	441.00	5.21	882.00
Total INSURANCE	\$72.64	\$73.50	\$0.86	\$435.79	\$441.00	\$5.21	\$882.00
UTILITIES							
6045-00-00 Irrigation Water	1,520.20	1,000.00	(520.20)	11,642.22	6,000.00	(5,642.22)	12,000.00
Total UTILITIES	\$1,520.20	\$1,000.00	(\$520.20)	\$11,642.22	\$6,000.00	(\$5,642.22)	\$12,000.00
MAINTENANCE							
6010-00-00 Repair / Maint	-	8.33	8.33	-	49.98	49.98	100.00
6020-00-00 Fire Extinguisher Service	-	59.17	59.17	-	355.02	355.02	710.00
Total MAINTENANCE	\$-	\$67.50	\$67.50	\$-	\$405.00	\$405.00	\$810.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	3,300.00	1,877.33	(1,422.67)	11,550.00	11,263.98	(286.02)	22,528.00
6110-00-00 Irrigation Repairs/Service	400.00	233.33	(166.67)	3,175.00	1,399.98	(1,775.02)	2,800.00
6120-00-00 Tree & Shrub Trimming	-	125.00	125.00	-	750.00	750.00	1,500.00
6130-00-00 Mulch/Pine Straw	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
6200-00-00 Pest Control - Grounds	830.00	516.67	(313.33)	2,490.00	3,100.02	610.02	6,200.00
Total LANDSCAPING/GROUNDS	\$4,530.00	\$3,002.33	(\$1,527.67)	\$17,215.00	\$18,013.98	\$798.98	\$36,028.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	22,212.30	22,212.30	-	44,424.61
Total RESERVE TRANSFER	\$-	\$-	\$-	\$22,212.30	\$22,212.30	\$0.00	\$44,424.61
Total OPERATING EXPENSE	\$7,847.59	\$4,914.68	(\$2,932.91)	\$59,569.58	\$51,700.38	(\$7,869.20)	\$103,400.86
Net Income:	(\$4,528.70)	(\$4,914.68)	\$385.98	(\$4,417.44)	\$0.04	(\$4,417.48)	\$0.00

Filters: Minimum Balance - 0.00 ACH Only - No

Description	Current	Over 30	Over 60	Over 90	Balance
MLVIIMLV1 - Marsh Landings Villas 1 & Vesta Property Management - Sub-association			Last Payment: \$1,009.77 on 06/12/2025		
27180 Bay Landing Drive, Ste. 4					
Irrigation Reimbursement - MLV2 2025	\$462.91	\$0.00	\$0.00	\$0.00	\$462.91
Total:	\$462.91	\$0.00	\$0.00	\$0.00	\$462.91
MLVIIV23136 - Barry E. Siegler & Linda L. Siegler - Owner - Statements			Last Payment: \$500.00 on 04/02/2025		
23136 Grassy Pine Dr					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
Total:	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
MLVIIV23129 - Barbara J. Uren - Owner - Statements			Last Payment: \$550.00 on 06/12/2025		
23129 Grassy Pine Dr					
PrePaid	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
Total:	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
MLVIIV23140 - Richard B. Brenner & Joy P. Houlihan-Brenner - Owner - Statements			Last Payment: \$550.00 on 06/25/2025		
23140 Grassy Pine Dr					
PrePaid	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
Total:	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
MLVIIV23141 - Kathleen M. Rocuant - Owner - Statements			Last Payment: \$550.00 on 06/21/2025		
23141 Grassy Pine Dr					
PrePaid	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
Total:	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
MLVIIV23248 - Shanna Soltis, Trustee & Soltis Family Trust dated July 2, 2007 - Owner			Last Payment: \$550.00 on 06/18/2025		
23248 Grassy Pine Dr					
PrePaid	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
Total:	(\$550.00)	\$0.00	\$0.00	\$0.00	(\$550.00)
MLVIIV23197 - James McCrow - Owner - eStatements			Last Payment: \$2,200.00 on 12/04/2024		
23197 Grassy Pine Dr					
PrePaid	(\$1,100.00)	\$0.00	\$0.00	\$0.00	(\$1,100.00)
Total:	(\$1,100.00)	\$0.00	\$0.00	\$0.00	(\$1,100.00)
MLVIIV23215 - Albert Torello & Gail Torello - Owner - Statements			Last Payment: \$550.00 on 06/18/2025		
23215 Grassy Pine Dr					
PrePaid	(\$1,100.00)	\$0.00	\$0.00	\$0.00	(\$1,100.00)
Total:	(\$1,100.00)	\$0.00	\$0.00	\$0.00	(\$1,100.00)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
MLV2 Marsh Landing Villas II	(\$3,937.09)	\$0.00	\$100.00	\$0.00	(\$3,837.09)

