



## **Financial Report Package**

**July 2026**

**Prepared for**

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

**KPG Accounting Services, Inc.**

|                                         | Current<br>Balance at<br>7/31/2026 | Prior Month<br>Balance at<br>06/30/2026 | Change                |
|-----------------------------------------|------------------------------------|-----------------------------------------|-----------------------|
| <b>Assets</b>                           |                                    |                                         |                       |
| <b>OPERATING</b>                        |                                    |                                         |                       |
| 10-1010-00-00    VNB OP 3727            | \$ 11,041.48                       | \$ 19,001.81                            | \$ (7,960.33)         |
| <b>Total OPERATING:</b>                 | <b>\$ 11,041.48</b>                | <b>\$ 19,001.81</b>                     | <b>\$ (7,960.33)</b>  |
| <b>CURRENT ASSETS</b>                   |                                    |                                         |                       |
| 14-1562-00-00    PPD Insurance          | \$ 21,659.16                       | \$ 24,931.44                            | \$ (3,272.28)         |
| <b>Total CURRENT ASSETS:</b>            | <b>\$ 21,659.16</b>                | <b>\$ 24,931.44</b>                     | <b>\$ (3,272.28)</b>  |
| <b>Total Assets:</b>                    | <b>\$ 32,700.64</b>                | <b>\$ 43,933.25</b>                     | <b>\$ (11,232.61)</b> |
| <b>Liabilities &amp; Equity</b>         |                                    |                                         |                       |
| 20-2000-00-00    Accounts Payable       | \$ 99.34                           | \$ 176.83                               | \$ (77.49)            |
| 20-2001-00-00    Insurance Loan Payable | 6,843.17                           | 26,588.53                               | (19,745.36)           |
| 20-2015-00-00    PPD Maint Fees         | 1,875.00                           | 7,500.00                                | (5,625.00)            |
| <b>OPERATING EQUITY</b>                 |                                    |                                         |                       |
| 30-3900-00-00    Retained Earnings      | \$ 3,185.64                        | \$ 3,185.64                             | \$ -                  |
| <b>Total OPERATING EQUITY:</b>          | <b>\$ 3,185.64</b>                 | <b>\$ 3,185.64</b>                      | <b>\$ -</b>           |
| <b>Net Income / (Loss)</b>              | <b>\$ 20,697.49</b>                | <b>\$ 6,482.25</b>                      | <b>\$ 14,215.24</b>   |
| <b>Total Liabilities &amp; Equity:</b>  | <b>\$ 32,700.64</b>                | <b>\$ 43,933.25</b>                     | <b>\$ (11,232.61)</b> |

|                                        | Current<br>Balance at<br>7/31/2026 | Prior Month<br>Balance at<br>06/30/2026 | Change                       |
|----------------------------------------|------------------------------------|-----------------------------------------|------------------------------|
| <b>Assets</b>                          |                                    |                                         |                              |
| <b>RESERVES</b>                        |                                    |                                         |                              |
| 12-1210-00-00    VNB RSV 2153          | \$         46,322.47               | \$         42,973.07                    | \$         3,349.40          |
| <b>Total RESERVES:</b>                 | <b>\$         46,322.47</b>        | <b>\$         42,973.07</b>             | <b>\$         3,349.40</b>   |
| <b>Total Assets:</b>                   | <b>\$         46,322.47</b>        | <b>\$         42,973.07</b>             | <b>\$         3,349.40</b>   |
| <b>Liabilities &amp; Equity</b>        |                                    |                                         |                              |
| <b>RESERVE EQUITY</b>                  |                                    |                                         |                              |
| 25-2500-00-00    RSV - General         | \$         45,701.76               | \$         42,451.76                    | \$         3,250.00          |
| 25-2599-00-00    Unallocated Interest  | 620.71                             | 521.31                                  | 99.40                        |
| <b>Total RESERVE EQUITY:</b>           | <b>\$         46,322.47</b>        | <b>\$         42,973.07</b>             | <b>\$         3,349.40</b>   |
| <b>Net Income / (Loss)</b>             | <b>\$                  -</b>       | <b>\$                  -</b>            | <b>\$                  -</b> |
| <b>Total Liabilities &amp; Equity:</b> | <b>\$         46,322.47</b>        | <b>\$         42,973.07</b>             | <b>\$         3,349.40</b>   |

