



# **Financial Report Package**

**April 2026**

**Prepared for**

**MLTH2 Marsh Landing Townhouse Condo II  
Assn., Inc.**

**KPG Accounting Services, Inc.**

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
<b>Assets</b>			
<b>OPERATING</b>			
10-1010-00-00 VNB OP 0447	\$ 17,583.10	\$ 9,496.73	\$ 8,086.37
10-1090-00-00 Due (From) / To OP	(10,000.00)	(10,000.00)	-
<b>Total OPERATING:</b>	<b>\$ 7,583.10</b>	<b>\$ (503.27)</b>	<b>\$ 8,086.37</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 4,011.17	\$ 1,991.06	\$ 2,020.11
14-1530-00-00 PPD Insurance	22,747.14	26,130.41	(3,383.27)
<b>Total CURRENT ASSETS:</b>	<b>\$ 26,758.31</b>	<b>\$ 28,121.47</b>	<b>\$ (1,363.16)</b>
<b>Total Assets:</b>	<b>\$ 34,341.41</b>	<b>\$ 27,618.20</b>	<b>\$ 6,723.21</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00 Accounts Payable	\$ 120.52	\$ 128.16	\$ (7.64)
20-2001-00-00 Insurance Loan Payable	20,353.32	23,745.54	(3,392.22)
20-2015-00-00 PPD Maint Fees	-	3,874.00	(3,874.00)
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ (2,134.74)	\$ (2,134.74)	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ (2,134.74)</b>	<b>\$ (2,134.74)</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 16,002.31</b>	<b>\$ 2,005.24</b>	<b>\$ 13,997.07</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 34,341.41</b>	<b>\$ 27,618.20</b>	<b>\$ 6,723.21</b>

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
<b>Assets</b>			
<b>RESERVES</b>			
12-1210-00-00 VNB RSV 0455	\$ 44,921.82	\$ 42,329.27	\$ 2,592.55
12-1280-00-00 Due From OP	10,000.00	10,000.00	-
<b>Total RESERVES:</b>	<b>\$ 54,921.82</b>	<b>\$ 52,329.27</b>	<b>\$ 2,592.55</b>
<b>LOAN RECEIVABLE</b>			
18-1890-00-00 Loan Receivable	\$ 34,910.17	\$ 35,453.58	\$ (543.41)
<b>Total LOAN RECEIVABLE:</b>	<b>\$ 34,910.17</b>	<b>\$ 35,453.58</b>	<b>\$ (543.41)</b>
<b>Total Assets:</b>	<b>\$ 89,831.99</b>	<b>\$ 87,782.85</b>	<b>\$ 2,049.14</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE LIABILITY</b>			
24-2014-00-00 VNB Loan	\$ 34,910.17	\$ 35,453.58	\$ (543.41)
<b>Total RESERVE LIABILITY:</b>	<b>\$ 34,910.17</b>	<b>\$ 35,453.58</b>	<b>\$ (543.41)</b>
<b>RESERVE EQUITY</b>			
25-2501-00-00 Painting Reserve	\$ (500.00)	\$ -	\$ (500.00)
25-2505-00-00 Reserves - Pooled	55,148.44	52,148.44	3,000.00
25-2599-00-00 Unallocated Interest	273.38	180.83	92.55
<b>Total RESERVE EQUITY:</b>	<b>\$ 54,921.82</b>	<b>\$ 52,329.27</b>	<b>\$ 2,592.55</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 89,831.99</b>	<b>\$ 87,782.85</b>	<b>\$ 2,049.14</b>

**Assets**

OPERATING

10-1010-00-00	VNB OP 0447	\$17,583.10	
10-1090-00-00	Due (From) / To OP	(10,000.00)	

Total OPERATING:			<u>\$7,583.10</u>
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RESERVES

12-1210-00-00	VNB RSV 0455	44,921.82	
12-1280-00-00	Due From OP	10,000.00	

Total RESERVES:			<u>\$54,921.82</u>
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CURRENT ASSETS

14-1400-00-00	Accounts Receivable	4,011.17	
14-1530-00-00	PPD Insurance	22,747.14	

Total CURRENT ASSETS:			<u>\$26,758.31</u>
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LOAN RECEIVABLE