Description	Total
Assessment - Homeowner 2025	\$100.00
Irrigation Reimbursement - MLV2 2025	\$462.91
PrePaid	(\$4,400.00)
AR Total:	\$562.91

Payables Aging Report
MLV2 Marsh Landing Villas II
As Of 6/30/2025

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Vendor				Current	Over 30	Over 60	Over 90	Balance
Impeccable Property Maintenance								
Invoice #	Date	Check Memo						
103094	06/26/2025	Monthly service - June		\$1,850.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description					
62-6100-00-00	\$1,650.00	\$0.00	Grounds Contract					
62-6110-00-00	\$200.00	\$0.00	Irrigation					
				\$1,850.00	\$0.00	\$0.00	\$0.00	\$1,850.00
Totals:				\$1,850.00	\$0.00	\$0.00	\$0.00	\$1,850.00

General Ledger Trial Balance with Details

MLV2 Marsh Landing Villas II

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/8/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00-00	VNB OP 2547	\$38,978.00	\$10,594.27	\$6,460.77	\$43,111.50
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	960793	\$ -	\$ 200.00	VNB OP 2547 Inv # 2460; NextGen Community Management, LLC Chk # 0 Inv: 2460 NextGen Community Management, LLC	
06/01/2025	962890	-	266.00	VNB OP 2547 Inv # 109198; KPG Accounting Services, Inc. Chk # 0 Inv: 109198 KPG Accounting Services, Inc.	
06/03/2025	965849	75.00	-	Deposit from batch 26067	
06/09/2025	969845	-	25.00	VNB OP 2547 Inv # U3WWK; James McCrow Chk # 10050 Inv: U3WWK James McCrow	
06/09/2025	969851	-	830.00	VNB OP 2547 Inv # 142189; Blue Sky Solutions Chk # 10051 Inv: 142189 Blue Sky Solutions	
06/09/2025	969853	-	1,850.00	VNB OP 2547 Inv # 103075; Impeccable Property Maintenance Chk # 10052 Inv: 103075 Impeccable Property Maintenance	
06/09/2025	969855	-	25.00	VNB OP 2547 Inv # IA8A2; Louis Angellotti Chk # 10053 Inv: IA8A2 Louis Angellotti	
06/12/2025	972437	-	1,208.75	VNB OP 2547 Inv # 341846; Pavese Law Firm Chk # 10054 Inv: 341846 Pavese Law Firm	
06/12/2025	972953	1,009.77	-	Deposit from batch 26155	
06/12/2025	973072	550.00	-	Deposit from batch 26158	
06/17/2025	975278	550.00	-	Deposit from batch 26211	
06/20/2025	977153	550.00	-	Move CK# 985041 to MLV2IIV23215	
06/20/2025	977470	550.00	-	Deposit from batch 26255	
06/23/2025	977813	550.00	-	Deposit from batch 26252	
06/25/2025	979874	1,482.60	-	Deposit from batch 26296	
06/25/2025	979882	4,511.29	-	Deposit from batch 26297	
06/25/2025	979959	550.00	-	Deposit from batch 26306	
06/26/2025	980909	215.61	-	Deposit from batch 26315	
06/30/2025	983434	-	2,056.02	VNB OP 2547 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
12-1210-00-00	VNB RSV 1572	245,295.06	484.33	-	245,779.39
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	982439	\$ 484.33	\$ -	Interest	
14-1400-00-00	Accounts Receivable	4,002.47	3,854.71	7,294.27	562.91
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	964928	\$ 75.00	\$ -	Application Fee - Batch 26047	
06/03/2025	965849	-	75.00	Deposit from batch 26067	
06/12/2025	972953	-	1,009.77	Deposit from batch 26155	
06/24/2025	978347	535.82	-	Irrigation Reimbursement - MLV2 - Batch 26278	
06/25/2025	979874	-	1,482.60	Deposit from batch 26296	
06/25/2025	979882	-	4,511.29	Deposit from batch 26297	
06/25/2025	979668	423.89	-	Late Fee - Batch 26294	
06/25/2025	979670	2,820.00	-	Legal Fees - Batch 26294	
06/26/2025	980909	-	215.61	Deposit from batch 26315	
14-1562-00-00	PPD INS	527.23	-	72.64	454.59
Date	GL Ref #	Debit	Credit	Description	
06/09/2025	860504	\$ -	\$ 72.64	D&O - 01/09/25-26	
20-2000-00-00	Accounts Payable	-	6,460.77	8,310.77	(1,850.00)
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	960791	\$ -	\$ 200.00	Accounts Payable Inv # 2460 Inv: 2460 NextGen Community Management, LLC	
06/01/2025	960793	200.00	-	Accounts Payable Inv # 2460; NextGen Community Management, LLC Chk # 0 Inv: 2460 NextGen Community Management, LLC	
06/01/2025	962755	-	266.00	Accounts Payable Inv # 109198 Inv: 109198 KPG Accounting Services (Mang)	
06/01/2025	962890	266.00	-	Accounts Payable Inv # 109198; KPG Accounting Services, Inc. Chk # 0	