# Balance Sheet

MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc.  
End Date: 07/31/2026

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

## Assets

### OPERATING

10-1010-00-00 VNB OP 3727 \$11,041.48

Total OPERATING:

\$11,041.48

### RESERVES

12-1210-00-00 VNB RSV 2153 46,322.47

Total RESERVES:

\$46,322.47

### CURRENT ASSETS

14-1562-00-00 PPD Insurance 21,659.16

Total CURRENT ASSETS:

\$21,659.16

**Total Assets:**

**\$79,023.11**

## Liabilities & Equity

20-2000-00-00 Accounts Payable 99.34

20-2001-00-00 Insurance Loan Payable 6,843.17

20-2015-00-00 PPD Maint Fees 1,875.00

### RESERVE EQUITY

25-2500-00-00 RSV - General 45,701.76

25-2599-00-00 Unallocated Interest 620.71

Total RESERVE EQUITY:

\$46,322.47

### OPERATING EQUITY

30-3900-00-00 Retained Earnings 3,185.64

Total OPERATING EQUITY:

\$3,185.64

Net Income Gain / Loss 20,697.49

\$20,697.49

**Total Liabilities & Equity:**

**\$79,023.11**

| Description                      | Current Period       |                      |                    | Year-to-date         |                      |                    | Annual                |
|----------------------------------|----------------------|----------------------|--------------------|----------------------|----------------------|--------------------|-----------------------|
|                                  | Actual               | Budget               | Variance           | Actual               | Budget               | Variance           | Budget                |
| <b>INCOME</b>                    |                      |                      |                    |                      |                      |                    |                       |
| <b>INCOME</b>                    |                      |                      |                    |                      |                      |                    |                       |
| 4000 Quarterly Assessments       | \$ 22,500.00         | \$ 22,495.25         | \$ 4.75            | \$ 67,500.00         | \$ 67,485.75         | \$ 14.25           | \$ 89,981.00          |
| 4025 Late Fees                   | -                    | -                    | -                  | 53.13                | -                    | 53.13              | -                     |
| <b>TOTAL INCOME</b>              | <b>\$ 22,500.00</b>  | <b>\$ 22,495.25</b>  | <b>\$ 4.75</b>     | <b>\$ 67,553.13</b>  | <b>\$ 67,485.75</b>  | <b>\$ 67.38</b>    | <b>\$ 89,981.00</b>   |
| <b>TOTAL INCOME</b>              | <b>\$ 22,500.00</b>  | <b>\$ 22,495.25</b>  | <b>\$ 4.75</b>     | <b>\$ 67,553.13</b>  | <b>\$ 67,485.75</b>  | <b>\$ 67.38</b>    | <b>\$ 89,981.00</b>   |
| <b>EXPENSES</b>                  |                      |                      |                    |                      |                      |                    |                       |
| <b>PROFESSIONAL FEES</b>         |                      |                      |                    |                      |                      |                    |                       |
| 5000 Management Fees             | 265.22               | 265.25               | 0.03               | 1,856.54             | 1,856.75             | 0.21               | 3,183.00              |
| 5110 Accounting Services         | 234.58               | 234.58               | -                  | 1,937.06             | 1,642.06             | ( 295.00)          | 2,815.00              |
| <b>TOTAL PROFESSIONAL FEES</b>   | <b>\$ 499.80</b>     | <b>\$ 499.83</b>     | <b>\$ 0.03</b>     | <b>\$ 3,793.60</b>   | <b>\$ 3,498.81</b>   | <b>(\$ 294.79)</b> | <b>\$ 5,998.00</b>    |
| <b>ADMIN</b>                     |                      |                      |                    |                      |                      |                    |                       |
| 5400 Office Supplies             | 19.79                | 41.67                | 21.88              | 182.98               | 291.69               | 108.71             | 500.00                |
| 5465 Corp Annual Report          | -                    | 9.08                 | 9.08               | 61.25                | 63.56                | 2.31               | 109.00                |
| <b>TOTAL ADMIN</b>               | <b>\$ 19.79</b>      | <b>\$ 50.75</b>      | <b>\$ 30.96</b>    | <b>\$ 244.23</b>     | <b>\$ 355.25</b>     | <b>\$ 111.02</b>   | <b>\$ 609.00</b>      |
| <b>INSURANCE</b>                 |                      |                      |                    |                      |                      |                    |                       |
| 5850 INS - Expense               | 1,937.03             | 2,393.50             | 456.47             | 13,559.21            | 16,754.50            | 3,195.29           | 28,722.00             |
| 5852 INS - Flood                 | 1,335.25             | 1,497.75             | 162.50             | 8,857.55             | 10,484.25            | 1,626.70           | 17,973.00             |
| 5859 Insurance Appraisal         | -                    | 26.25                | 26.25              | -                    | 183.75               | 183.75             | 315.00                |
| <b>TOTAL INSURANCE</b>           | <b>\$ 3,272.28</b>   | <b>\$ 3,917.50</b>   | <b>\$ 645.22</b>   | <b>\$ 22,416.76</b>  | <b>\$ 27,422.50</b>  | <b>\$ 5,005.74</b> | <b>\$ 47,010.00</b>   |