18-1890-00-00	Loan Receivable	34,910.17	
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Total LOAN RECEIVABLE:			<u>\$34,910.17</u>
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<b>Total Assets:</b>			<u><b>\$124,173.40</b></u>
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**Liabilities & Equity**

20-2000-00-00	Accounts Payable	120.52	
20-2001-00-00	Insurance Loan Payable	20,353.32	

RESERVE LIABILITY

24-2014-00-00	VNB Loan	34,910.17	
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Total RESERVE LIABILITY:			<u>\$34,910.17</u>
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RESERVE EQUITY

25-2501-00-00	Painting Reserve	(500.00)	
25-2505-00-00	Reserves - Pooled	55,148.44	
25-2599-00-00	Unallocated Interest	273.38	

Total RESERVE EQUITY:			<u>\$54,921.82</u>
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OPERATING EQUITY

30-3900-00-00	Retained Earnings	(2,134.74)	
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Total OPERATING EQUITY:			<u>(\$2,134.74)</u>
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Net Income Gain / Loss	16,002.31		
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\$16,002.31

<b>Total Liabilities &amp; Equity:</b>			<u><b>\$124,173.40</b></u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Quarterly Assessments	\$ 23,244.00	\$ 23,239.75	\$ 4.25	\$ 46,488.00	\$ 46,479.50	\$ 8.50	\$ 92,959.00
4025 Late Fees	83.11	-	83.11	137.17	-	137.17	-
<b>TOTAL INCOME</b>	<b>\$ 23,327.11</b>	<b>\$ 23,239.75</b>	<b>\$ 87.36</b>	<b>\$ 46,625.17</b>	<b>\$ 46,479.50</b>	<b>\$ 145.67</b>	<b>\$ 92,959.00</b>
<b>TOTAL INCOME</b>	<b>\$ 23,327.11</b>	<b>\$ 23,239.75</b>	<b>\$ 87.36</b>	<b>\$ 46,625.17</b>	<b>\$ 46,479.50</b>	<b>\$ 145.67</b>	<b>\$ 92,959.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5000 Management Fees	265.22	283.25	18.03	1,060.88	1,133.00	72.12	3,399.00
5110 Accounting Services	283.25	229.33	( 53.92)	1,428.00	917.32	( 510.68)	2,752.00
5160 Legal Expenses	-	41.67	41.67	-	166.68	166.68	500.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 548.47</b>	<b>\$ 554.25</b>	<b>\$ 5.78</b>	<b>\$ 2,488.88</b>	<b>\$ 2,217.00</b>	<b>(\$ 271.88)</b>	<b>\$ 6,651.00</b>
<b>ADMIN</b>							
5400 Office Supplies	10.04	37.50	27.46	110.52	150.00	39.48	450.00
5465 Corp Annual Report	61.25	10.42	( 50.83)	61.25	41.68	( 19.57)	125.00
5901 Loan Repayment	757.12	757.08	( 0.04)	3,028.48	3,028.32	( 0.16)	9,085.00
<b>TOTAL ADMIN</b>	<b>\$ 828.41</b>	<b>\$ 805.00</b>	<b>(\$ 23.41)</b>	<b>\$ 3,200.25</b>	<b>\$ 3,220.00</b>	<b>\$ 19.75</b>	<b>\$ 9,660.00</b>
<b>INSURANCE</b>							
5850 INS - Expense	2,011.65	2,181.92	170.27	8,046.60	8,727.68	681.08	26,183.00
5852 INS - Flood	1,371.62	1,330.00	( 41.62)	5,486.48	5,320.00	( 166.48)	15,960.00
5859 Insurance Appraisal	-	31.67	31.67	-	126.68	126.68	380.00
<b>TOTAL INSURANCE</b>	<b>\$ 3,383.27</b>	<b>\$ 3,543.59</b>	<b>\$ 160.32</b>	<b>\$ 13,533.08</b>	<b>\$ 14,174.36</b>	<b>\$ 641.28</b>	<b>\$ 42,523.00</b>
