



Financial Report Package

April 2026

Prepared for

**MLTH3 Marsh Landing Townhouse Condo. III
Assoc, Inc.**

KPG Accounting Services, Inc.

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
OPERATING			
10-1010-00-00 VNB OP 3727	\$ 23,076.73	\$ 13,328.01	\$ 9,748.72
Total OPERATING:	\$ 23,076.73	\$ 13,328.01	\$ 9,748.72
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 53.13	\$ (53.13)
14-1562-00-00 PPD Insurance	15,352.87	18,527.90	(3,175.03)
Total CURRENT ASSETS:	\$ 15,352.87	\$ 18,581.03	\$ (3,228.16)
Total Assets:	\$ 38,429.60	\$ 31,909.04	\$ 6,520.56
Liabilities & Equity			
20-2000-00-00 Accounts Payable	\$ 38.82	\$ 102.47	\$ (63.65)
20-2001-00-00 Insurance Loan Payable	14,791.84	14,791.84	-
20-2015-00-00 PPD Maint Fees	3,750.00	11,250.00	(7,500.00)
OPERATING EQUITY			
30-3900-00-00 Retained Earnings	\$ 3,185.64	\$ 3,185.64	\$ -
Total OPERATING EQUITY:	\$ 3,185.64	\$ 3,185.64	\$ -
Net Income / (Loss)	\$ 16,663.30	\$ 2,579.09	\$ 14,084.21
Total Liabilities & Equity:	\$ 38,429.60	\$ 31,909.04	\$ 6,520.56

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
RESERVES			
12-1210-00-00 VNB RSV 2153	\$ 42,786.76	\$ 39,448.20	\$ 3,338.56
Total RESERVES:	\$ 42,786.76	\$ 39,448.20	\$ 3,338.56
Total Assets:	\$ 42,786.76	\$ 39,448.20	\$ 3,338.56
Liabilities & Equity			
RESERVE EQUITY			
25-2500-00-00 RSV - General	\$ 42,451.76	\$ 39,201.76	\$ 3,250.00
25-2599-00-00 Unallocated Interest	335.00	246.44	88.56
Total RESERVE EQUITY:	\$ 42,786.76	\$ 39,448.20	\$ 3,338.56
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 42,786.76	\$ 39,448.20	\$ 3,338.56