| <b>UTILITIES</b>                 |                      |                      |                    |                      |                      |                    |                       |
| 6040 Water/Sewer/Trash           | 688.55               | 750.00               | 61.45              | 5,184.25             | 5,250.00             | 65.75              | 9,000.00              |
| 6045 Irrigation Water            | 99.34                | 133.33               | 33.99              | 891.30               | 933.31               | 42.01              | 1,600.00              |
| <b>TOTAL UTILITIES</b>           | <b>\$ 787.89</b>     | <b>\$ 883.33</b>     | <b>\$ 95.44</b>    | <b>\$ 6,075.55</b>   | <b>\$ 6,183.31</b>   | <b>\$ 107.76</b>   | <b>\$ 10,600.00</b>   |
| <b>MAINTENANCE</b>               |                      |                      |                    |                      |                      |                    |                       |
| 6005 Building                    | -                    | 208.33               | 208.33             | -                    | 1,458.31             | 1,458.31           | 2,500.00              |
| 6012 Roof Maintenance            | -                    | 83.33                | 83.33              | -                    | 583.31               | 583.31             | 1,000.00              |
| 6014 Contingency                 | -                    | 83.33                | 83.33              | -                    | 583.31               | 583.31             | 1,000.00              |
| 6020 Fire Extinguisher Service   | -                    | 16.67                | 16.67              | -                    | 116.69               | 116.69             | 200.00                |
| 6030 Dryer Vent Cleaning         | -                    | 41.67                | 41.67              | 312.00               | 291.69               | ( 20.31)           | 500.00                |
| 6040 Exterminating               | 80.00                | 72.00                | ( 8.00)            | 560.00               | 504.00               | ( 56.00)           | 864.00                |
| <b>TOTAL MAINTENANCE</b>         | <b>\$ 80.00</b>      | <b>\$ 505.33</b>     | <b>\$ 425.33</b>   | <b>\$ 872.00</b>     | <b>\$ 3,537.31</b>   | <b>\$ 2,665.31</b> | <b>\$ 6,064.00</b>    |
| <b>LANDSCAPING/GROUNDS</b>       |                      |                      |                    |                      |                      |                    |                       |
| 6100 Landscape                   | 375.00               | 375.00               | -                  | 2,325.00             | 2,625.00             | 300.00             | 4,500.00              |
| 6110 Irrigation Repairs/Service  | -                    | 16.67                | 16.67              | -                    | 116.69               | 116.69             | 200.00                |
| 6120 Tree & Shrub Trimming       | -                    | 58.33                | 58.33              | 900.00               | 408.31               | ( 491.69)          | 700.00                |
| 6130 Mulch/Pine Straw            | -                    | 66.67                | 66.67              | 478.50               | 466.69               | ( 11.81)           | 800.00                |
| 6135 Sod/Plants Replacement      | -                    | 41.67                | 41.67              | -                    | 291.69               | 291.69             | 500.00                |
| <b>TOTAL LANDSCAPING/GROUNDS</b> | <b>\$ 375.00</b>     | <b>\$ 558.34</b>     | <b>\$ 183.34</b>   | <b>\$ 3,703.50</b>   | <b>\$ 3,908.38</b>   | <b>\$ 204.88</b>   | <b>\$ 6,700.00</b>    |
| <b>TOTAL EXPENSES</b>            | <b>\$ 5,034.76</b>   | <b>\$ 6,415.08</b>   | <b>\$ 1,380.32</b> | <b>\$ 37,105.64</b>  | <b>\$ 44,905.56</b>  | <b>\$ 7,799.92</b> | <b>\$ 76,981.00</b>   |
| <b>NET ORDINARY INCOME</b>       | <b>\$ 17,465.24</b>  | <b>\$ 16,080.17</b>  | <b>\$ 1,385.07</b> | <b>\$ 30,447.49</b>  | <b>\$ 22,580.19</b>  | <b>\$ 7,867.30</b> | <b>\$ 13,000.00</b>   |
| <b>EXPENSES</b>                  |                      |                      |                    |                      |                      |                    |                       |
| <b>RESERVE TRANSFER</b>          |                      |                      |                    |                      |                      |                    |                       |
| 9010 Reserve Contribution        | 3,250.00             | 3,250.00             | -                  | 9,750.00             | 9,750.00             | -                  | 13,000.00             |
| <b>TOTAL RESERVE TRANSFER</b>    | <b>\$ 3,250.00</b>   | <b>\$ 3,250.00</b>   | <b>\$ -</b>        | <b>\$ 9,750.00</b>   | <b>\$ 9,750.00</b>   | <b>\$ -</b>        | <b>\$ 13,000.00</b>   |
| <b>TOTAL EXPENSES</b>            | <b>\$ 3,250.00</b>   | <b>\$ 3,250.00</b>   | <b>\$ -</b>        | <b>\$ 9,750.00</b>   | <b>\$ 9,750.00</b>   | <b>\$ -</b>        | <b>\$ 13,000.00</b>   |
| <b>NET OTHER INCOME</b>          | <b>(\$ 3,250.00)</b> | <b>(\$ 3,250.00)</b> | <b>\$ -</b>        | <b>(\$ 9,750.00)</b> | <b>(\$ 9,750.00)</b> | <b>\$ -</b>        | <b>(\$ 13,000.00)</b> |

