# Financial Report Package

## July 2026

## Prepared for

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

## KPG Accounting Services, Inc.

KPG Accounting Services, Inc.

# Balance Sheet - Comparative - Operating

MLTH2 Marsh Landing Townhouse Condo II Assn., Inc.

End Date: 07/31/2026

**Date:** 8/7/2026
**Time:** 12:01 am

| | | Current Balance at 7/31/2026 | Prior Month Balance at 06/30/2026 | Change |
|---|---|---|---|---|
| **Assets** | | | | |
| **OPERATING** | | | | |
| 10-1010-00-00 | VNB OP 0447 | $ 17,830.68 | $ 13,172.34 | $ 4,658.34 |
| 10-1090-00-00 | Due (From) / To OP | (5,000.00) | (5,000.00) | - |
| **Total OPERATING:** | | **$ 12,830.68** | **$ 8,172.34** | **$ 4,658.34** |
| **CURRENT ASSETS** | | | | |
| 14-1530-00-00 | PPD Insurance | $ 12,597.33 | $ 15,980.60 | $ (3,383.27) |
| **Total CURRENT ASSETS:** | | **$ 12,597.33** | **$ 15,980.60** | **$ (3,383.27)** |
| **Total Assets:** | | **$ 25,428.01** | **$ 24,152.94** | **$ 1,275.07** |
| **Liabilities & Equity** | | | | |
| 20-2000-00-00 | Accounts Payable | $ - | $ 187.50 | $ (187.50) |
| 20-2001-00-00 | Insurance Loan Payable | 10,176.66 | 13,568.88 | (3,392.22) |
| 20-2015-00-00 | PPD Maint Fees | - | 7,748.00 | (7,748.00) |
| **OPERATING EQUITY** | | | | |
| 30-3900-00-00 | Retained Earnings | $ (2,134.74) | $ (2,134.74) | $ - |
| **Total OPERATING EQUITY:** | | **$ (2,134.74)** | **$ (2,134.74)** | **$ -** |
| **Net Income / (Loss)** | | **$ 17,386.09** | **$ 4,783.30** | **$ 12,602.79** |
| **Total Liabilities & Equity:** | | **$ 25,428.01** | **$ 24,152.94** | **$ 1,275.07** |

| | | Current Balance at 7/31/2026 | Prior Month Balance at 06/30/2026 | Change |
|---|---|---|---|---|
| **Assets** | | | | |
| **RESERVES** | | | | |
| 12-1210-00-00 | VNB RSV 0455 | $ 53,228.43 | $ 50,117.43 | $ 3,111.00 |
| 12-1280-00-00 | Due From OP | 5,000.00 | 5,000.00 | - |
| **Total RESERVES:** | | **$ 58,228.43** | **$ 55,117.43** | **$ 3,111.00** |
| **LOAN RECEIVABLE** | | | | |
| 18-1890-00-00 | Loan Receivable | $ 33,236.75 | $ 33,806.66 | $ (569.91) |
| **Total LOAN RECEIVABLE:** | | **$ 33,236.75** | **$ 33,806.66** | **$ (569.91)** |
| **Total Assets:** | | **$ 91,465.18** | **$ 88,924.09** | **$ 2,541.09** |
| **Liabilities & Equity** | | | | |
| **RESERVE LIABILITY** | | | | |
| 24-2014-00-00 | VNB Loan | $ 33,236.75 | $ 33,806.66 | $ (569.91) |
| **Total RESERVE LIABILITY:** | | **$ 33,236.75** | **$ 33,806.66** | **$ (569.91)** |
| **RESERVE EQUITY** | | | | |
| 25-2505-00-00 | Reserves - Pooled | $ 57,648.44 | $ 54,648.44 | $ 3,000.00 |
| 25-2599-00-00 | Unallocated Interest | 579.99 | 468.99 | 111.00 |
| **Total RESERVE EQUITY:** | | **$ 58,228.43** | **$ 55,117.43** | **$ 3,111.00** |
| **Net Income / (Loss)** | | **$ -** | **$ -** | **$ -** |
| **Total Liabilities & Equity:** | | **$ 91,465.18** | **$ 88,924.09** | **$ 2,541.09** |

KPG Accounting Services, Inc.

# Balance Sheet

MLTH2 Marsh Landing Townhouse Condo II Assn., Inc.