General Ledger Trial Balance with Details

MLV2 Marsh Landing Villas II

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 6/1/2025 - 6/30/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Inv: 109198 KPG Accounting Services, Inc.				
06/01/2025	972373 -	1,208.75	Accounts Payable Inv # 341846		
	Inv: 341846 Pavese Law Firm				
06/03/2025	969790 -	830.00	Accounts Payable Inv # 142189		
	Inv: 142189 Blue Sky Solutions				
06/06/2025	969792 -	25.00	Accounts Payable Inv # U3WWK		
	Inv: U3WWK James McCrow				
06/09/2025	969787 -	1,850.00	Accounts Payable Inv # 103075		
	Inv: 103075 Impeccable Property Maintenance				
06/09/2025	969794 -	25.00	Accounts Payable Inv # IA8A2		
	Inv: IA8A2 Louis Angellotti				
06/09/2025	969845 25.00 -		Accounts Payable Inv # U3WWK; James McCrow Chk # 10050		
	Inv: U3WWK James McCrow				
06/09/2025	969851 830.00 -		Accounts Payable Inv # 142189; Blue Sky Solutions Chk # 10051		
	Inv: 142189 Blue Sky Solutions				
06/09/2025	969853 1,850.00 -		Accounts Payable Inv # 103075; Impeccable Property Maintenance Chk # 10052		
	Inv: 103075 Impeccable Property Maintenance				
06/09/2025	969855 25.00 -		Accounts Payable Inv # IA8A2; Louis Angellotti Chk # 10053		
	Inv: IA8A2 Louis Angellotti				
06/12/2025	972437 1,208.75 -		Accounts Payable Inv # 341846; Pavese Law Firm Chk # 10054		
	Inv: 341846 Pavese Law Firm				
06/26/2025	993015 -	1,850.00	Accounts Payable Inv # 103094		
	Inv: 103094 Impeccable Property Maintenance				
06/30/2025	983385 -	2,056.02	Accounts Payable		
	Inv: Bonita Springs Utilities				
06/30/2025	983434 2,056.02 -		Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0		
	Inv: Bonita Springs Utilities				
20-2015-00-00	PPD Maint Fees	(1,100.00)	-	3,300.00	(4,400.00)
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	973072	\$ -	\$ 550.00	Deposit from batch 26158	
06/17/2025	975278	-	550.00	Deposit from batch 26211	
06/20/2025	977470	-	550.00	Deposit from batch 26255	
06/20/2025	977153	-	550.00	Move CK# 985041 to MLV2IIV23215	
06/23/2025	977813	-	550.00	Deposit from batch 26252	
06/25/2025	979959	-	550.00	Deposit from batch 26306	
25-2502-00-00	Unallocated Interest	(9,042.62)	-	484.33	(9,526.95)
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	982439	\$ -	\$ 484.33	Interest	
25-2503-00-00	Hurricane Cleanup	(1,880.00)	-	-	(1,880.00)
Date	GL Ref #	Debit	Credit	Description	
25-2504-00-00	Painting Reserve	(15,817.37)	-	-	(15,817.37)
Date	GL Ref #	Debit	Credit	Description	
25-2505-00-00	Roof Reserve	(209,452.32)	-	-	(209,452.32)
Date	GL Ref #	Debit	Credit	Description	
25-2506-00-00	Irrigation/ Sod Reserve	(7,024.53)	-	-	(7,024.53)
Date	GL Ref #	Debit	Credit	Description	
25-2507-00-00	Common Elements Reserve	(2,078.22)	-	-	(2,078.22)
Date	GL Ref #	Debit	Credit	Description	
30-3900-00-00	Retained Earnings	(42,296.44)	-	-	(42,296.44)
Date	GL Ref #	Debit	Credit	Description	
40-4000-00-00	Quarterly Assessments	(51,700.00)	-	-	(51,700.00)
Date	GL Ref #	Debit	Credit	Description	
40-4005-00-00	Application Fees	(100.00)	-	75.00	(175.00)
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