| 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     | \$ 67,500.00 | \$ 67,485.75 | \$ 14.25    | \$ 89,981.00  |
| 4025-00-00 Late Fees                  | -              | -            | -           | 53.13        | -            | 53.13       | -             |
| Total INCOME                          | \$ 22,500.00   | \$ 22,495.25 | \$ 4.75     | \$ 67,553.13 | \$ 67,485.75 | \$67.38     | \$ 89,981.00  |
| Total OPERATING INCOME                | \$ 22,500.00   | \$ 22,495.25 | \$ 4.75     | \$ 67,553.13 | \$ 67,485.75 | \$ 67.38    | \$ 89,981.00  |
| OPERATING EXPENSE                     |                |              |             |              |              |             |               |
| PROFESSIONAL FEES                     |                |              |             |              |              |             |               |
| 5000-00-00 Management Fees            | 265.22         | 265.25       | 0.03        | 1,856.54     | 1,856.75     | 0.21        | 3,183.00      |
| 5110-00-00 Accounting Services        | 234.58         | 234.58       | -           | 1,937.06     | 1,642.06     | ( 295.00)   | 2,815.00      |
| Total PROFESSIONAL FEES               | \$ 499.80      | \$ 499.83    | \$ 0.03     | \$ 3,793.60  | \$ 3,498.81  | (\$294.79)  | \$ 5,998.00   |
| ADMIN                                 |                |              |             |              |              |             |               |
| 5400-00-00 Office Supplies            | 19.79          | 41.67        | 21.88       | 182.98       | 291.69       | 108.71      | 500.00        |
| 5465-00-00 Corp Annual Report         | -              | 9.08         | 9.08        | 61.25        | 63.56        | 2.31        | 109.00        |
| Total ADMIN                           | \$ 19.79       | \$ 50.75     | \$ 30.96    | \$ 244.23    | \$ 355.25    | \$111.02    | \$ 609.00     |
| INSURANCE                             |                |              |             |              |              |             |               |
| 5850-00-00 INS - Expense              | 1,937.03       | 2,393.50     | 456.47      | 13,559.21    | 16,754.50    | 3,195.29    | 28,722.00     |
| 5852-00-00 INS - Flood                | 1,335.25       | 1,497.75     | 162.50      | 8,857.55     | 10,484.25    | 1,626.70    | 17,973.00     |
| 5859-00-00 Insurance Appraisal        | -              | 26.25        | 26.25       | -            | 183.75       | 183.75      | 315.00        |
| Total INSURANCE                       | \$ 3,272.28    | \$ 3,917.50  | \$ 645.22   | \$ 22,416.76 | \$ 27,422.50 | \$5,005.74  | \$ 47,010.00  |
| UTILITIES                             |                |              |             |              |              |             |               |
| 6040-00-00 Water/Sewer/Trash          | 688.55         | 750.00       | 61.45       | 5,184.25     | 5,250.00     | 65.75       | 9,000.00      |
| 6045-00-00 Irrigation Water           | 99.34          | 133.33       | 33.99       | 891.30       | 933.31       | 42.01       | 1,600.00      |