End Date: 07/31/2026

| | | | |
|---|---|---|---|
| **Assets** | | | |
| OPERATING | | | |
| 10-1010-00-00 | VNB OP 0447 | $17,830.68 | |
| 10-1090-00-00 | Due (From) / To OP | (5,000.00) | |
| Total OPERATING: | | | $12,830.68 |
| RESERVES | | | |
| 12-1210-00-00 | VNB RSV 0455 | 53,228.43 | |
| 12-1280-00-00 | Due From OP | 5,000.00 | |
| Total RESERVES: | | | $58,228.43 |
| CURRENT ASSETS | | | |
| 14-1530-00-00 | PPD Insurance | 12,597.33 | |
| Total CURRENT ASSETS: | | | $12,597.33 |
| LOAN RECEIVABLE | | | |
| 18-1890-00-00 | Loan Receivable | 33,236.75 | |
| Total LOAN RECEIVABLE: | | | $33,236.75 |
| **Total Assets:** | | | **$116,893.19** |
| **Liabilities & Equity** | | | |
| 20-2001-00-00 | Insurance Loan Payable | 10,176.66 | |
| RESERVE LIABILITY | | | |
| 24-2014-00-00 | VNB Loan | 33,236.75 | |
| Total RESERVE LIABILITY: | | | $33,236.75 |
| RESERVE EQUITY | | | |
| 25-2505-00-00 | Reserves - Pooled | 57,648.44 | |
| 25-2599-00-00 | Unallocated Interest | 579.99 | |
| Total RESERVE EQUITY: | | | $58,228.43 |
| OPERATING EQUITY | | | |
| 30-3900-00-00 | Retained Earnings | (2,134.74) | |
| Total OPERATING EQUITY: | | | ($2,134.74) |
| | Net Income Gain / Loss | 17,386.09 | |
| | | | $17,386.09 |
| **Total Liabilities & Equity:** | | | **$116,893.19** |

KPG Accounting Services, Inc.

# Income Statement

MLTH2 Marsh Landing Townhouse Condo II Assn., Inc.
End Date: 07/31/2026

| | Current Period | | | Year-to-date | | | Annual |
|---|---|---|---|---|---|---|---|
| Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **INCOME** | | | | | | | |
| **INCOME** | | | | | | | |
| 4000 Quarterly Assessments | $ 23,244.00 | $ 23,239.75 | $ 4.25 | $ 69,732.00 | $ 69,719.25 | $ 12.75 | $ 92,959.00 |
| 4025 Late Fees | 54.06 | - | 54.06 | 191.23 | - | 191.23 | - |
| **TOTAL INCOME** | $ 23,298.06 | $ 23,239.75 | $ 58.31 | $ 69,923.23 | $ 69,719.25 | $ 203.98 | $ 92,959.00 |
| **TOTAL INCOME** | **$ 23,298.06** | **$ 23,239.75** | **$ 58.31** | **$ 69,923.23** | **$ 69,719.25** | **$ 203.98** | **$ 92,959.00** |
| **EXPENSES** | | | | | | | |
| **PROFESSIONAL FEES** | | | | | | | |
| 5000 Management Fees | 265.22 | 283.25 | 18.03 | 1,856.54 | 1,982.75 | 126.21 | 3,399.00 |
| 5110 Accounting Services | 283.25 | 229.33 | ( 53.92) | 2,277.75 | 1,605.31 | ( 672.44) | 2,752.00 |
| 5160 Legal Expenses | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| **TOTAL PROFESSIONAL FEES** | $ 548.47 | $ 554.25 | $ 5.78 | $ 4,134.29 | $ 3,879.75 | ($ 254.54) | $ 6,651.00 |
| **ADMIN** | | | | | | | |
| 5400 Office Supplies | 10.50 | 37.50 | 27.00 | 234.25 | 262.50 | 28.25 | 450.00 |
| 5465 Corp Annual Report | - | 10.42 | 10.42 | 61.25 | 72.94 | 11.69 | 125.00 |
| 5901 Loan Repayment | 757.12 | 757.08 | ( 0.04) | 5,299.84 | 5,299.56 | ( 0.28) | 9,085.00 |