MLV2 Marsh Landing Villas II

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 6/1/2025 - 6/30/2025

Date: 7/8/2025

Time: 12:05 am

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/02/2025	964928 \$ -	\$ 75.00	Application Fee - Batch 26047		
40-4025-00-00	Late Fees	(33.25)	-	423.89	(457.14)
Date	GL Ref #	Debit	Credit	Description	
06/25/2025	979668	\$ -	\$ 423.89	Late Fee - Batch 26294	
40-4085-00-00	Legal Fee	-	-	2,820.00	(2,820.00)
Date	GL Ref #	Debit	Credit	Description	
06/25/2025	979670	\$ -	\$ 2,820.00	Legal Fees - Batch 26294	
51-5000-00-00	Management Fees	1,000.00	200.00	-	1,200.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	960791	\$ 200.00	\$ -	Management Fees Inv: 2460 NextGen Community Management, LLC	
51-5110-00-00	Accounting Services	1,330.00	266.00	-	1,596.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	962755	\$ 266.00	\$ -	Management Fee Inv: 109198 KPG Accounting Services (Mang)	
51-5120-00-00	Tax Preparation	295.00	-	-	295.00
Date	GL Ref #	Debit	Credit	Description	
51-5160-00-00	Legal Expenses	752.50	1,208.75	-	1,961.25
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	972373	\$ 1,208.75	\$ -	Legal Expenses Inv: 341846 Pavese Law Firm	
54-5400-00-00	Office Supplies	2,900.77	50.00	-	2,950.77
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	969792	\$ 25.00	\$ -	Office Supplies Inv: U3WWK James McCrow	
06/09/2025	969794	25.00	-	Office Supplies Inv: IA8A2 Louis Angellotti	
54-5465-00-00	Corp Annual Report	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
55-5850-00-00	INS - Expense	363.15	72.64	-	435.79
Date	GL Ref #	Debit	Credit	Description	
06/09/2025	860504	\$ 72.64	\$ -	INS - Liability - D&O	
58-6045-00-00	Irrigation Water	10,122.02	2,056.02	535.82	11,642.22
Date	GL Ref #	Debit	Credit	Description	
06/24/2025	978347	\$ -	\$ 535.82	Irrigation Reimbursement - MLV2 - Batch 26278	
06/30/2025	983385	2,056.02	-	Irrigation Water Inv: Bonita Springs Utilities	
62-6100-00-00	Landscape	8,250.00	3,300.00	-	11,550.00
Date	GL Ref #	Debit	Credit	Description	
06/09/2025	969787	\$ 1,650.00	\$ -	Grounds Contract Inv: 103075 Impeccable Property Maintenance	
06/26/2025	993015	1,650.00	-	Grounds Contract Inv: 103094 Impeccable Property Maintenance	
62-6110-00-00	Irrigation Repairs/Service	2,775.00	400.00	-	3,175.00
Date	GL Ref #	Debit	Credit	Description	
06/09/2025	969787	\$ 200.00	\$ -	Irrigation Inv: 103075 Impeccable Property Maintenance	
06/26/2025	993015	200.00	-	Irrigation Inv: 103094 Impeccable Property Maintenance	
62-6200-00-00	Pest Control - Grounds	1,660.00	830.00	-	2,490.00
Date	GL Ref #	Debit	Credit	Description	
06/03/2025	969790	\$ 830.00	\$ -	Grounds Pest Control Inv: 142189 Blue Sky Solutions	