| Total UTILITIES                       | \$ 787.89      | \$ 883.33    | \$ 95.44    | \$ 6,075.55  | \$ 6,183.31  | \$107.76    | \$ 10,600.00  |
| MAINTENANCE                           |                |              |             |              |              |             |               |
| 6005-00-00 Building                   | -              | 208.33       | 208.33      | -            | 1,458.31     | 1,458.31    | 2,500.00      |
| 6012-00-00 Roof Maintenance           | -              | 83.33        | 83.33       | -            | 583.31       | 583.31      | 1,000.00      |
| 6014-00-00 Contingency                | -              | 83.33        | 83.33       | -            | 583.31       | 583.31      | 1,000.00      |
| 6020-00-00 Fire Extinguisher Service  | -              | 16.67        | 16.67       | -            | 116.69       | 116.69      | 200.00        |
| 6030-00-00 Dryer Vent Cleaning        | -              | 41.67        | 41.67       | 312.00       | 291.69       | ( 20.31)    | 500.00        |
| 6040-00-00 Exterminating              | 80.00          | 72.00        | ( 8.00)     | 560.00       | 504.00       | ( 56.00)    | 864.00        |
| Total MAINTENANCE                     | \$ 80.00       | \$ 505.33    | \$ 425.33   | \$ 872.00    | \$ 3,537.31  | \$2,665.31  | \$ 6,064.00   |
| LANDSCAPING/GROUNDS                   |                |              |             |              |              |             |               |
| 6100-00-00 Landscape                  | 375.00         | 375.00       | -           | 2,325.00     | 2,625.00     | 300.00      | 4,500.00      |
| 6110-00-00 Irrigation Repairs/Service | -              | 16.67        | 16.67       | -            | 116.69       | 116.69      | 200.00        |
| 6120-00-00 Tree & Shrub Trimming      | -              | 58.33        | 58.33       | 900.00       | 408.31       | ( 491.69)   | 700.00        |
| 6130-00-00 Mulch/Pine Straw           | -              | 66.67        | 66.67       | 478.50       | 466.69       | ( 11.81)    | 800.00        |
| 6135-00-00 Sod/Plants Replacement     | -              | 41.67        | 41.67       | -            | 291.69       | 291.69      | 500.00        |
| Total LANDSCAPING/GROUNDS             | \$ 375.00      | \$ 558.34    | \$ 183.34   | \$ 3,703.50  | \$ 3,908.38  | \$204.88    | \$ 6,700.00   |
| RESERVE TRANSFER                      |                |              |             |              |              |             |               |
| 9010-00-00 Reserve Contribution       | 3,250.00       | 3,250.00     | -           | 9,750.00     | 9,750.00     | -           | 13,000.00     |
| Total RESERVE TRANSFER                | \$ 3,250.00    | \$ 3,250.00  | \$ -        | \$ 9,750.00  | \$ 9,750.00  | \$0.00      | \$ 13,000.00  |
| Total OPERATING EXPENSE               | \$ 8,284.76    | \$ 9,665.08  | \$ 1,380.32 | \$ 46,855.64 | \$ 54,655.56 | \$ 7,799.92 | \$ 89,981.00  |
| Net Income:                           | \$ 14,215.24   | \$ 12,830.17 | \$ 1,385.07 | \$ 20,697.49 | \$ 12,830.19 | \$ 7,867.30 | \$ 0.00       |

