



## **Financial Report Package**

**May 2024**

**Prepared for**

**MLTH6 Marsh Landing Townhouse VI Condo  
Assn, Inc.**

**KPG Accounting Services, Inc.**

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>10 - OPERATING</b>			
10-1010-00-00    VNB OP 6068	\$ 56,353.32	\$ 59,832.10	\$ (3,478.78)
<b>Total 10 - OPERATING:</b>	<b>\$ 56,353.32</b>	<b>\$ 59,832.10</b>	<b>\$ (3,478.78)</b>
<b>14 - CURRENT ASSETS</b>			
14-1400-00-00    Accounts Receivable	\$ -	\$ 1,669.30	\$ (1,669.30)
14-1530-00-00    PPD Insurance	25,051.25	28,630.00	(3,578.75)
14-1550-00-00    Utility Deposit	200.00	200.00	-
<b>Total 14 - CURRENT ASSETS:</b>	<b>\$ 25,251.25</b>	<b>\$ 30,499.30</b>	<b>\$ (5,248.05)</b>
<b>Total Assets:</b>	<b>\$ 81,604.57</b>	<b>\$ 90,331.40</b>	<b>\$ (8,726.83)</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00    Accounts Payable	\$ 1,273.43	\$ -	\$ 1,273.43
20-2001-00-00    Insurance Loan Payable	26,562.62	30,357.28	(3,794.66)
30-3900-00-00    Retained Earnings	\$ 47,079.86	\$ 47,079.86	\$ -
<b>Net Income / (Loss)</b>	<b>\$ 6,688.66</b>	<b>\$ 12,894.26</b>	<b>\$ (6,205.60)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 81,604.57</b>	<b>\$ 90,331.40</b>	<b>\$ (8,726.83)</b>

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>12 - RESERVES</b>			
12-1210-00-00    VNB RSV 8583	\$ 28,778.17	\$ 28,692.99	\$ 85.18
<b>Total 12 - RESERVES:</b>	<u>\$ 28,778.17</u>	<u>\$ 28,692.99</u>	<u>\$ 85.18</u>
<b>Total Assets:</b>	<u><u>\$ 28,778.17</u></u>	<u><u>\$ 28,692.99</u></u>	<u><u>\$ 85.18</u></u>
<b>Liabilities &amp; Equity</b>			
<b>25 - RESERVE EQUITY</b>			
25-2500-00-00    RSV - General	\$ 27,840.96	\$ 27,840.96	\$ -
25-2599-00-00    Unallocated Interest	937.21	852.03	85.18
<b>Total 25 - RESERVE EQUITY:</b>	<u>\$ 28,778.17</u>	<u>\$ 28,692.99</u>	<u>\$ 85.18</u>
<b>Net Income / (Loss)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total Liabilities &amp; Equity:</b>	<u><u>\$ 28,778.17</u></u>	<u><u>\$ 28,692.99</u></u>	<u><u>\$ 85.18</u></u>

# Balance Sheet

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.  
End Date: 05/31/2024

Date: 6/10/2024  
Time: 12:01 am  
Page: 1

## Assets

10 - OPERATING		
10-1010-00-00 VNB OP 6068	\$56,353.32	
Total 10 - OPERATING:		\$56,353.32
12 - RESERVES		
12-1210-00-00 VNB RSV 8583	28,778.17	
Total 12 - RESERVES:		\$28,778.17
14 - CURRENT ASSETS		
14-1530-00-00 PPD Insurance	25,051.25	
14-1550-00-00 Utility Deposit	200.00	
Total 14 - CURRENT ASSETS:		\$25,251.25
<b>Total Assets:</b>		<b>\$110,382.74</b>