<b>UTILITIES</b>							
6040 Water/Sewer/Trash	818.65	833.33	14.68	3,050.26	3,333.32	283.06	10,000.00
6045 Irrigation Water	66.04	145.83	79.79	412.03	583.32	171.29	1,750.00
<b>TOTAL UTILITIES</b>	<b>\$ 884.69</b>	<b>\$ 979.16</b>	<b>\$ 94.47</b>	<b>\$ 3,462.29</b>	<b>\$ 3,916.64</b>	<b>\$ 454.35</b>	<b>\$ 11,750.00</b>
<b>MAINTENANCE</b>							
6005 Building	225.00	166.67	( 58.33)	225.00	666.68	441.68	2,000.00
6014 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
6020 Fire Extinguisher Service	85.20	12.50	( 72.70)	85.20	50.00	( 35.20)	150.00
6040 Exterminating	-	39.58	39.58	128.16	158.32	30.16	475.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 310.20</b>	<b>\$ 302.08</b>	<b>(\$ 8.12)</b>	<b>\$ 438.36</b>	<b>\$ 1,208.32</b>	<b>\$ 769.96</b>	<b>\$ 3,625.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100 Landscape	375.00	412.50	37.50	1,500.00	1,650.00	150.00	4,950.00
6110 Irrigation Repairs/Service	-	25.00	25.00	-	100.00	100.00	300.00
6120 Tree & Shrub Trimming	-	41.67	41.67	-	166.68	166.68	500.00
6130 Mulch/Pine Straw	-	41.67	41.67	-	166.68	166.68	500.00
6135 Sod/Plants Replacement	-	41.67	41.67	-	166.68	166.68	500.00
<b>TOTAL LANDSCAPING/GROUNDS</b>	<b>\$ 375.00</b>	<b>\$ 562.51</b>	<b>\$ 187.51</b>	<b>\$ 1,500.00</b>	<b>\$ 2,250.04</b>	<b>\$ 750.04</b>	<b>\$ 6,750.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 6,330.04</b>	<b>\$ 6,746.59</b>	<b>\$ 416.55</b>	<b>\$ 24,622.86</b>	<b>\$ 26,986.36</b>	<b>\$ 2,363.50</b>	<b>\$ 80,959.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 16,997.07</b>	<b>\$ 16,493.16</b>	<b>\$ 503.91</b>	<b>\$ 22,002.31</b>	<b>\$ 19,493.14</b>	<b>\$ 2,509.17</b>	<b>\$ 12,000.00</b>
<b>EXPENSES</b>							
<b>RESERVE TRANSFER</b>							
9010 Reserve Contribution	3,000.00	3,000.00	-	6,000.00	6,000.00	-	12,000.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>NET OTHER INCOME</b>	<b>(\$ 3,000.00)</b>	<b>(\$ 3,000.00)</b>	<b>\$ -</b>	<b>(\$ 6,000.00)</b>	<b>(\$ 6,000.00)</b>	<b>\$ -</b>	<b>(\$ 12,000.00)</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00-00 Quarterly Assessments	\$ 23,244.00	\$ 23,239.75	\$ 4.25	\$ 46,488.00	\$ 46,479.50	\$ 8.50	\$ 92,959.00
4025-00-00 Late Fees	83.11	-	83.11	137.17	-	137.17	-
<b>Total INCOME</b>	<b>\$ 23,327.11</b>	<b>\$ 23,239.75</b>	<b>\$ 87.36</b>	<b>\$ 46,625.17</b>	<b>\$ 46,479.50</b>	<b>\$ 145.67</b>	<b>\$ 92,959.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 23,327.11</b>	<b>\$ 23,239.75</b>	<b>\$ 87.36</b>	<b>\$ 46,625.17</b>	<b>\$ 46,479.50</b>	<b>\$ 145.67</b>	<b>\$ 92,959.00</b>
<b>OPERATING EXPENSE</b>							
<b>PROFESSIONAL FEES</b>							
5000-00-00 Management Fees	265.22	283.25	18.03	1,060.88	1,133.00	72.12	3,399.00
5110-00-00 Accounting Services	283.25	229.33	( 53.92)	1,428.00	917.32	( 510.68)	2,752.00