| **TOTAL ADMIN** | $ 767.62 | $ 805.00 | $ 37.38 | $ 5,595.34 | $ 5,635.00 | $ 39.66 | $ 9,660.00 |
| **INSURANCE** | | | | | | | |
| 5850 INS - Expense | 2,011.65 | 2,181.92 | 170.27 | 14,081.55 | 15,273.44 | 1,191.89 | 26,183.00 |
| 5852 INS - Flood | 1,371.62 | 1,330.00 | ( 41.62) | 9,601.34 | 9,310.00 | ( 291.34) | 15,960.00 |
| 5859 Insurance Appraisal | - | 31.67 | 31.67 | - | 221.69 | 221.69 | 380.00 |
| **TOTAL INSURANCE** | $ 3,383.27 | $ 3,543.59 | $ 160.32 | $ 23,682.89 | $ 24,805.13 | $ 1,122.24 | $ 42,523.00 |
| **UTILITIES** | | | | | | | |
| 6040 Water/Sewer/Trash | 736.52 | 833.33 | 96.81 | 5,327.34 | 5,833.31 | 505.97 | 10,000.00 |
| 6045 Irrigation Water | 422.96 | 145.83 | ( 277.13) | 834.99 | 1,020.81 | 185.82 | 1,750.00 |
| **TOTAL UTILITIES** | $ 1,159.48 | $ 979.16 | ($ 180.32) | $ 6,162.33 | $ 6,854.12 | $ 691.79 | $ 11,750.00 |
| **MAINTENANCE** | | | | | | | |
| 6005 Building | 462.00 | 166.67 | ( 295.33) | 687.00 | 1,166.69 | 479.69 | 2,000.00 |
| 6014 Contingency | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6020 Fire Extinguisher Service | - | 12.50 | 12.50 | 85.20 | 87.50 | 2.30 | 150.00 |
| 6040 Exterminating | 124.43 | 39.58 | ( 84.85) | 252.59 | 277.06 | 24.47 | 475.00 |
| **TOTAL MAINTENANCE** | $ 586.43 | $ 302.08 | ($ 284.35) | $ 1,024.79 | $ 2,114.56 | $ 1,089.77 | $ 3,625.00 |
| **LANDSCAPING/GROUNDS** | | | | | | | |
| 6100 Landscape | 1,175.00 | 412.50 | ( 762.50) | 2,862.50 | 2,887.50 | 25.00 | 4,950.00 |
| 6110 Irrigation Repairs/Service | 75.00 | 25.00 | ( 50.00) | 75.00 | 175.00 | 100.00 | 300.00 |
| 6120 Tree & Shrub Trimming | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6130 Mulch/Pine Straw | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6135 Sod/Plants Replacement | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| **TOTAL LANDSCAPING/GROUNDS** | $ 1,250.00 | $ 562.51 | ($ 687.49) | $ 2,937.50 | $ 3,937.57 | $ 1,000.07 | $ 6,750.00 |
| **TOTAL EXPENSES** | **$ 7,695.27** | **$ 6,746.59** | **($ 948.68)** | **$ 43,537.14** | **$ 47,226.13** | **$ 3,688.99** | **$ 80,959.00** |
| **NET ORDINARY INCOME** | **$ 15,602.79** | **$ 16,493.16** | **($ 890.37)** | **$ 26,386.09** | **$ 22,493.12** | **$ 3,892.97** | **$ 12,000.00** |
| **EXPENSES** | | | | | | | |
| **RESERVE TRANSFER** | | | | | | | |
| 9010 Reserve Contribution | 3,000.00 | 3,000.00 | - | 9,000.00 | 9,000.00 | - | 12,000.00 |
| **TOTAL RESERVE TRANSFER** | $ 3,000.00 | $ 3,000.00 | $ - | $ 9,000.00 | $ 9,000.00 | $ - | $ 12,000.00 |
| **TOTAL EXPENSES** | **$ 3,000.00** | **$ 3,000.00** | **$ -** | **$ 9,000.00** | **$ 9,000.00** | **$ -** | **$ 12,000.00** |
| **NET OTHER INCOME** | **($ 3,000.00)** | **($ 3,000.00)** | **$ -** | **($ 9,000.00)** | **($ 9,000.00)** | **$ -** | **($ 12,000.00)** |