Balance Sheet

MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc.
End Date: 04/30/2026

Date: 5/11/2026
Time: 12:02 am
Page: 1

Assets		
OPERATING		
10-1010-00-00 VNB OP 3727	\$23,076.73	
Total OPERATING:		<u>\$23,076.73</u>
RESERVES		
12-1210-00-00 VNB RSV 2153	42,786.76	
Total RESERVES:		<u>\$42,786.76</u>
CURRENT ASSETS		
14-1562-00-00 PPD Insurance	15,352.87	
Total CURRENT ASSETS:		<u>\$15,352.87</u>
Total Assets:		<u><u>\$81,216.36</u></u>
Liabilities & Equity		
20-2000-00-00 Accounts Payable	38.82	
20-2001-00-00 Insurance Loan Payable	14,791.84	
20-2015-00-00 PPD Maint Fees	3,750.00	
RESERVE EQUITY		
25-2500-00-00 RSV - General	42,451.76	
25-2599-00-00 Unallocated Interest	335.00	
Total RESERVE EQUITY:		<u>\$42,786.76</u>
OPERATING EQUITY		
30-3900-00-00 Retained Earnings	3,185.64	
Total OPERATING EQUITY:		<u>\$3,185.64</u>
Net Income Gain / Loss	16,663.30	
		<u>\$16,663.30</u>
Total Liabilities & Equity:		<u><u>\$81,216.36</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,000.00	\$ 44,990.50	\$ 9.50	\$ 89,981.00
4025 Late Fees	-	-	-	53.13	-	53.13	-
TOTAL INCOME	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,053.13	\$ 44,990.50	\$ 62.63	\$ 89,981.00
TOTAL INCOME	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,053.13	\$ 44,990.50	\$ 62.63	\$ 89,981.00
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	265.22	265.25	0.03	1,060.88	1,061.00	0.12	3,183.00
5110 Accounting Services	234.58	234.58	-	1,233.32	938.32	(295.00)	2,815.00
TOTAL PROFESSIONAL FEES	\$ 499.80	\$ 499.83	\$ 0.03	\$ 2,294.20	\$ 1,999.32	(\$ 294.88)	\$ 5,998.00
ADMIN							
5400 Office Supplies	13.04	41.67	28.63	117.18	166.68	49.50	500.00
5465 Corp Annual Report	-	9.08	9.08	61.25	36.32	(24.93)	109.00
TOTAL ADMIN	\$ 13.04	\$ 50.75	\$ 37.71	\$ 178.43	\$ 203.00	\$ 24.57	\$ 609.00
INSURANCE							
5850 INS - Expense	1,937.03	2,393.50	456.47	7,748.12	9,574.00	1,825.88	28,722.00
5852 INS - Flood	1,238.00	1,497.75	259.75	4,952.00	5,991.00	1,039.00	17,973.00
5859 Insurance Appraisal	-	26.25	26.25	-	105.00	105.00	315.00
TOTAL INSURANCE	\$ 3,175.03	\$ 3,917.50	\$ 742.47	\$ 12,700.12	\$ 15,670.00	\$ 2,969.88	\$ 47,010.00
UTILITIES							
6040 Water/Sewer/Trash	771.10	750.00	(21.10)	3,055.24	3,000.00	(55.24)	9,000.00
6045 Irrigation Water	31.82	133.33	101.51	468.34	533.32	64.98	1,600.00
TOTAL UTILITIES	\$ 802.92	\$ 883.33	\$ 80.41	\$ 3,523.58	\$ 3,533.32	\$ 9.74	\$ 10,600.00
MAINTENANCE							
6005 Building	-	208.33	208.33	-	833.32	833.32	2,500.00
6012 Roof Maintenance	-	83.33	83.33	-	333.32	333.32	1,000.00
6014 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
6020 Fire Extinguisher Service	-	16.67	16.67	-	66.68	66.68	200.00
6030 Dryer Vent Cleaning	-	41.67	41.67	-	166.68	166.68	500.00
6040 Exterminating	-	72.00	72.00	240.00	288.00	48.00	864.00
TOTAL MAINTENANCE	\$ -	\$ 505.33	\$ 505.33	\$ 240.00	\$ 2,021.32	\$ 1,781.32	\$ 6,064.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	375.00	-	1,575.00	1,500.00	(75.00)	4,500.00
6110 Irrigation Repairs/Service	-	16.67	16.67	-	66.68	66.68	200.00
6120 Tree & Shrub Trimming	300.00	58.33	(241.67)	900.00	233.32	(666.68)	700.00
6130 Mulch/Pine Straw	-	66.67	66.67	478.50	266.68	(211.82)	800.00
6135 Sod/Plants Replacement	-	41.67	41.67	-	166.68	166.68	500.00