General Ledger Trial Balance with Details	
MLV2 Marsh Landing Villas II	
Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 6/1/2025 - 6/30/2025	

Date:	7/8/2025
Time:	12:05 am
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
85-9010-00-00	Reserve Contribution	\$22,212.30	\$-	\$-	\$22,212.30
Date	GL Ref #	Debit	Credit	Description	
		Totals:	\$0.00	\$29,777.49	\$29,777.49
					\$0.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
06/30/2025		Bonita Springs Utilities		0	(\$2,056.02)
Total Uncleared					(\$2,056.02)

VNB OP 2547 Summary

Ending Account Balance:	\$ 43,111.50
Uncleared Items:	(\$2,056.02)
Adjusted Balance:	\$ 45,167.52
Bank Ending Balance:	\$ 45,167.52
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

VNB RSV 1572 Summary

Ending Account Balance:	\$ 245,779.39
Uncleared Items:	\$-
Adjusted Balance:	\$ 245,779.39
Bank Ending Balance:	\$ 245,779.39
Difference:	\$-



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

Last Statement:
Statement Ending:
Page:

May 31, 2025
June 30, 2025
1 of 4

1 M0656BLK070125063100 94 000000000 794 004



MARSH LANDING VILLAS II OWNERS
C/O KPG ACCOUNTINGS SERVICES INC
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 - XXXXXX2547

SUMMARY FOR THE PERIOD: 06/01/25 - 06/30/25

MARSH LANDING VILLAS II OWNERS

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$42,843.02		\$10,594.27		\$8,269.77		\$45,167.52

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$42,843.02
06/03	LOCK BOX DEPOSIT		\$75.00	\$42,918.02
06/03	ACH DEBIT MLV2 Marsh Landi Vendor Pay 250603 11881	-\$200.00		\$42,718.02
06/03	ACH DEBIT MLV2 Marsh Landi Vendor Pay 250603 11945	-\$266.00		\$42,452.02
06/12	LOCK BOX DEPOSIT		\$550.00	\$43,002.02
06/12	LOCK BOX DEPOSIT		\$1,009.77	\$44,011.79
06/12	ACH DEBIT BONITA SPRINGS U A/R 250612	-\$3,865.02		\$40,146.77
06/13	CHECK 10050	-\$25.00		\$40,121.77
06/13	CHECK 10053	-\$25.00		\$40,096.77
06/16	CHECK 10052	-\$1,850.00		\$38,246.77
06/17	LOCK BOX DEPOSIT		\$550.00	\$38,796.77
06/17	CHECK 10054	-\$1,208.75		\$37,588.02
06/18	CHECK 10051	-\$830.00		\$36,758.02
06/20	ACH CREDIT PAYABLI DEPOSIT TRANSFER 250619 837243953		\$550.00	\$37,308.02
06/23	ACH CREDIT MLCA-Marsh Landi CincXfer 250623 C5070		\$550.00	\$37,858.02
06/24	ACH CREDIT MLV2 Marsh Landi OnlinePay 250624 26252		\$550.00	\$38,408.02
06/25	LOCK BOX DEPOSIT		\$550.00	\$38,958.02
06/25	LOCK BOX DEPOSIT		\$1,482.60	\$40,440.62
06/25	LOCK BOX DEPOSIT		\$4,511.29	\$44,951.91