# Income Statement - Operating

MLTH2 Marsh Landing Townhouse Condo II Assn., Inc.

07/31/2026

Date: 8/7/2026
Time: 12:01 am
Page: 1

| | Current Period | | | Year-to-date | | | Annual |
|---|---|---|---|---|---|---|---|
| Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **OPERATING INCOME** | | | | | | | |
| **INCOME** | | | | | | | |
| 4000-00-00 Quarterly Assessments | $ 23,244.00 | $ 23,239.75 | $ 4.25 | $ 69,732.00 | $ 69,719.25 | $ 12.75 | $ 92,959.00 |
| 4025-00-00 Late Fees | 54.06 | - | 54.06 | 191.23 | - | 191.23 | - |
| **Total INCOME** | $ 23,298.06 | $ 23,239.75 | $ 58.31 | $ 69,923.23 | $ 69,719.25 | $203.98 | $ 92,959.00 |
| **Total OPERATING INCOME** | **$ 23,298.06** | **$ 23,239.75** | **$ 58.31** | **$ 69,923.23** | **$ 69,719.25** | **$ 203.98** | **$ 92,959.00** |
| **OPERATING EXPENSE** | | | | | | | |
| **PROFESSIONAL FEES** | | | | | | | |
| 5000-00-00 Management Fees | 265.22 | 283.25 | 18.03 | 1,856.54 | 1,982.75 | 126.21 | 3,399.00 |
| 5110-00-00 Accounting Services | 283.25 | 229.33 | ( 53.92) | 2,277.75 | 1,605.31 | ( 672.44) | 2,752.00 |
| 5160-00-00 Legal Expenses | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| **Total PROFESSIONAL FEES** | $ 548.47 | $ 554.25 | $ 5.78 | $ 4,134.29 | $ 3,879.75 | ($254.54) | $ 6,651.00 |
| **ADMIN** | | | | | | | |
| 5400-00-00 Office Supplies | 10.50 | 37.50 | 27.00 | 234.25 | 262.50 | 28.25 | 450.00 |
| 5465-00-00 Corp Annual Report | - | 10.42 | 10.42 | 61.25 | 72.94 | 11.69 | 125.00 |
| 5901-00-00 Loan Repayment | 757.12 | 757.08 | ( 0.04) | 5,299.84 | 5,299.56 | ( 0.28) | 9,085.00 |
| **Total ADMIN** | $ 767.62 | $ 805.00 | $ 37.38 | $ 5,595.34 | $ 5,635.00 | $39.66 | $ 9,660.00 |
| **INSURANCE** | | | | | | | |
| 5850-00-00 INS - Expense | 2,011.65 | 2,181.92 | 170.27 | 14,081.55 | 15,273.44 | 1,191.89 | 26,183.00 |
| 5852-00-00 INS - Flood | 1,371.62 | 1,330.00 | ( 41.62) | 9,601.34 | 9,310.00 | ( 291.34) | 15,960.00 |
| 5859-00-00 Insurance Appraisal | - | 31.67 | 31.67 | - | 221.69 | 221.69 | 380.00 |
| **Total INSURANCE** | $ 3,383.27 | $ 3,543.59 | $ 160.32 | $ 23,682.89 | $ 24,805.13 | $1,122.24 | $ 42,523.00 |
| **UTILITIES** | | | | | | | |
| 6040-00-00 Water/Sewer/Trash | 736.52 | 833.33 | 96.81 | 5,327.34 | 5,833.31 | 505.97 | 10,000.00 |
| 6045-00-00 Irrigation Water | 422.96 | 145.83 | ( 277.13) | 834.99 | 1,020.81 | 185.82 | 1,750.00 |
| **Total UTILITIES** | $ 1,159.48 | $ 979.16 | ($ 180.32) | $ 6,162.33 | $ 6,854.12 | $691.79 | $ 11,750.00 |
| **MAINTENANCE** | | | | | | | |
| 6005-00-00 Building | 462.00 | 166.67 | ( 295.33) | 687.00 | 1,166.69 | 479.69 | 2,000.00 |
| 6014-00-00 Contingency | - | 83.33 | 83.33 | - | 583.31 | 583.31 | 1,000.00 |
| 6020-00-00 Fire Extinguisher Service | - | 12.50 | 12.50 | 85.20 | 87.50 | 2.30 | 150.00 |
| 6040-00-00 Exterminating | 124.43 | 39.58 | ( 84.85) | 252.59 | 277.06 | 24.47 | 475.00 |
| **Total MAINTENANCE** | $ 586.43 | $ 302.08 | ($ 284.35) | $ 1,024.79 | $ 2,114.56 | $1,089.77 | $ 3,625.00 |
| **LANDSCAPING/GROUNDS** | | | | | | | |
| 6100-00-00 Landscape | 1,175.00 | 412.50 | ( 762.50) | 2,862.50 | 2,887.50 | 25.00 | 4,950.00 |
| 6110-00-00 Irrigation Repairs/Service | 75.00 | 25.00 | ( 50.00) | 75.00 | 175.00 | 100.00 | 300.00 |
| 6120-00-00 Tree & Shrub Trimming | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6130-00-00 Mulch/Pine Straw | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 6135-00-00 Sod/Plants Replacement | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| **Total LANDSCAPING/GROUNDS** | $ 1,250.00 | $ 562.51 | ($ 687.49) | $ 2,937.50 | $ 3,937.57 | $1,000.07 | $ 6,750.00 |
| **RESERVE TRANSFER** | | | | | | | |
| 9010-00-00 Reserve Contribution | 3,000.00 | 3,000.00 | - | 9,000.00 | 9,000.00 | - | 12,000.00 |
| **Total RESERVE TRANSFER** | $ 3,000.00 | $ 3,000.00 | $ - | $ 9,000.00 | $ 9,000.00 | $0.00 | $ 12,000.00 |
| **Total OPERATING EXPENSE** | **$ 10,695.27** | **$ 9,746.59** | **($ 948.68)** | **$ 52,537.14** | **$ 56,226.13** | **$ 3,688.99** | **$ 92,959.00** |
| **Net Income:** | **$ 12,602.79** | **$ 13,493.16** | **($ 890.37)** | **$ 17,386.09** | **$ 13,493.12** | **$ 3,892.97** | **$ 0.00** |

## Homeowner Aging Report

End Date: 07/31/2026

| | |
|---|---|
| **Date:** | **8/7/2026** |
| **Time:** | **12:01 am** |
| **Page:** | **1** |

Filters: Minimum Balance - 0.00  ACH Only - No

| Description | Current | Over 30 | Over 60 | Over 90 | Balance |
|---|---|---|---|---|---|
| **- -** | | | | | |
| | $0.00 | $0.00 | $0.00 | $0.00 | **$0.00** |
| **Total:** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |

| Association | Current Total | Over 30 Total | Over 60 Total | Over 90 Total | Balance Total |
|---|---|---|---|---|---|
| | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |

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

**Last Statement:** June 30, 2026
**Statement Ending:** July 31, 2026
**Page:** 1 of 5

1 M0656BLK080126073930 16 000000000 1516 005

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
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

1516 0006419 0001-0005 1516

# Account Statement

## HOA BUSINESS CHECKING - XXXXXX0447

**SUMMARY FOR THE PERIOD: 07/01/26 - 07/31/26**

*MARSH LANDING TOWNHOUSE CONDO II ASSOC*

| Beginning Balance | | Deposits & Other Credits | | Withdrawals & Other Debits | | Ending Balance |
|---|---|---|---|---|---|---|
| $18,172.34 | + | $15,550.06 | - | $15,891.72 | = | $17,830.68 |