## Liabilities & Equity

20-2000-00-00 Accounts Payable	1,273.43	
20-2001-00-00 Insurance Loan Payable	26,562.62	
25 - RESERVE EQUITY		
25-2500-00-00 RSV - General	27,840.96	
25-2599-00-00 Unallocated Interest	937.21	
Total 25 - RESERVE EQUITY:		\$28,778.17
30-3900-00-00 Retained Earnings	47,079.86	
Net Income Gain / Loss	6,688.66	
		\$6,688.66
<b>Total Liabilities &amp; Equity:</b>		<b>\$110,382.74</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
40 - INCOME							
4000 Quarterly Assessments	\$-	\$-	\$-	\$38,880.00	\$38,880.00	\$-	\$77,760.00
4025 Late Fees	-	-	-	49.30	-	49.30	-
4070 Sewer Assessment	-	-	-	1,072.00	1,206.00	(134.00)	2,412.00
TOTAL 40 - INCOME	\$-	\$-	\$-	\$40,001.30	\$40,086.00	(\$84.70)	\$80,172.00
TOTAL INCOME	\$0.00	\$-	\$-	\$40,001.30	\$40,086.00	(\$84.70)	\$80,172.00
EXPENSES							
51 - PROFESSIONAL FEES							
5456 Legal Fees	-	-	-	1,500.00	-	(1,500.00)	-
6610 Property Management Fee	250.00	264.00	14.00	1,400.00	1,320.00	(80.00)	3,168.00
6630 Accounting/Tax Prep	155.00	177.92	22.92	1,070.00	889.60	(180.40)	2,135.00
TOTAL 51 - PROFESSIONAL FEES	\$405.00	\$441.92	\$36.92	\$3,970.00	\$2,209.60	(\$1,760.40)	\$5,303.00
54 - ADMIN							
5457 Office Supplies	74.48	37.50	(36.98)	374.54	187.50	(187.04)	450.00
5460 Division and Corp. Fees	-	4.00	4.00	-	20.00	20.00	48.00
5465 Corp Annual Report	-	6.42	6.42	-	32.10	32.10	77.00
5475 Contingency	-	1.92	1.92	-	9.60	9.60	23.00
TOTAL 54 - ADMIN	\$74.48	\$49.84	(\$24.64)	\$374.54	\$249.20	(\$125.34)	\$598.00
55 - INSURANCE							
5850 INS - Expense	3,578.75	3,950.00	371.25	17,894.01	19,750.00	1,855.99	47,400.00
5860 Insurance Appraisal	-	21.25	21.25	-	106.25	106.25	255.00
TOTAL 55 - INSURANCE	\$3,578.75	\$3,971.25	\$392.50	\$17,894.01	\$19,856.25	\$1,962.24	\$47,655.00
58 - UTILITIES							
5880 Water - Irrigation	93.29	116.67	23.38	635.34	583.35	(51.99)	1,400.00
6090 Water/Sewer/Trash	607.84	666.67	58.83	3,451.02	3,333.35	(117.67)	8,000.00
6095 Sewer Assessment	266.10	266.17	0.07	1,330.50	1,330.85	0.35	3,194.00
TOTAL 58 - UTILITIES	\$967.23	\$1,049.51	\$82.28	\$5,416.86	\$5,247.55	(\$169.31)	\$12,594.00
60 - MAINTENANCE							
6010 Repair / Maint	-	116.67	116.67	699.00	583.35	(115.65)	1,400.00
6015 Building	-	-	-	46.73	-	(46.73)	-
6441 Fire Extinguisher Service	805.14	14.17	(790.97)	805.14	70.85	(734.29)	170.00
TOTAL 60 - MAINTENANCE	\$805.14	\$130.84	(\$674.30)	\$1,550.87	\$654.20	(\$896.67)	\$1,570.00
62 - PEST CONTROL							
6150 Exterminating	-	37.67	37.67	231.36	188.35	(43.01)	452.00
6171 Tree & Shrub Trimming	-	83.33	83.33	-	416.65	416.65	1,000.00
6177 Mulch/Pine Straw	-	116.67	116.67	-	583.35	583.35	1,400.00
6193 Irrigation Repairs/Service	-	8.33	8.33	-	41.65	41.65	100.00
6199 Landscape Contract	375.00	375.00	-	1,875.00	1,875.00	-	4,500.00
6208 Sod/Plants Replacement	-	83.33	83.33	-	416.65	416.65	1,000.00
TOTAL 62 - PEST CONTROL	\$375.00	\$704.33	\$329.33	\$2,106.36	\$3,521.65	\$1,415.29	\$8,452.00
TOTAL EXPENSES	\$6,205.60	\$6,347.69	\$142.09	\$31,312.64	\$31,738.45	\$425.81	\$76,172.00
NET ORDINARY INCOME	(\$6,205.60)	(\$6,347.69)	\$142.09	\$8,688.66	\$8,347.55	\$341.11	\$4,000.00
EXPENSES							
85 - RESERVE TRANSFER							
9010 Reserve Contribution	-	-	-	2,000.00	2,000.00	-	4,000.00