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

Account Number:
Statement Date:
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
06/26	LOCK BOX DEPOSIT		\$215.61	\$45,167.52
Ending Balance				\$45,167.52

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
06/13	10050	\$25.00	06/13	10053	\$25.00
06/18	10051	\$830.00	06/17	10054	\$1,208.75
06/16	10052	\$1,850.00			

(*) 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





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

Account Number:
Statement Date:
Page :

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Check Images for Account XXXXXX2547

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10050

PAY Twenty-Five And 00/100 Dollars

DATE 06/09/2025

AMOUNT ****\$25.00

TO THE ORDER OF James McCrow
23197 Grassy Pine Dr
Estero, FL 33928

Memo: Reimbursement - legal class

000000100500 02120138312472547 00000002500

06/13/2025 # 10050 \$25.00

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10053

PAY Twenty-Five And 00/100 Dollars

DATE 06/09/2025

AMOUNT ****\$25.00

TO THE ORDER OF Louis Angelotti
23165 Grassy Pine Dr.
Estero, FL 33928

Memo: Reimbursement - legal class

000000100530 02120138312472547 00000002500

06/13/2025 # 10053 \$25.00

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10051

PAY Eight Hundred Thirty And 00/100 Dollars

DATE 06/09/2025

AMOUNT ****\$830.00

TO THE ORDER OF Blue Sky Solutions
P.O. Box 587
Estero, FL 33929

Memo: L&O services - 6/3/25

000000100510 02120138312472547 00000083000

06/18/2025 # 10051 \$830.00

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10054

PAY One Thousand, Two Hundred Eight And 75/100 Dollars

DATE 06/12/2025

AMOUNT ****\$1,208.75

TO THE ORDER OF Pavese Law Firm
Accounting Department
P.O. Drawer 2277
Fort Myers, FL 33902-2277

Memo: Re: Vizuraga Mtg foreclosure surplus proceeds

000000100540 02120138312472547 0000120875

06/17/2025 # 10054 \$1,208.75

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10052

PAY One Thousand, Eight Hundred Fifty And 00/100 Dollars

DATE 06/09/2025

AMOUNT ****\$1,850.00

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

Memo: Monthly service - May

000000100520 02120138312472547 0000185000

06/16/2025 # 10052 \$1,850.00

Valley National Bank Bonita Springs, FL
MLV2 Marsh Landing Villas II (MLV11)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10055

PAY One Thousand, Eight Hundred Fifty And 00/100 Dollars

DATE 06/09/2025

AMOUNT ****\$1,850.00

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

Memo: Monthly service - May

000000100550 02120138312472547 0000185000

06/16/2025 # 10055 \$1,850.00



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

Account Number:

XXXXXX2547

Statement Date:

06/30/2025

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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.





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

Last Statement:
Statement Ending:
Page:

May 31, 2025
June 30, 2025
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1 M0656BLK070125063100 23 000000000 2523 002



MARSH LANDING VILLAS II OWNERS
C/O KPG ACCOUNTINGS SERVICES INC
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 - XXXXXX1572

SUMMARY FOR THE PERIOD: 06/01/25 - 06/30/25

MARSH LANDING VILLAS II OWNERS

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$245,295.06		\$484.33		\$0.00		\$245,779.39

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$245,295.06
06/30	INTEREST CREDIT		\$484.33	\$245,779.39
Ending Balance				\$245,779.39

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$245,295.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$2,907.90	Interest Paid	\$484.33

OVERDRAFT FEES

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





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

Account Number:
Statement Date:
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06/30/2025
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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.
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Balance Reconciliation

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3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
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For additional terms and conditions applicable to your account statement, please refer to your account agreement.