5160-00-00 Legal Expenses	-	41.67	41.67	-	166.68	166.68	500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$ 548.47</b>	<b>\$ 554.25</b>	<b>\$ 5.78</b>	<b>\$ 2,488.88</b>	<b>\$ 2,217.00</b>	<b>(\$271.88)</b>	<b>\$ 6,651.00</b>
<b>ADMIN</b>							
5400-00-00 Office Supplies	10.04	37.50	27.46	110.52	150.00	39.48	450.00
5465-00-00 Corp Annual Report	61.25	10.42	( 50.83)	61.25	41.68	( 19.57)	125.00
5901-00-00 Loan Repayment	757.12	757.08	( 0.04)	3,028.48	3,028.32	( 0.16)	9,085.00
<b>Total ADMIN</b>	<b>\$ 828.41</b>	<b>\$ 805.00</b>	<b>(\$ 23.41)</b>	<b>\$ 3,200.25</b>	<b>\$ 3,220.00</b>	<b>\$ 19.75</b>	<b>\$ 9,660.00</b>
<b>INSURANCE</b>							
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5852-00-00 INS - Flood	1,371.62	1,330.00	( 41.62)	5,486.48	5,320.00	( 166.48)	15,960.00
5859-00-00 Insurance Appraisal	-	31.67	31.67	-	126.68	126.68	380.00
<b>Total INSURANCE</b>	<b>\$ 3,383.27</b>	<b>\$ 3,543.59</b>	<b>\$ 160.32</b>	<b>\$ 13,533.08</b>	<b>\$ 14,174.36</b>	<b>\$641.28</b>	<b>\$ 42,523.00</b>
<b>UTILITIES</b>							
6040-00-00 Water/Sewer/Trash	818.65	833.33	14.68	3,050.26	3,333.32	283.06	10,000.00
6045-00-00 Irrigation Water	66.04	145.83	79.79	412.03	583.32	171.29	1,750.00
<b>Total UTILITIES</b>	<b>\$ 884.69</b>	<b>\$ 979.16</b>	<b>\$ 94.47</b>	<b>\$ 3,462.29</b>	<b>\$ 3,916.64</b>	<b>\$454.35</b>	<b>\$ 11,750.00</b>
<b>MAINTENANCE</b>							
6005-00-00 Building	225.00	166.67	( 58.33)	225.00	666.68	441.68	2,000.00
6014-00-00 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
6020-00-00 Fire Extinguisher Service	85.20	12.50	( 72.70)	85.20	50.00	( 35.20)	150.00
6040-00-00 Exterminating	-	39.58	39.58	128.16	158.32	30.16	475.00
<b>Total MAINTENANCE</b>	<b>\$ 310.20</b>	<b>\$ 302.08</b>	<b>(\$ 8.12)</b>	<b>\$ 438.36</b>	<b>\$ 1,208.32</b>	<b>\$769.96</b>	<b>\$ 3,625.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100-00-00 Landscape	375.00	412.50	37.50	1,500.00	1,650.00	150.00	4,950.00
6110-00-00 Irrigation Repairs/Service	-	25.00	25.00	-	100.00	100.00	300.00
6120-00-00 Tree & Shrub Trimming	-	41.67	41.67	-	166.68	166.68	500.00
6130-00-00 Mulch/Pine Straw	-	41.67	41.67	-	166.68	166.68	500.00
6135-00-00 Sod/Plants Replacement	-	41.67	41.67	-	166.68	166.68	500.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>\$ 375.00</b>	<b>\$ 562.51</b>	<b>\$ 187.51</b>	<b>\$ 1,500.00</b>	<b>\$ 2,250.04</b>	<b>\$750.04</b>	<b>\$ 6,750.00</b>
<b>RESERVE TRANSFER</b>							
9010-00-00 Reserve Contribution	3,000.00	3,000.00	-	6,000.00	6,000.00	-	12,000.00
<b>Total RESERVE TRANSFER</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$ 0.00</b>	<b>\$ 12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 9,330.04</b>	<b>\$ 9,746.59</b>	<b>\$ 416.55</b>	<b>\$ 30,622.86</b>	<b>\$ 32,986.36</b>	<b>\$ 2,363.50</b>	<b>\$ 92,959.00</b>
<b>Net Income:</b>	<b>\$ 13,997.07</b>	<b>\$ 13,493.16</b>	<b>\$ 503.91</b>	<b>\$ 16,002.31</b>	<b>\$ 13,493.14</b>	<b>\$ 2,509.17</b>	<b>\$ 0.00</b>