TOTAL 85 - RESERVE TRANSFER	\$-	\$-	\$-	\$2,000.00	\$2,000.00	\$-	\$4,000.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$2,000.00	\$2,000.00	\$-	\$4,000.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$2,000.00)	(\$2,000.00)	\$-	(\$4,000.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40 - INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$38,880.00	\$38,880.00	\$-	\$77,760.00
4025-00-00 Late Fees	-	-	-	49.30	-	49.30	-
4070-00-00 Sewer Assessment	-	-	-	1,072.00	1,206.00	(134.00)	2,412.00
Total 40 - INCOME	\$-	\$-	\$-	\$40,001.30	\$40,086.00	(\$84.70)	\$80,172.00
Total OPERATING INCOME	\$0.00	\$-	\$-	\$40,001.30	\$40,086.00	(\$84.70)	\$80,172.00
OPERATING EXPENSE							
51 - PROFESSIONAL FEES							
5456-00-00 Legal Fees	-	-	-	1,500.00	-	(1,500.00)	-
6610-00-00 Property Management Fee	250.00	264.00	14.00	1,400.00	1,320.00	(80.00)	3,168.00
6630-00-00 Accounting/Tax Prep	155.00	177.92	22.92	1,070.00	889.60	(180.40)	2,135.00
Total 51 - PROFESSIONAL FEES	\$405.00	\$441.92	\$36.92	\$3,970.00	\$2,209.60	(\$1,760.40)	\$5,303.00
54 - ADMIN							
5457-00-00 Office Supplies	74.48	37.50	(36.98)	374.54	187.50	(187.04)	450.00
5460-00-00 Division and Corp. Fees	-	4.00	4.00	-	20.00	20.00	48.00
5465-00-00 Corp Annual Report	-	6.42	6.42	-	32.10	32.10	77.00
5475-00-00 Contingency	-	1.92	1.92	-	9.60	9.60	23.00
Total 54 - ADMIN	\$74.48	\$49.84	(\$24.64)	\$374.54	\$249.20	(\$125.34)	\$598.00
55 - INSURANCE							
5850-00-00 INS - Expense	3,578.75	3,950.00	371.25	17,894.01	19,750.00	1,855.99	47,400.00
5860-00-00 Insurance Appraisal	-	21.25	21.25	-	106.25	106.25	255.00
Total 55 - INSURANCE	\$3,578.75	\$3,971.25	\$392.50	\$17,894.01	\$19,856.25	\$1,962.24	\$47,655.00
58 - UTILITIES							
5880-00-00 Water - Irrigation	93.29	116.67	23.38	635.34	583.35	(51.99)	1,400.00
6090-00-00 Water/Sewer/Trash	607.84	666.67	58.83	3,451.02	3,333.35	(117.67)	8,000.00
6095-00-00 Sewer Assessment	266.10	266.17	0.07	1,330.50	1,330.85	0.35	3,194.00
Total 58 - UTILITIES	\$967.23	\$1,049.51	\$82.28	\$5,416.86	\$5,247.55	(\$169.31)	\$12,594.00
60 - MAINTENANCE							
6010-00-00 Repair / Maint	-	116.67	116.67	699.00	583.35	(115.65)	1,400.00
6015-00-00 Building	-	-	-	46.73	-	(46.73)	-
6441-00-00 Fire Extinguisher Service	805.14	14.17	(790.97)	805.14	70.85	(734.29)	170.00
Total 60 - MAINTENANCE	\$805.14	\$130.84	(\$674.30)	\$1,550.87	\$654.20	(\$896.67)	\$1,570.00
62 - PEST CONTROL							
6150-00-00 Exterminating	-	37.67	37.67	231.36	188.35	(43.01)	452.00
6171-00-00 Tree & Shrub Trimming	-	83.33	83.33	-	416.65	416.65	1,000.00
6177-00-00 Mulch/Pine Straw	-	116.67	116.67	-	583.35	583.35	1,400.00
6193-00-00 Irrigation Repairs/Service	-	8.33	8.33	-	41.65	41.65	100.00
6199-00-00 Landscape Contract	375.00	375.00	-	1,875.00	1,875.00	-	4,500.00
6208-00-00 Sod/Plants Replacement	-	83.33	83.33	-	416.65	416.65	1,000.00
Total 62 - PEST CONTROL	\$375.00	\$704.33	\$329.33	\$2,106.36	\$3,521.65	\$1,415.29	\$8,452.00
85 - RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	2,000.00	2,000.00	-	4,000.00
Total 85 - RESERVE TRANSFER	\$-	\$-	\$-	\$2,000.00	\$2,000.00	\$0.00	\$4,000.00
Total OPERATING EXPENSE	\$6,205.60	\$6,347.69	\$142.09	\$33,312.64	\$33,738.45	\$425.81	\$80,172.00
Net Income:	(\$6,205.60)	(\$6,347.69)	\$142.09	\$6,688.66	\$6,347.55	\$341.11	\$0.00