**TRANSACTIONS**

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| | Beginning Balance | | | $18,172.34 |
| 07/02 | ACH CREDIT<br>MLTH2 Marsh Land OnlinePay 260702 35172 | | $1,937.00 | $20,109.34 |
| 07/02 | ACH DEBIT<br>MLTH2 Marsh Land Vendor Pay 260702 19100 | -$265.22 | | $19,844.12 |
| 07/02 | ACH DEBIT<br>MLTH2 Marsh Land Vendor Pay 260702 19179 | -$283.25 | | $19,560.87 |
| 07/02 | CHECK 5078 | -$154.04 | | $19,406.83 |
| 07/06 | ACH DEBIT<br>MLTH2 Marsh Land Vendor Pay 260706 19271 | -$3.50 | | $19,403.33 |
| 07/07 | ACH CREDIT<br>MLTH2 Marsh Land ASSN DUES 260707 | | $9,685.00 | $29,088.33 |
| 07/07 | ACH DEBIT<br>MLTH2 Marsh Land CincXfer 260707 D7198 | -$5,000.00 | | $24,088.33 |
| 07/08 | CHECK 5080 | -$124.43 | | $23,963.90 |
| 07/08 | CHECK 5079 | -$562.50 | | $23,401.40 |
| 07/09 | LOCK BOX DEPOSIT | | $1,937.00 | $25,338.40 |
| 07/14 | ACH DEBIT<br>FIRST INSURANCE INSURANCE 260714 900-105440150 | -$3,392.22 | | $21,946.18 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$95.85 | | $21,850.33 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$110.03 | | $21,740.30 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$115.87 | | $21,624.43 |

## TRANSACTIONS (continued)

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$105.03 | | $21,519.40 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$117.53 | | $21,401.87 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716 | -$192.21 | | $21,209.66 |
| 07/21 | ACH DEBIT<br>MLTH2 Marsh Land CincXfer 260721 D7329 | -$3,000.00 | | $18,209.66 |
| 07/22 | AUTOMATIC LN PAYMT<br>AUTOMATIC LOAN PAY | -$757.12 | | $17,452.54 |
| 07/23 | ACH CREDIT<br>MLTH2 Marsh Land OnlinePay 260723 35580 | | $1,991.06 | $19,443.60 |
| 07/27 | CHECK 5081 | -$169.58 | | $19,274.02 |
| 07/28 | ACH DEBIT<br>MLTH2 Marsh Land Vendor Pay 260728 19415 | -$3.50 | | $19,270.52 |
| 07/30 | CHECK 5085 | -$99.34 | | $19,171.18 |
| 07/31 | ACH DEBIT<br>MLTH2 Marsh Land Vendor Pay 260731 19486 | -$3.50 | | $19,167.68 |
| 07/31 | CHECK 5084 | -$150.00 | | $19,017.68 |
| 07/31 | CHECK 5083 | -$312.00 | | $18,705.68 |
| 07/31 | CHECK 5082 | -$875.00 | | $17,830.68 |
| **Ending Balance** | | | | **$17,830.68** |

## CHECKS IN ORDER

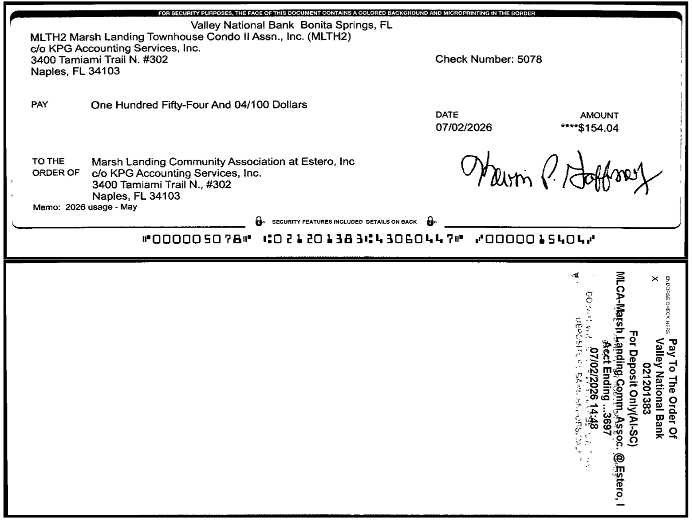
| Date | Number | Amount | Date | Number | Amount |
|---|---|---|---|---|---|
| 07/02 | 5078 | $154.04 | 07/31 | 5082 | $875.00 |
| 07/08 | 5079 | $562.50 | 07/31 | 5083 | $312.00 |
| 07/08 | 5080 | $124.43 | 07/31 | 5084 | $150.00 |
| 07/27 | 5081 | $169.58 | 07/30 | 5085 | $99.34 |