TOTAL LANDSCAPING/GROUNDS	\$ 675.00	\$ 558.34	(\$ 116.66)	\$ 2,953.50	\$ 2,233.36	(\$ 720.14)	\$ 6,700.00
TOTAL EXPENSES	\$ 5,165.79	\$ 6,415.08	\$ 1,249.29	\$ 21,889.83	\$ 25,660.32	\$ 3,770.49	\$ 76,981.00
NET ORDINARY INCOME	\$ 17,334.21	\$ 16,080.17	\$ 1,254.04	\$ 23,163.30	\$ 19,330.18	\$ 3,833.12	\$ 13,000.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	3,250.00	3,250.00	-	6,500.00	6,500.00	-	13,000.00
TOTAL RESERVE TRANSFER	\$ 3,250.00	\$ 3,250.00	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -	\$ 13,000.00
TOTAL EXPENSES	\$ 3,250.00	\$ 3,250.00	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -	\$ 13,000.00
NET OTHER INCOME	(\$ 3,250.00)	(\$ 3,250.00)	\$ -	(\$ 6,500.00)	(\$ 6,500.00)	\$ -	(\$ 13,000.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,000.00	\$ 44,990.50	\$ 9.50	\$ 89,981.00
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Total INCOME	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,053.13	\$ 44,990.50	\$62.63	\$ 89,981.00
Total OPERATING INCOME	\$ 22,500.00	\$ 22,495.25	\$ 4.75	\$ 45,053.13	\$ 44,990.50	\$ 62.63	\$ 89,981.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	265.22	265.25	0.03	1,060.88	1,061.00	0.12	3,183.00
5110-00-00 Accounting Services	234.58	234.58	-	1,233.32	938.32	(295.00)	2,815.00
Total PROFESSIONAL FEES	\$ 499.80	\$ 499.83	\$ 0.03	\$ 2,294.20	\$ 1,999.32	(\$294.88)	\$ 5,998.00
ADMIN							
5400-00-00 Office Supplies	13.04	41.67	28.63	117.18	166.68	49.50	500.00
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Total ADMIN	\$ 13.04	\$ 50.75	\$ 37.71	\$ 178.43	\$ 203.00	\$24.57	\$ 609.00
INSURANCE							
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5859-00-00 Insurance Appraisal	-	26.25	26.25	-	105.00	105.00	315.00
Total INSURANCE	\$ 3,175.03	\$ 3,917.50	\$ 742.47	\$ 12,700.12	\$ 15,670.00	\$2,969.88	\$ 47,010.00
UTILITIES							
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Total UTILITIES	\$ 802.92	\$ 883.33	\$ 80.41	\$ 3,523.58	\$ 3,533.32	\$9.74	\$ 10,600.00
MAINTENANCE							
6005-00-00 Building	-	208.33	208.33	-	833.32	833.32	2,500.00
6012-00-00 Roof Maintenance	-	83.33	83.33	-	333.32	333.32	1,000.00
6014-00-00 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
6020-00-00 Fire Extinguisher Service	-	16.67	16.67	-	66.68	66.68	200.00
6030-00-00 Dryer Vent Cleaning	-	41.67	41.67	-	166.68	166.68	500.00
6040-00-00 Exterminating	-	72.00	72.00	240.00	288.00	48.00	864.00
Total MAINTENANCE	\$ -	\$ 505.33	\$ 505.33	\$ 240.00	\$ 2,021.32	\$1,781.32	\$ 6,064.00
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	375.00	375.00	-	1,575.00	1,500.00	(75.00)	4,500.00
6110-00-00 Irrigation Repairs/Service	-	16.67	16.67	-	66.68	66.68	200.00
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6135-00-00 Sod/Plants Replacement	-	41.67	41.67	-	166.68	166.68	500.00
Total LANDSCAPING/GROUNDS	\$ 675.00	\$ 558.34	(\$ 116.66)	\$ 2,953.50	\$ 2,233.36	(\$720.14)	\$ 6,700.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	3,250.00	3,250.00	-	6,500.00	6,500.00	-	13,000.00
Total RESERVE TRANSFER	\$ 3,250.00	\$ 3,250.00	\$ -	\$ 6,500.00	\$ 6,500.00	\$0.00	\$ 13,000.00
Total OPERATING EXPENSE	\$ 8,415.79	\$ 9,665.08	\$ 1,249.29	\$ 28,389.83	\$ 32,160.32	\$ 3,770.49	\$ 89,981.00
Net Income:	\$ 14,084.21	\$ 12,830.17	\$ 1,254.04	\$ 16,663.30	\$ 12,830.18	\$ 3,833.12	\$ 0.00