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

# Payables Aging Report

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.  
As Of 5/31/2024

Date: 6/10/2024  
Time: 12:01 am  
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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## Impeccable Property Maintenance

Invoice #	Date	Check Memo					
102850	05/31/2024	Monthly lawn service - May	\$375.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
62-6199-00-00	\$375.00	\$0.00	Landscape Contract				
				\$375.00	\$0.00	\$0.00	\$0.00
							\$375.00

## Marsh Landing Community Association at Estero, Inc

Invoice #	Date	Check Memo					
052324	05/23/2024	May 2024 usage	\$93.29	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
58-5880-00-00	\$93.29	\$0.00	Water - Irrigation				
				\$93.29	\$0.00	\$0.00	\$0.00
							\$93.29

## Pye-Barker Fire & Safety, LLC

Invoice #	Date	Check Memo					
IV00081231	05/01/2024	Job # CON0000017299	\$0.00	\$805.14	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
60-6441-00-00	\$805.14	\$0.00	Fire Extinguisher Service - Inspection & new Fire extinguishers				
				\$0.00	\$805.14	\$0.00	\$0.00
							\$805.14

Totals:	\$468.29	\$805.14	\$0.00	\$0.00	\$1,273.43
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### General Ledger Trial Balance with Details

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 5/1/2024 - 5/31/2024

Date: 6/10/2024

Time: 12:02 am

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00-00	VNB OP 6068	\$59,832.10	\$1,669.30	\$5,148.08	\$56,353.32
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	666832	\$ -	\$ 162.54	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	666834	-	100.86	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	666836	-	153.09	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	666838	-	170.42	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	666840	-	152.29	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	666842	-	134.74	VNB OP 6068 Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities	
05/01/2024	667306	-	250.00	VNB OP 6068 Inv # 1344; NextGen Community Management, LLC Chk # 0 Inv: 1344 NextGen Community Management, LLC	
05/01/2024	668372	-	155.00	VNB OP 6068 Inv # 73054; KPG Accounting Services, Inc. Chk # 0 Inv: 73054 KPG Accounting Services, Inc.	
05/02/2024	669208	-	3,794.66	VNB OP 6068 Inv # FLS-214761 5/1/24; IPFS Corporation Chk # 0 Inv: FLS-214761 5/1/24 IPFS Corporation	
05/10/2024	677019	-	4.00	VNB OP 6068 Inv # 72958; KPG Accounting - Office Expenses/Misc invoices Chk # 0 Inv: 72958 KPG Accounting - Office Expenses/Misc invoices	
05/13/2024	679143	1,669.30	-	Deposit from batch 20633	
05/22/2024	684369	-	70.48	VNB OP 6068 Inv # 1378; NextGen Community Management - Office Expenses/Misc invoices Chk # 0 Inv: 1378 NextGen Community Management - Office Expenses/Misc invoices	
12-1210-00-00	VNB RSV 8583	28,692.99	85.18	-	28,778.17
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/31/2024	688371	\$ 85.18	\$ -	Interest	
14-1400-00-00	Accounts Receivable	1,669.30	-	1,669.30	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/13/2024	679143	\$ -	\$ 1,669.30	Deposit from batch 20633	
14-1530-00-00	PPD Insurance	28,630.00	-	3,578.75	25,051.25
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	628864	\$ -	\$ 100.33	PPD Insurance - Commercial Pckg	
05/01/2024	628960	-	165.62	Insurance Finance charge	
05/08/2024	628888	-	3,312.80	IPFS - Flood, Crime, Umbrella, Property, D&O	
14-1550-00-00	Utility Deposit	200.00	-	-	200.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
20-2000-00-00	Accounts Payable	-	5,148.08	6,421.51	(1,273.43)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	666540	\$ -	\$ 162.54	Accounts Payable Inv: Bonita Springs Utilities	
05/01/2024	666542	-	100.86	Accounts Payable Inv: Bonita Springs Utilities	
05/01/2024	666544	-	153.09	Accounts Payable Inv: Bonita Springs Utilities	
05/01/2024	666546	-	170.42	Accounts Payable Inv: Bonita Springs Utilities	
05/01/2024	666548	-	152.29	Accounts Payable Inv: Bonita Springs Utilities	
05/01/2024	666550	-	134.74	Accounts Payable Inv: Bonita Springs Utilities	