(*) 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 |

# Check Images for Account XXXXXX0447



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

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: 5078

PAY One Hundred Fifty-Four And 04/100 Dollars

DATE 07/02/2026
AMOUNT ****$154.04

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

Kevin P. Hoffman

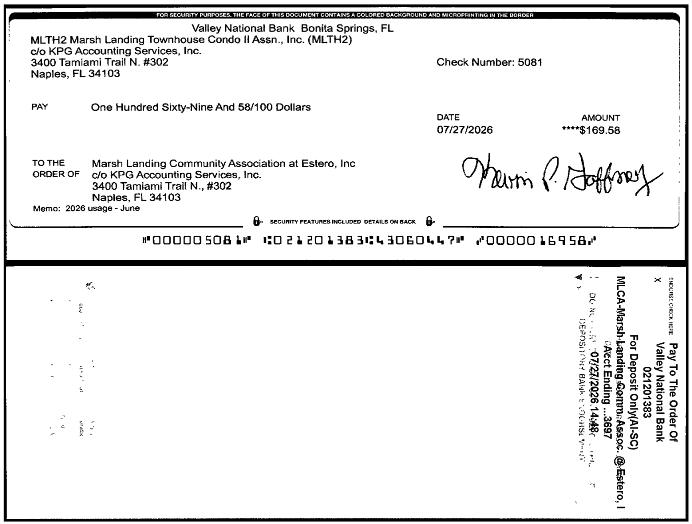
SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005078⑈ ⑆021201383⑆4306044 7⑈ ⑇0000015404⑇

ENDORSE CHECK HERE
X
Pay To The Order Of
Valley National Bank
021201383
For Deposit Only(AI-SC)
MLCA-Marsh Landing Comm. Assoc. @ Estero, I
Acct Ending ...3697
07/02/2026 14:48

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/02/2026 # 5078 $154.04



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

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: 5081

PAY One Hundred Sixty-Nine And 58/100 Dollars

DATE 07/27/2026
AMOUNT ****$169.58

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 - June

Kevin P. Hoffman

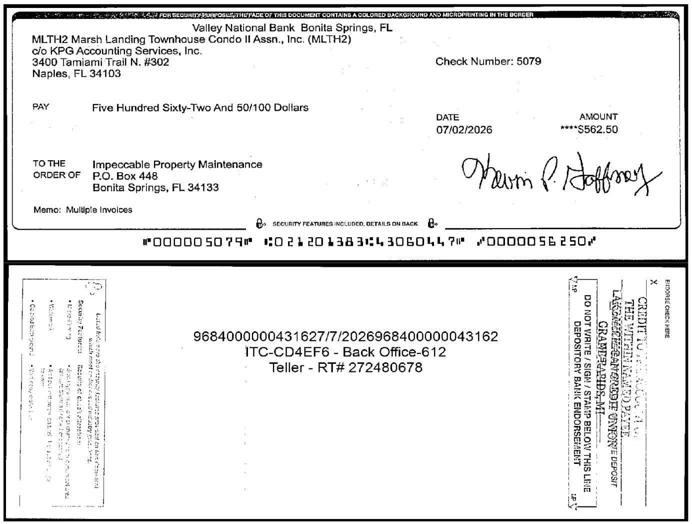
SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005081⑈ ⑆021201383⑆4306044 7⑈ ⑇0000016958⑇

ENDORSE CHECK HERE
X
Pay To The Order Of
Valley National Bank
021201383
For Deposit Only(AI-SC)
MLCA-Marsh Landing Comm. Assoc. @ Estero, I
Acct Ending ...3697
07/27/2026 14:48

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/27/2026 # 5081 $169.58



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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: 5079

PAY Five Hundred Sixty-Two And 50/100 Dollars

DATE 07/02/2026
AMOUNT ****$562.50

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

Memo: Multiple Invoices

Kevin P. Hoffman

SECURITY FEATURES INCLUDED. DETAILS ON BACK

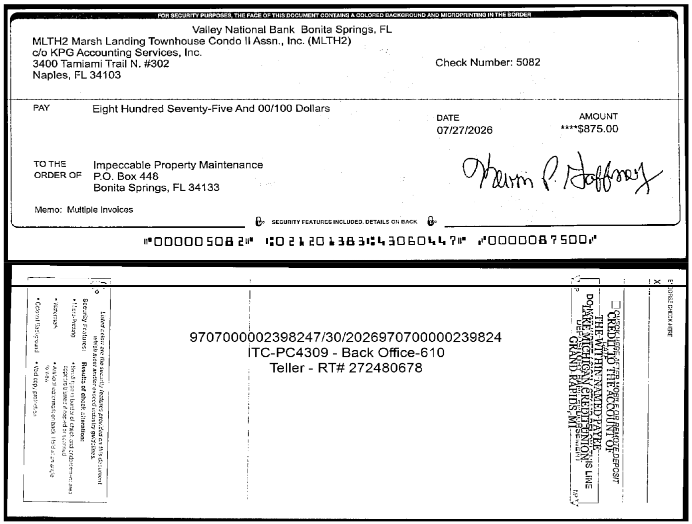
⑈000005079⑈ ⑆021201383⑆4306044 7⑈ ⑇0000056250⑇

9684000000431627/7/2026968400000043162
ITC-CD4EF6 - Back Office-612
Teller - RT# 272480678

ENDORSE CHECK HERE
X
CREDIT TO THE ACCOUNT OF
THE WITHIN NAMED PAYEE
LAKE MICHIGAN CREDIT UNION
GRAND RAPIDS, MI
☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/08/2026 # 5079 $562.50