# Payables Aging Report

MLTH3 Marsh Landing Townhouse Condo. III Assoc, Inc.

As Of 7/31/2026

Date: 8/7/2026

Time: 12:01 am

Page: 1

| Vendor                                             |            |                   | Current            | Over 30 | Over 60 | Over 90 | Balance |
|----------------------------------------------------|------------|-------------------|--------------------|---------|---------|---------|---------|
| Marsh Landing Community Association at Estero, Inc |            |                   |                    |         |         |         |         |
| Invoice #                                          | Date       | Check Memo        |                    |         |         |         |         |
| MLCA03                                             | 07/28/2026 | 2026 usage - July | \$99.34            | \$0.00  | \$0.00  | \$0.00  |         |
| 7/28/26                                            |            |                   |                    |         |         |         |         |
| GL Account                                         | Amount     | Paid              | Description        |         |         |         |         |
| 58-6045-00-00                                      | \$99.34    | \$0.00            | Water - Irrigation |         |         |         |         |
|                                                    |            |                   |                    | \$99.34 | \$0.00  | \$0.00  | \$0.00  |
|                                                    |            |                   |                    | \$99.34 | \$0.00  | \$0.00  | \$99.34 |
| Totals:                                            |            |                   |                    | \$99.34 | \$0.00  | \$0.00  | \$0.00  |



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

Last Statement:  
Statement Ending:  
Page:

June 30, 2026  
July 31, 2026  
1 of 4

1 M0656BLK080126073930 59 000000000 1159 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](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX3727

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

MARSH LANDING TOWNHOUSE CONDO III ASSOC

|                   |   |                          |   |                            |   |                |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$19,313.81       |   | \$16,875.00              |   | \$25,147.33                |   | \$11,041.48    |

### TRANSACTIONS

| Date  | Description                                            | Withdrawals & Other Debits | Deposits & Other Credits | Balance     |
|-------|--------------------------------------------------------|----------------------------|--------------------------|-------------|
|       | Beginning Balance                                      |                            |                          | \$19,313.81 |
| 07/01 | ACH DEBIT<br>IPFS877-674-3076 IPFSPMTFLS 260701 303883 | -\$2,113.12                |                          | \$17,200.69 |
| 07/02 | ACH DEBIT<br>MLTH3 Marsh Land Vendor Pay 260702 19214  | -\$7.25                    |                          | \$17,193.44 |
| 07/02 | ACH DEBIT<br>MLTH3 Marsh Land Vendor Pay 260702 19139  | -\$234.58                  |                          | \$16,958.86 |
| 07/02 | ACH DEBIT<br>MLTH3 Marsh Land Vendor Pay 260702 19075  | -\$265.22                  |                          | \$16,693.64 |
| 07/02 | CHECK 10167                                            | -\$169.58                  |                          | \$16,524.06 |
| 07/06 | CHECK 10166                                            | -\$312.00                  |                          | \$16,212.06 |
| 07/07 | ACH CREDIT<br>MLTH3 Marsh Land ASSN DUES 260707        |                            | \$13,125.00              | \$29,337.06 |
| 07/09 | LOCK BOX DEPOSIT                                       |                            | \$1,875.00               | \$31,212.06 |
| 07/13 | LOCK BOX DEPOSIT                                       |                            | \$1,875.00               | \$33,087.06 |
| 07/13 | ACH DEBIT<br>MLTH3 Marsh Land CincXfer 260713 D7222    | -\$3,250.00                |                          | \$29,837.06 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716               | -\$122.54                  |                          | \$29,714.52 |
| 07/16 | ACH DEBIT<br>MLTH3 Marsh Land Vendor Pay 260716 19386  | -\$6.04                    |                          | \$29,708.48 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716               | -\$91.69                   |                          | \$29,616.79 |
| 07/16 | ACH DEBIT<br>BONITA SPRINGS U A/R 260716               | -\$112.53                  |                          | \$29,504.26 |
| 07/16 | ACH DEBIT                                              | -\$115.87                  |                          | \$29,388.39 |





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

Account Number:  
Statement Date:  
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#### TRANSACTIONS (continued)

| Date           | Description                                              | Withdrawals &<br>Other Debits | Deposits &<br>Other Credits | Balance     |
|----------------|----------------------------------------------------------|-------------------------------|-----------------------------|-------------|
| 07/16          | BONITA SPRINGS U A/R 260716<br>ACH DEBIT                 | -\$120.87                     |                             | \$29,267.52 |
| 07/16          | BONITA SPRINGS U A/R 260716<br>ACH DEBIT                 | -\$125.05                     |                             | \$29,142.47 |
| 07/16          | BONITA SPRINGS U A/R 260716<br>ACH DEBIT                 | -\$1,456.63                   |                             | \$27,685.84 |
| 07/28          | IPFS877-674-3076 IPFSPMTFLS 260716 327461<br>ACH DEBIT   | -\$14,062.49                  |                             | \$13,623.35 |
| 07/28          | IPFS877-674-3076 IPFSPMTFLS 260728 327461<br>CHECK 10168 | -\$80.00                      |                             | \$13,543.35 |
| 07/31          | ACH DEBIT                                                | -\$13.75                      |                             | \$13,529.60 |
| 07/31          | MLTH3 Marsh Land Vendor Pay 260731 19482<br>ACH DEBIT    | -\$2,113.12                   |                             | \$11,416.48 |
| 07/31          | IPFS877-674-3076 IPFSPMTFLS 260731 303883<br>CHECK 10169 | -\$375.00                     |                             | \$11,041.48 |
| Ending Balance |                                                          |                               |                             | \$11,041.48 |