### General Ledger Trial Balance with Details

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 5/1/2024 - 5/31/2024

Date: 6/10/2024

Time: 12:02 am

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2024	666832 \$ 162.54	\$ -	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	666834 100.86	-	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	666836 153.09	-	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	666838 170.42	-	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	666840 152.29	-	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	666842 134.74	-	Accounts Payable Inv # ; Bonita Springs Utilities Chk # 0 Inv: Bonita Springs Utilities		
05/01/2024	667300 -	250.00	Accounts Payable Inv # 1344 Inv: 1344 NextGen Community Management, LLC		
05/01/2024	667306 250.00	-	Accounts Payable Inv # 1344; NextGen Community Management, LLC Chk # 0 Inv: 1344 NextGen Community Management, LLC		
05/01/2024	668170 -	155.00	Accounts Payable Inv # 73054 Inv: 73054 KPG Accounting Services (Mang)		
05/01/2024	668372 155.00	-	Accounts Payable Inv # 73054; KPG Accounting Services, Inc. Chk # 0 Inv: 73054 KPG Accounting Services, Inc.		
05/01/2024	676864 -	4.00	Accounts Payable Inv # 72958 Inv: 72958 KPG Accounting - Office Expenses/Misc invoices		
05/01/2024	690428 -	805.14	Accounts Payable Inv # IV00081231 Inv: IV00081231 Pye-Barker Fire & Safety, LLC		
05/02/2024	669206 -	3,794.66	Accounts Payable Inv # FLS-214761 5/1/24 Inv: FLS-214761 5/1/24 IPFS Corporation		
05/02/2024	669208 3,794.66	-	Accounts Payable Inv # FLS-214761 5/1/24; IPFS Corporation Chk # 0 Inv: FLS-214761 5/1/24 IPFS Corporation		
05/06/2024	684345 -	70.48	Accounts Payable Inv # 1378 Inv: 1378 NextGen Community Management - Office Expenses/Misc invoices		
05/10/2024	677019 4.00	-	Accounts Payable Inv # 72958; KPG Accounting - Office Expenses/Misc invoices Chk # 0 Inv: 72958 KPG Accounting - Office Expenses/Misc invoices		
05/22/2024	684369 70.48	-	Accounts Payable Inv # 1378; NextGen Community Management - Office Expenses/Misc invoices Chk # 0 Inv: 1378 NextGen Community Management - Office Expenses/Misc invoices		
05/23/2024	690430 -	93.29	Accounts Payable Inv # 052324 Inv: 052324 Marsh Landing Community Association at Estero, Inc		
05/31/2024	692946 -	375.00	Accounts Payable Inv # 102850 Inv: 102850 Impeccable Property Maintenance		
20-2001-00-00	Insurance Loan Payable	(30,357.28)	3,794.66	-	(26,562.62)
Date	GL Ref #	Debit	Credit	Description	
05/02/2024	669206	\$ 3,794.66	\$ -	Insurance Loan Payable Inv: FLS-214761 5/1/24 IPFS Corporation	
25-2500-00-00	RSV - General	(27,840.96)	-	-	(27,840.96)
Date	GL Ref #	Debit	Credit	Description	
25-2599-00-00	Unallocated Interest	(852.03)	-	85.18	(937.21)
Date	GL Ref #	Debit	Credit	Description	
05/31/2024	688371	\$ -	\$ 85.18	Interest	
30-3900-00-00	Retained Earnings	(47,079.86)	-	-	(47,079.86)
Date	GL Ref #	Debit	Credit	Description	
40-4000-00-00	Quarterly Assessments	(38,880.00)	-	-	(38,880.00)
Date	GL Ref #	Debit	Credit	Description	