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

Last Statement:
Statement Ending:
Page:

March 31, 2026
April 30, 2026
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1 M0656BLK050126065140 40 000000000 1140 004



MARSH LANDING TOWNHOUSE CONDO III ASSOC
C/O KPG ACCOUNTING 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

1140 0004890 0001-0004 1140

Account Statement

HOA BUSINESS CHECKING - XXXXXX3727

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

MARSH LANDING TOWNHOUSE CONDO III ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$13,778.01		\$15,053.13		\$5,754.41		\$23,076.73

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$13,778.01
04/02	ACH DEBIT	-\$265.22		\$13,512.79
	MLTH3 Marsh Land Vendor Pay 260402 16795			
04/02	ACH DEBIT	-\$6.04		\$13,506.75
	MLTH3 Marsh Land Vendor Pay 260402 16886			
04/02	ACH DEBIT	-\$234.58		\$13,272.17
	MLTH3 Marsh Land Vendor Pay 260402 16887			
04/02	CHECK 10158	-\$450.00		\$12,822.17
04/03	CHECK 10159	-\$34.22		\$12,787.95
04/06	ACH CREDIT		\$13,125.00	\$25,912.95
	MLTH3 Marsh Land ASSN DUES 260406			
04/06	ACH DEBIT	-\$68.25		\$25,844.70
	MLTH3 Marsh Land Vendor Pay 260406 17075			
04/13	LOCK BOX DEPOSIT		\$1,086.35	\$26,931.05
04/13	ACH DEBIT	-\$3,250.00		\$23,681.05
	MLTH3 Marsh Land CincXfer 260413 D6933			
04/14	LOCK BOX DEPOSIT		\$841.78	\$24,522.83
04/16	ACH DEBIT	-\$120.04		\$24,402.79
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$126.71		\$24,276.08
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$127.54		\$24,148.54
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$129.21		\$24,019.33
	BONITA SPRINGS U A/R 260416			
04/16	ACH DEBIT	-\$130.88		\$23,888.45





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
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$136.72		\$23,751.73
04/23	BONITA SPRINGS U A/R 260416 CHECK 10160	-\$300.00		\$23,451.73
04/27	CHECK 10161	-\$375.00		\$23,076.73
Ending Balance				\$23,076.73

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
04/02	10158	\$450.00	04/23	10160	\$300.00
04/03	10159	\$34.22	04/27	10161	\$375.00

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

OVERDRAFT FEES

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

1140 0004891 0002-0004 1140





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

Account Number:
Statement Date:
Page :

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04/30/2026
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Check Images for Account XXXXXX3727

1140 0004892 0003-0004 1140

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

Valley National Bank Bonita Springs, FL
MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc. (MLTH3)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10158

PAY Four Hundred Fifty And 00/100 Dollars

DATE 03/27/2026 AMOUNT ****\$450.00

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

Memo: Multiple Invoices

9587000001507194/1/2026958700000150719
ITC-PC4310 - Back Office-610
Teller - RT# 272480678

04/02/2026 # 10158 \$450.00

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

Valley National Bank Bonita Springs, FL
MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc. (MLTH3)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10160

PAY Three Hundred And 00/100 Dollars

DATE 04/20/2026 AMOUNT ****\$300.00

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

Memo: Area palm push back from door

9608000001475154/22/2026960800000147515
ITC-PC4310 - Back Office-610
Teller - RT# 272480678

04/23/2026 # 10160 \$300.00

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

Valley National Bank Bonita Springs, FL
MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc. (MLTH3)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10159

PAY Thirty-Four And 22/100 Dollars

DATE 04/03/2026 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

9610000002345954/24/2026961000000234595
ITC-PC4310 - Back Office-610
Teller - RT# 272480678

04/03/2026 # 10159 \$34.22

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

Valley National Bank Bonita Springs, FL
MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc. (MLTH3)
c/o KPG Accounting Services
3400 Tamiami Trail N. #302
Naples, FL 34103

Check Number: 10161

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 04/21/2026 AMOUNT ****\$375.00

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

Memo: Monthly service - April

9610000002345954/24/2026961000000234595
ITC-PC4310 - Back Office-610
Teller - RT# 272480678

04/27/2026 # 10161 \$375.00





Account Number:

XXXXXX3727

Statement Date:

04/30/2026

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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. 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.

1140 0004893 0004-0004 1140





Last Statement:
Statement Ending:
Page:

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

1 M0656BLK050126065140 95 000000000 2295 002



MARSH LANDING TOWNHOUSE CONDO III ASSOC
C/O KPG ACCOUNTING 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

2295 0008920 0001-0002 2295

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX2153

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

MARSH LANDING TOWNHOUSE CONDO III ASSOC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$39,448.20		\$3,338.56		\$0.00		\$42,786.76

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$39,448.20
04/13	ACH CREDIT MLTH3 Marsh Land CincXfer 260413 C6933		\$3,250.00	\$42,698.20
04/30	INTEREST CREDIT		\$88.56	\$42,786.76
Ending Balance				\$42,786.76

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$41,398.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$335.00	Interest Paid	\$88.56

OVERDRAFT FEES



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





Account Number:

XXXXXX2153

Statement Date:

04/30/2026

Page :

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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. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

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



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