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

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: 5082

PAY Eight Hundred Seventy-Five And 00/100 Dollars

DATE 07/27/2026
AMOUNT ****$875.00

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

Memo: Multiple Invoices

Kevin P. Hoffman

SECURITY FEATURES INCLUDED. DETAILS ON BACK

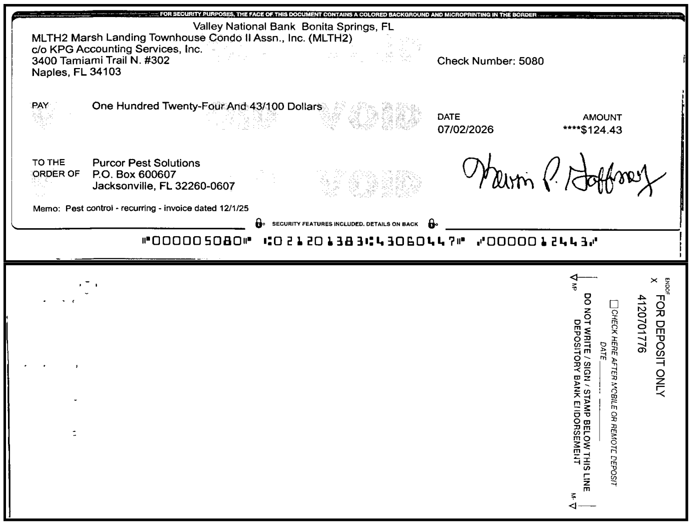
⑈000005082⑈ ⑆021201383⑆4306044 7⑈ ⑇0000087500⑇

9707000002398247/30/2026970700000239824
ITC-PC4309 - Back Office-610
Teller - RT# 272480678

ENDORSE CHECK HERE
X
☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT
DATE
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

07/31/2026 # 5082 $875.00



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

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: 5080

PAY One Hundred Twenty-Four And 43/100 Dollars

DATE 07/02/2026
AMOUNT ****$124.43

TO THE ORDER OF
Purcor Pest Solutions
P.O. Box 600607
Jacksonville, FL 32260-0607

Memo: Pest control - recurring - invoice dated 12/1/25

Kevin P. Hoffman

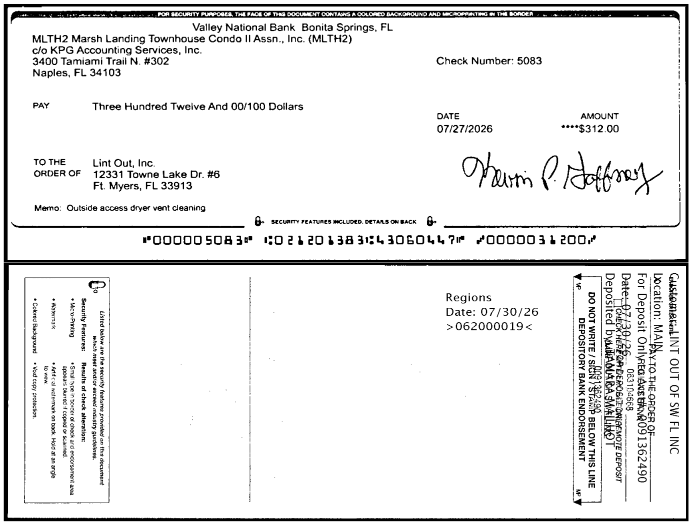
SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005080⑈ ⑆021201383⑆4306044 7⑈ ⑇0000012443⑇

ENDORSE
X
FOR DEPOSIT ONLY
4120701776
☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT
DATE

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/08/2026 # 5080 $124.43



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

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: 5083

PAY Three Hundred Twelve And 00/100 Dollars

DATE 07/27/2026
AMOUNT ****$312.00

TO THE ORDER OF
Lint Out, Inc.
12331 Towne Lake Dr. #6
Ft. Myers, FL 33913

Memo: Outside access dryer vent cleaning

Kevin P. Hoffman

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005083⑈ ⑆021201383⑆4306044 7⑈ ⑇0000031200⑇

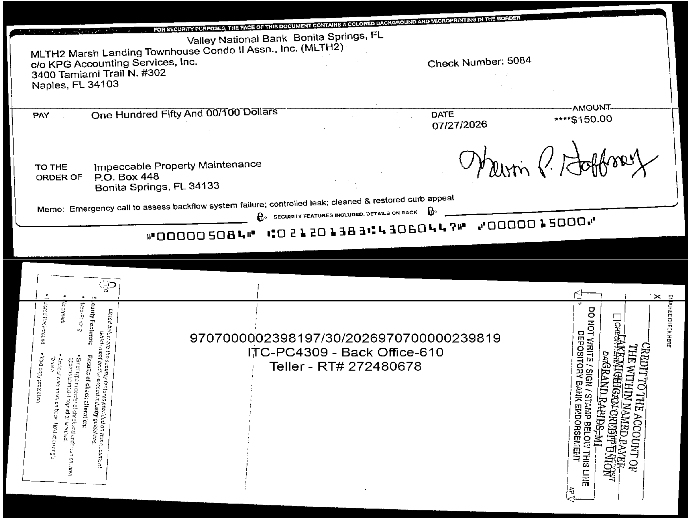
Regions
Date: 07/30/26
>062000019<

Customer: LINT OUT OF SW FL INC
Location: MAIN
For Deposit Only to Acct #0091362490
Date: 07/30/26
Deposited by: ALABAMA WALLIKOT
ENDORSE CHECK HERE
X
PAY TO THE ORDER OF
REGIONS BANK
063104668
0091362490
☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/31/2026 # 5083 $312.00