### General Ledger Trial Balance with Details

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 5/1/2024 - 5/31/2024

Date: 6/10/2024

Time: 12:02 am

Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4025-00-00	Late Fees	(49.30)	-	-	(49.30)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4070-00-00	Sewer Assessment	(1,072.00)	-	-	(1,072.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
51-5456-00-00	Legal Fees	1,500.00	-	-	1,500.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
51-6610-00-00	Property Management Fee	1,150.00	250.00	-	1,400.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	667300	\$ 250.00	\$ -	Property Management Fee Inv: 1344 NextGen Community Management, LLC	
51-6630-00-00	Accounting/Tax Prep	915.00	155.00	-	1,070.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	668170	\$ 155.00	\$ -	Management Fee Inv: 73054 KPG Accounting Services (Mang)	
54-5457-00-00	Office Supplies	300.06	74.48	-	374.54
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	676864	\$ 3.00	\$ -	Boxes stored per box/per month fee - Boxes in storage Inv: 72958 KPG Accounting - Office Expenses/Misc invoices	
05/01/2024	676864	0.36	-	Postage Pieces Inv: 72958 KPG Accounting - Office Expenses/Misc invoices	
05/01/2024	676864	0.64	-	Monthly Postage Charge - Monthly Postage Charge from Meter Machine Inv: 72958 KPG Accounting - Office Expenses/Misc invoices	
05/06/2024	684345	70.48	-	Office Supplies Inv: 1378 NextGen Community Management - Office Expenses/Misc invoices	
55-5850-00-00	INS - Expense	14,315.26	3,578.75	-	17,894.01
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	628864	\$ 100.33	\$ -	INS - Expense - Commercial Pckg	
05/01/2024	628960	165.62	-	INS - Expense - Finance & Doc Stamps	
05/08/2024	628888	427.08	-	Flood Insurance	
05/08/2024	628888	436.00	-	Flood Insurance	
05/08/2024	628888	23.90	-	INS - Expense - Crime	
05/08/2024	628888	105.83	-	INS - Expense - Umbrella	
05/08/2024	628888	1,813.25	-	INS - Expense - Property	
05/08/2024	628888	92.16	-	INS - Expense - D&O	
05/08/2024	628888	414.58	-	Flood Insurance	
58-5880-00-00	Water - Irrigation	542.05	93.29	-	635.34
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/23/2024	690430	\$ 93.29	\$ -	Water - Irrigation Inv: 052324 Marsh Landing Community Association at Estero, Inc	
58-6090-00-00	Water/Sewer/Trash	2,843.18	873.94	266.10	3,451.02
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	666540	\$ 162.54	\$ -	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/01/2024	666542	100.86	-	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/01/2024	666544	153.09	-	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/01/2024	666546	170.42	-	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/01/2024	666548	152.29	-	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/01/2024	666550	134.74	-	Water/Sewer/Trash Inv: Bonita Springs Utilities	
05/12/2024	678249	-	266.10	Sewer assessment	

### General Ledger Trial Balance with Details

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.

Accts: 10-1000-00-00 To: 97-9999-07-00 Dates: 5/1/2024 - 5/31/2024

Date: 6/10/2024

Time: 12:02 am

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
58-6095-00-00	Sewer Assessment	\$1,064.40	\$266.10	\$-	\$1,330.50
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/12/2024	678249	\$ 266.10	\$ -	Sewer assessment	
60-6010-00-00	Repair / Maint	699.00	-	-	699.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6015-00-00	Building	46.73	-	-	46.73
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6441-00-00	Fire Extinguisher Service	-	805.14	-	805.14
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/01/2024	690428	\$ 805.14	\$ -	Fire Extinguisher Service - Inspection & new Fire extinguishers Inv: IV00081231 Pye-Barker Fire & Safety, LLC	
62-6150-00-00	Exterminating	231.36	-	-	231.36
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
62-6199-00-00	Landscape Contract	1,500.00	375.00	-	1,875.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
05/31/2024	692946	\$ 375.00	\$ -	Landscape Contract Inv: 102850 Impeccable Property Maintenance	
85-9010-00-00	Reserve Contribution	2,000.00	-	-	2,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
<b>Totals:</b>		<b>\$0.00</b>	<b>\$17,168.92</b>	<b>\$17,168.92</b>	<b>\$0.00</b>