Last Statement:  
Statement Ending:  
Page:

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April 30, 2026  
1 of 4

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

1 M0656BLK050126065140 07 000000000 1507 004



MARSH LANDING TOWNHOUSE CONDO II ASSOC  
C/O KPG ACCOUNTING SERVICES  
OPERATING ACCOUNT  
3400 TAMIAMI TRL N SUITE 302  
NAPLES FL 34103-3717

- Email: [contactus@valley.com](mailto:contactus@valley.com)
- Visit Us Online: [www.valley.com](http://www.valley.com)
- Mail To: 1720 Route 23, Wayne, NJ 07470

1507 0006406 0001-0004 1507

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX0447

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

MARSH LANDING TOWNHOUSE CONDO II ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$9,871.73		\$17,433.00		\$9,721.63		\$17,583.10

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$9,871.73
04/02	ACH DEBIT	-\$265.22		\$9,606.51
	MLTH2 Marsh Land Vendor Pay 260402 16794			
04/02	ACH DEBIT	-\$3.04		\$9,603.47
	MLTH2 Marsh Land Vendor Pay 260402 16972			
04/02	ACH DEBIT	-\$283.25		\$9,320.22
	MLTH2 Marsh Land Vendor Pay 260402 16971			
04/03	LOCK BOX DEPOSIT		\$3,874.00	\$13,194.22
04/06	ACH CREDIT		\$1,937.00	\$15,131.22
	MLTH2 Marsh Land OnlinePay 260406 33901			
04/06	ACH CREDIT		\$9,685.00	\$24,816.22
	MLTH2 Marsh Land ASSN DUES 260406			
04/06	CHECK 5071	-\$375.00		\$24,441.22
04/07	CHECK 5072	-\$128.16		\$24,313.06
04/10	CHECK 5073	-\$34.22		\$24,278.84
04/13	ACH DEBIT	-\$64.75		\$24,214.09
	MLTH2 Marsh Land Vendor Pay 260413 17113			
04/14	ACH DEBIT	-\$3,392.22		\$20,821.87
	FIRST INSURANCE INSURANCE 260414 900-105440150			
04/15	LOCK BOX DEPOSIT		\$1,937.00	\$22,758.87
04/16	ACH DEBIT	-\$141.73		\$22,617.14
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$110.86		\$22,506.28
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$110.86		\$22,395.42





Account Number:  
Statement Date:  
Page :

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04/30/2026  
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P.O. Box 558  
Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$133.39		\$22,262.03
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$155.90		\$22,106.13
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$165.91		\$21,940.22
	BONITA SPRINGS U A/R 260416			
04/21	ACH DEBIT	-\$3,000.00		\$18,940.22
	MLTH2 Marsh Land CincXfer 260421 D7051			
04/22	AUTOMATIC LN PAYMT	-\$757.12		\$18,183.10
	AUTOMATIC LOAN PAY			
04/23	CHECK 5074	-\$225.00		\$17,958.10
04/27	CHECK 5075	-\$375.00		\$17,583.10
<b>Ending Balance</b>				<b>\$17,583.10</b>

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
04/06	5071	\$375.00	04/23	5074	\$225.00
04/07	5072	\$128.16	04/27	5075	\$375.00
04/10	5073	\$34.22			

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

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00
<b>Total Return Fees</b>	\$0.00	\$0.00



1507 0006407 0002-0004 1507



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

Account Number:  
Statement Date:  
Page :

XXXXXX0447  
04/30/2026  
3 of 4

### Check Images for Account XXXXXX0447

1507 0006408 0003-0004 1507

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5071

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 03/30/2026 AMOUNT \*\*\*\*\$375.00

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

Memo: Monthly lawn service - March

9589000003036934/3/2026958900000303693  
ITC-CD4EF6 - Back Office-612  
Teller - RT# 272480678

04/06/2026 # 5071 \$375.00

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5074

PAY Two Hundred Twenty-Five And 00/100 Dollars

DATE 04/20/2026 AMOUNT \*\*\*\*\$225.00

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

Memo: Cutter cleaned on 4/2/26

9608000001475164/22/2026960800000147516  
ITC-PC4310 - Back Office-610  
Teller - RT# 272480678