# Check Images for Account XXXXXX0447 (Continued)



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

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: 5084

PAY One Hundred Fifty And 00/100 Dollars

DATE 07/27/2026

AMOUNT ****$150.00

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

Memo: Emergency call to assess backflow system failure; controlled leak; cleaned & restored curb appeal

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005084⑈ ⑆021201383⑆43060447⑈ ⑈0000015000⑈

ENDORSE CHECK HERE

X

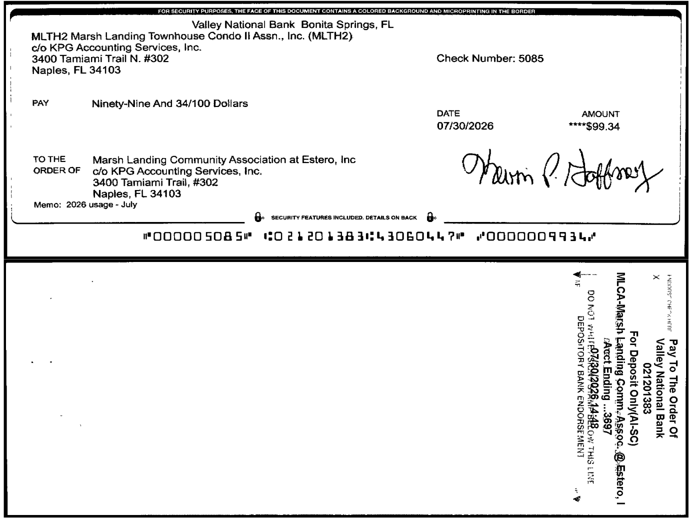
CREDIT TO THE ACCOUNT OF
THE WITHIN NAMED PAYEE
LAKE MICHIGAN CREDIT UNION
GRAND RAPIDS, MI

☐

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

9707000002398197/30/2026970700000239819
ITC-PC4309 - Back Office-610
Teller - RT# 272480678

07/31/2026 # 5084 $150.00



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

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: 5085

PAY Ninety-Nine And 34/100 Dollars

DATE 07/30/2026

AMOUNT ****$99.34

TO THE ORDER OF
Marsh Landing Community Association at Estero, Inc
c/o KPG Accounting Services, Inc.
3400 Tamiami Trail, #302
Naples, FL 34103

Memo: 2026 usage - July

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000005085⑈ ⑆021201383⑆43060447⑈ ⑈0000009934⑈

ENDORSE CHECK HERE

X

Pay To The Order Of
Valley National Bank
021201383
For Deposit Only(AI-SC)
MLCA-Marsh Landing Comm. Assoc. @ Estero, I
Acct Ending ...3697
07/30/2026 14:48

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

07/30/2026 # 5085 $99.34

## 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:** | June 30, 2026 |
| **Statement Ending:** | July 31, 2026 |
| **Page:** | 1 of 2 |

1 M0656BLK080126073930 17 000000000 1517 002

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 |
| Visit Us Online: | www.valley.com |
| Mail To: | 1720 Route 23, Wayne, NJ 07470 |

1517 0006424 0001-0002 1517

# Account Statement

## PROPERTY MANAGEMENT MMA - XXXXXX0455

### SUMMARY FOR THE PERIOD: 07/01/26 - 07/31/26

*MARSH LANDING TOWNHOUSE CONDO II ASSOC*

| Beginning Balance | | Deposits & Other Credits | | Withdrawals & Other Debits | | Ending Balance |
|---|---|---|---|---|---|---|
| $45,117.43 | + | $8,111.00 | - | $0.00 | = | $53,228.43 |

### TRANSACTIONS

| Date | Description | Withdrawals & Other Debits | Deposits & Other Credits | Balance |
|---|---|---|---|---|
| | Beginning Balance | | | $45,117.43 |
| 07/07 | ACH CREDIT<br>MLTH2 Marsh Land CincXfer 260707 C7198 | | $5,000.00 | $50,117.43 |
| 07/21 | ACH CREDIT<br>MLTH2 Marsh Land CincXfer 260721 C7329 | | $3,000.00 | $53,117.43 |
| 07/31 | INTEREST CREDIT | | $111.00 | $53,228.43 |
| **Ending Balance** | | | | **$53,228.43** |

### INTEREST RATE CALCULATIONS

| | | | |
|---|---|---|---|
| Avg. Stmt. Collected Balance | $50,214.00 | Annual % Yield Earned | 2.63% |
| Year-to-Date Interest Paid | $676.22 | Interest Paid | $111.00 |

### OVERDRAFT FEES

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

## To Reconcile Your Account

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**Balance Reconciliation**

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