# Bank Account Reconciliation

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.  
VNB Operating (End: 05/31/2024)

Date: 6/10/2024  
Time: 12:02 am  
Page: 1

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

## VNB Operating Summary

Ending Account Balance:	\$ 56,353.32
Uncleared Items:	\$-
Adjusted Balance:	\$ 56,353.32
Bank Ending Balance:	\$ 56,353.32
Difference:	\$-

# Bank Account Reconciliation

MLTH6 Marsh Landing Townhouse VI Condo Assn, Inc.  
VNB Reserve (End: 05/31/2024)

Date: 6/10/2024  
Time: 12:02 am  
Page: 2

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

## VNB Reserve Summary

Ending Account Balance:	\$ 28,778.17
Uncleared Items:	\$-
Adjusted Balance:	\$ 28,778.17
Bank Ending Balance:	\$ 28,778.17
Difference:	\$-



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

Last Statement:  
Statement Ending:  
Page:

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1 M0656BLK060124090825 87 000000000 3157 004



MARSH LANDING TOWNHOUSE CONDOMINIUM VI  
ASSOCIATION INC OPERATING ACCOUNT  
C/O KPG ACCOUNTING SERVICES  
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 - 43076068

SUMMARY FOR THE PERIOD: 05/01/24 - 05/31/24

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$59,862.83		\$1,669.30		\$5,178.81		\$56,353.32

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$59,862.83
05/02	ACH DEBIT	-\$250.00		\$59,612.83
	MLTH6 Marsh Land Vendor Pay 240502 7427			
05/02	ACH DEBIT	-\$3,794.66		\$55,818.17
	IPFS877-674-3076 IPFSPMTFLS 240502 214761			
05/03	ACH DEBIT	-\$155.00		\$55,663.17
	MLTH6 Marsh Land Vendor Pay 240503 7500			
05/03	CHECK 5042	-\$30.73		\$55,632.44
05/13	ACH CREDIT		\$1,669.30	\$57,301.74
	5/3 BANKCARD SYS NET SETLMT 5/3			
	BANKCARD NET SETLMT 4445 059589184			
	REVO* MLTH6MARSHLANDING			
05/13	ACH DEBIT	-\$4.00		\$57,297.74
	MLTH6 Marsh Land Vendor Pay 240513 7636			
05/16	ACH DEBIT	-\$100.86		\$57,196.88
	BONITA SPRINGS U A/R 240516			
05/16	ACH DEBIT	-\$134.74		\$57,062.14
	BONITA SPRINGS U A/R 240516			
05/16	ACH DEBIT	-\$152.29		\$56,909.85
	BONITA SPRINGS U A/R 240516			
05/16	ACH DEBIT	-\$153.09		\$56,756.76
	BONITA SPRINGS U A/R 240516			
05/16	ACH DEBIT	-\$162.54		\$56,594.22
	BONITA SPRINGS U A/R 240516			
05/16	ACH DEBIT	-\$170.42		\$56,423.80
	BONITA SPRINGS U A/R 240516			



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Wayne, NJ 07474-0558

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

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
05/23	ACH DEBIT MLTH6 Marsh Land Vendor Pay 240523 7696	-\$70.48		\$56,353.32
Ending Balance				\$56,353.32

#### CHECKS IN ORDER

Date	Number	Amount
05/03	5042	\$30.73

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





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Wayne, NJ 07474-0558

**Account Number:**  
**Statement Date:**  
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**Check Images for Account 43076068**

[illegible]

05/03/2024

# 5042

\$30.73





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

Account Number:  
Statement Date:  
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05/31/2024  
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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:  
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1 M0656BLK060124090825 98 000000000 4368 002



MARSH LANDING TOWNHOUSE CONDOMINIUM VI  
ASSOCIATION INC RESERVE ACCOUNT  
C/O KPG ACCOUNTING SERVICES  
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 - 54818583

SUMMARY FOR THE PERIOD: 05/01/24 - 05/31/24

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$28,692.99		\$85.18		\$0.00		\$28,778.17

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$28,692.99
05/31	INTEREST CREDIT		\$85.18	\$28,778.17
Ending Balance				\$28,778.17

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$28,692.00	Annual % Yield Earned	3.56%
Year-to-Date Interest Paid	\$404.69	Interest Paid	\$85.18





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

Account Number:  
Statement Date:  
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54818583  
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2 of 2

### 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.

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