04/23/2026 # 5074 \$225.00

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5072

PAY One Hundred Twenty-Eight And 16/100 Dollars

DATE 04/01/2026 AMOUNT \*\*\*\*\$128.16

TO THE ORDER OF Purcor Pest Solutions  
P.O. Box 60607  
Jacksonville, FL 32260-0607

Memo: 22922 Lone Oak - treated exterior

9610000002345934/24/2026961000000234593  
ITC-PC4310 - Back Office-610  
Teller - RT# 272480678

04/07/2026 # 5072 \$128.16

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5075

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 04/22/2026 AMOUNT \*\*\*\*\$375.00

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

Memo: Monthly lawn service - April

9610000002345934/24/2026961000000234593  
ITC-PC4310 - Back Office-610  
Teller - RT# 272480678

04/27/2026 # 5075 \$375.00

Valley National Bank Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5073

PAY Thirty-Four And 22/100 Dollars

DATE 04/10/2026 AMOUNT \*\*\*\*\$34.22

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 - March

MLCA Marsh Landing Comm. Assoc. @ Estero, Inc.  
For deposit only (VA-SC)  
Valley National Bank  
Act Ending: 3897  
04/10/2026 1436

04/10/2026 # 5073 \$34.22



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

**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](mailto: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](mailto: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.**

1507 0006409 0004-0004 1507





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

Last Statement:  
Statement Ending:  
Page:

March 31, 2026  
April 30, 2026  
1 of 4

1 M0656BLK050126065140 08 000000000 1508 004



MARSH LANDING TOWNHOUSE CONDO II ASSOC  
C/O KPG ACCOUNTING SERVICES INC  
RESERVE ACCOUNT  
3400 TAMIAMI TRL N SUITE 302  
NAPLES FL 34103-3717

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

1508 0006410 0001-0004 1508

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX0455

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

MARSH LANDING TOWNHOUSE CONDO II ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$42,329.27		\$3,092.55		\$500.00		\$44,921.82

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$42,329.27
04/21	ACH CREDIT MLTH2 Marsh Land CincXfer 260421 C7051		\$3,000.00	\$45,329.27
04/27	CHECK 1008	-\$500.00		\$44,829.27
04/30	INTEREST CREDIT		\$92.55	\$44,921.82
<b>Ending Balance</b>				<b>\$44,921.82</b>

### CHECKS IN ORDER

Date	Number	Amount
04/27	1008	\$500.00

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

### INTEREST RATE CALCULATIONS



Avg. Stmt. Collected Balance	\$43,262.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$369.61	Interest Paid	\$92.55

### OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00





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

**Account Number:**  
**Statement Date:**  
**Page :**

XXXXXX0455  
04/30/2026  
2 of 4

**OVERDRAFT FEES (continued)**

	<b>Total This Period:</b>	<b>Total Year-To-Date:</b>
<b>Total Return Fees</b>	\$0.00	\$0.00

1508 0006411 0002-0004 1508





Account Number:  
Statement Date:  
Page :

XXXXXX0455  
04/30/2026  
3 of 4

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

### Check Images for Account XXXXXX0455

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTS IN THE BORDER

Valley National Bank, Bonita Springs, FL  
MLTH2 Marsh Landing Townhouse Condo II Assn., Inc. (MLTH2)  
c/o KPS Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 1008

PAY Five Hundred And 00/100 Dollars

DATE 04/22/2026 AMOUNT \*\*\*\*\*500.00

TO THE ORDER OF William Simons  
9052 Somerset Ln.  
Bonita Springs, FL 34135

Memo: Exterior painting of railing - bldgs 5, 6 & 7

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑆00000⑆1008⑆ ⑆02⑆20⑆383⑆43060455⑆ ⑆0000050000⑆

20280424 883322088 E364651 2  
FFFL043 00329 238574804 1327  
5/3 Bank >042000314<

Signature: William P. Jaffrey

04/27/2026

# 1008

\$500.00

1508 0006412 0003-0004 1508





Account Number:

XXXXXX0455

Statement Date:

04/30/2026

Page :

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

**To Reconcile Your Account**

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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.
5. Follow the instructions listed in the Balance Reconciliation section below.

**Balance Reconciliation**

1 Enter ending statement balance	
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3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

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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.

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

1508 0006413 0004-0004 1508