#### CHECKS IN ORDER

| Date  | Number | Amount   | Date  | Number | Amount   |
|-------|--------|----------|-------|--------|----------|
| 07/06 | 10166  | \$312.00 | 07/28 | 10168  | \$80.00  |
| 07/02 | 10167  | \$169.58 | 07/31 | 10169  | \$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              |





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

Account Number:  
Statement Date:  
Page :

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### Check Images for Account XXXXXX3727

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: 10166

PAY Three Hundred Twelve And 00/100 Dollars

DATE 06/29/2026

AMOUNT \*\*\*\$312.00

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

Memo: Outside access dryer vent cleaning

Regions  
Date: 07/02/26  
> 062000019<

Signature: Kevin P. Hitting

07/06/2026 # 10166 \$312.00

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: 10168

PAY Eighty And 00/100 Dollars

DATE 07/15/2026

AMOUNT \*\*\*\$80.00

TO THE ORDER OF Massey Services Inc.  
PO Box 547668  
Orlando, FL 32854-7668

Memo: Condo pest prevention

Regions  
Date: 07/02/26  
> 062000019<

Signature: Kevin P. Hitting

07/28/2026 # 10168 \$80.00

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: 10167

PAY One Hundred Sixty-Nine And 58/100 Dollars

DATE 07/01/2026

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 - July

Regions  
Date: 07/02/26  
> 062000019<

Signature: Kevin P. Hitting

07/02/2026 # 10167 \$169.58

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: 10169

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 07/27/2026

AMOUNT \*\*\*\$375.00

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

Memo: Monthly service - July

Regions  
Date: 07/02/26  
> 062000019<

Signature: Kevin P. Hitting

07/31/2026 # 10169 \$375.00





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

Account Number:

XXXXXX3727

Statement Date:

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### To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

#### Balance Reconciliation

|                                                                            |  |
|----------------------------------------------------------------------------|--|
| 1 Enter ending statement balance                                           |  |
| 2 Add deposits recorded in your checkbook but not shown on this statement. |  |
| 3 Total (1 plus 2 above)                                                   |  |
| 4 Subtract total check(s) outstanding                                      |  |
| 5 Balance (3 less 4 should equal checkbook balance)                        |  |

### Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

### In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

#### A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](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.**





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

Last Statement:  
Statement Ending:  
Page:

June 30, 2026  
July 31, 2026  
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1 M0656BLK080126073930 04 000000000 2304 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](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX2153

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

MARSH LANDING TOWNHOUSE CONDO III ASSOC

|                   |   |                          |   |                            |   |                |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$42,973.07       |   | \$3,349.40               |   | \$0.00                     |   | \$46,322.47    |

### TRANSACTIONS

| Date           | Description                            | Withdrawals & Other Debits | Deposits & Other Credits | Balance     |
|----------------|----------------------------------------|----------------------------|--------------------------|-------------|
|                | Beginning Balance                      |                            |                          | \$42,973.07 |
| 07/13          | ACH CREDIT                             |                            | \$3,250.00               | \$46,223.07 |
|                | MLTH3 Marsh Land CincXfer 260713 C7222 |                            |                          |             |
| 07/31          | INTEREST CREDIT                        |                            | \$99.40                  | \$46,322.47 |
| Ending Balance |                                        |                            |                          | \$46,322.47 |

### INTEREST RATE CALCULATIONS

|                              |             |                       |         |
|------------------------------|-------------|-----------------------|---------|
| Avg. Stmt. Collected Balance | \$44,965.00 | Annual % Yield Earned | 2.63%   |
| Year-to-Date Interest Paid   | \$620.71    | Interest Paid         | \$99.40 |

### OVERDRAFT FEES



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





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

Account Number:

XXXXXX2153

Statement Date:

07/31/2026

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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)                        |  |

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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.**

