



# **Financial Report Package**

**July 2025**

**Prepared for**

**MLTH7 Marsh Landing Townhouse Condo VII**

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
<b>Assets</b>			
<b>OPERATING</b>			
10-1010-00-00 VNB OP 3317	\$ 26,009.89	\$ 15,857.63	\$ 10,152.26
<b>Total OPERATING:</b>	<b>\$ 26,009.89</b>	<b>\$ 15,857.63</b>	<b>\$ 10,152.26</b>
<b>CURRENT ASSETS</b>			
14-1530-00-00 PPD Insurance	\$ 18,571.96	\$ 22,183.41	\$ (3,611.45)
14-1550-00-00 Utility Deposit	465.00	465.00	-
<b>Total CURRENT ASSETS:</b>	<b>\$ 19,036.96</b>	<b>\$ 22,648.41</b>	<b>\$ (3,611.45)</b>
<b>Total Assets:</b>	<b>\$ 45,046.85</b>	<b>\$ 38,506.04</b>	<b>\$ 6,540.81</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00 Accounts Payable	\$ -	\$ 375.00	\$ (375.00)
20-2001-00-00 Insurance Loan Payable	5,503.44	10,970.76	(5,467.32)
20-2015-00-00 PPD Maint Fees	-	1,773.00	(1,773.00)
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 20,861.79	\$ 20,861.79	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ 20,861.79</b>	<b>\$ 20,861.79</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 18,681.62</b>	<b>\$ 4,525.49</b>	<b>\$ 14,156.13</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 45,046.85</b>	<b>\$ 38,506.04</b>	<b>\$ 6,540.81</b>

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
<b>Assets</b>			
<b>RESERVES</b>			
12-1210-00-00    VNB RSV 1459	\$ 46,432.85	\$ 44,739.61	\$ 1,693.24
<b>Total RESERVES:</b>	<b>\$ 46,432.85</b>	<b>\$ 44,739.61</b>	<b>\$ 1,693.24</b>
<b>Total Assets:</b>	<b>\$ 46,432.85</b>	<b>\$ 44,739.61</b>	<b>\$ 1,693.24</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE EQUITY</b>			
25-2500-00-00    RSV - General	\$ 6,384.00	\$ 7,830.25	\$ (1,446.25)
25-2534-00-00    RSV - Roof Replacement	18,998.16	17,919.91	1,078.25
25-2550-00-00    RSV - Painting	15,608.25	11,621.50	3,986.75
25-2555-00-00    RSV - Driveways	4,800.00	4,800.00	-
25-2599-00-00    Unallocated Interest	642.44	2,567.95	(1,925.51)
<b>Total RESERVE EQUITY:</b>	<b>\$ 46,432.85</b>	<b>\$ 44,739.61</b>	<b>\$ 1,693.24</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 46,432.85</b>	<b>\$ 44,739.61</b>	<b>\$ 1,693.24</b>

# Balance Sheet

MLTH7 Marsh Landing Townhouse Condo VII  
End Date: 07/31/2025

Date: 8/11/2025  
Time: 9:04 am  
Page: 1

## Assets

### OPERATING

10-1010-00-00 VNB OP 3317 \$26,009.89

Total OPERATING:

\$26,009.89

### RESERVES

12-1210-00-00 VNB RSV 1459 46,432.85

Total RESERVES:

\$46,432.85

### CURRENT ASSETS

14-1530-00-00 PPD Insurance 18,571.96

14-1550-00-00 Utility Deposit 465.00

Total CURRENT ASSETS:

\$19,036.96

**Total Assets:**

**\$91,479.70**

## Liabilities & Equity

20-2001-00-00 Insurance Loan Payable 5,503.44

### RESERVE EQUITY

25-2500-00-00 RSV - General 6,384.00

25-2534-00-00 RSV - Roof Replacement 18,998.16

25-2550-00-00 RSV - Painting 15,608.25

25-2555-00-00 RSV - Driveways 4,800.00

25-2599-00-00 Unallocated Interest 642.44

Total RESERVE EQUITY:

\$46,432.85

### OPERATING EQUITY

30-3900-00-00 Retained Earnings 20,861.79

Total OPERATING EQUITY:

\$20,861.79

Net Income Gain / Loss 18,681.62

\$18,681.62

**Total Liabilities & Equity:**

**\$91,479.70**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Quarterly Assessments	\$21,276.00	\$21,270.00	\$6.00	\$63,828.00	\$63,810.00	\$18.00	\$85,080.00
4005 Application Fees	-	-	-	100.00	-	100.00	-
TOTAL INCOME	\$21,276.00	\$21,270.00	\$6.00	\$63,928.00	\$63,810.00	\$118.00	\$85,080.00
TOTAL INCOME	\$21,276.00	\$21,270.00	\$6.00	\$63,928.00	\$63,810.00	\$118.00	\$85,080.00
EXPENSES							
PROFESSIONAL FEES							
5000 Management Fees	257.50	257.50	-	1,802.50	1,802.50	-	3,090.00
5110 Accounting Services	200.00	224.58	24.58	1,695.00	1,572.06	(122.94)	2,695.00
5160 Legal Expenses	-	41.67	41.67	812.00	291.69	(520.31)	500.00
TOTAL PROFESSIONAL FEES	\$457.50	\$523.75	\$66.25	\$4,309.50	\$3,666.25	(\$643.25)	\$6,285.00
ADMIN							
5400 Office Supplies	10.70	41.67	30.97	232.95	291.69	58.74	500.00
5465 Corp Annual Report	-	6.33	6.33	61.25	44.31	(16.94)	76.00
5470 Licenses/Fees	-	4.00	4.00	158.88	28.00	(130.88)	48.00
TOTAL ADMIN	\$10.70	\$52.00	\$41.30	\$453.08	\$364.00	(\$89.08)	\$624.00
INSURANCE							
5850 INS - Expense	2,312.61	2,912.50	599.89	16,115.30	20,387.50	4,272.20	34,950.00
5852 INS - Flood	1,447.84	1,388.17	(59.67)	9,240.88	9,717.19	476.31	16,658.00
5859 Insurance Appraisal	-	29.17	29.17	385.00	204.19	(180.81)	350.00
TOTAL INSURANCE	\$3,760.45	\$4,329.84	\$569.39	\$25,741.18	\$30,308.88	\$4,567.70	\$51,958.00
UTILITIES							
6040 Water/Sewer/Trash	629.09	687.50	58.41	4,398.94	4,812.50	413.56	8,250.00
6045 Irrigation Water	47.38	83.33	35.95	600.43	583.31	(17.12)	1,000.00
TOTAL UTILITIES	\$676.47	\$770.83	\$94.36	\$4,999.37	\$5,395.81	\$396.44	\$9,250.00
MAINTENANCE							
6005 Building	-	166.67	166.67	799.00	1,166.69	367.69	2,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	87.50	87.50	150.00
6040 Exterminating	240.00	122.00	(118.00)	1,145.00	854.00	(291.00)	1,464.00
TOTAL MAINTENANCE	\$240.00	\$301.17	\$61.17	\$1,944.00	\$2,108.19	\$164.19	\$3,614.00
LANDSCAPING/GROUNDS							
6100 Landscape	375.00	412.50	37.50	3,000.00	2,887.50	(112.50)	4,950.00
6110 Irrigation Repairs/Service	-	16.67	16.67	-	116.69	116.69	200.00
6120 Tree & Shrub Trimming	-	41.67	41.67	-	291.69	291.69	500.00
6130 Mulch/Pine Straw	-	66.67	66.67	-	466.69	466.69	800.00
6135 Sod/Plants Replacement	-	41.67	41.67	-	291.69	291.69	500.00
TOTAL LANDSCAPING/GROUNDS	\$375.00	\$579.18	\$204.18	\$3,000.00	\$4,054.26	\$1,054.26	\$6,950.00
TOTAL EXPENSES	\$5,520.12	\$6,556.77	\$1,036.65	\$40,447.13	\$45,897.39	\$5,450.26	\$78,681.00
NET ORDINARY INCOME	\$15,755.88	\$14,713.23	\$1,042.65	\$23,480.87	\$17,912.61	\$5,568.26	\$6,399.00
EXPENSES							
RESERVE TRANSFER							
9010 Reserve Contribution	1,599.75	1,599.75	-	4,799.25	4,799.25	-	6,399.00
TOTAL RESERVE TRANSFER	\$1,599.75	\$1,599.75	\$-	\$4,799.25	\$4,799.25	\$-	\$6,399.00
TOTAL EXPENSES	\$1,599.75	\$1,599.75	\$-	\$4,799.25	\$4,799.25	\$-	\$6,399.00
NET OTHER INCOME	(\$1,599.75)	(\$1,599.75)	\$-	(\$4,799.25)	(\$4,799.25)	\$-	(\$6,399.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00-00 Quarterly Assessments	\$21,276.00	\$21,270.00	\$6.00	\$63,828.00	\$63,810.00	\$18.00	\$85,080.00
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Total INCOME	\$21,276.00	\$21,270.00	\$6.00	\$63,928.00	\$63,810.00	\$118.00	\$85,080.00
Total OPERATING INCOME	\$21,276.00	\$21,270.00	\$6.00	\$63,928.00	\$63,810.00	\$118.00	\$85,080.00
OPERATING EXPENSE							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	1,802.50	1,802.50	-	3,090.00
5110-00-00 Accounting Services	200.00	224.58	24.58	1,695.00	1,572.06	(122.94)	2,695.00
5160-00-00 Legal Expenses	-	41.67	41.67	812.00	291.69	(520.31)	500.00
Total PROFESSIONAL FEES	\$457.50	\$523.75	\$66.25	\$4,309.50	\$3,666.25	(\$643.25)	\$6,285.00
ADMIN							
5400-00-00 Office Supplies	10.70	41.67	30.97	232.95	291.69	58.74	500.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	44.31	(16.94)	76.00
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Total ADMIN	\$10.70	\$52.00	\$41.30	\$453.08	\$364.00	(\$89.08)	\$624.00
INSURANCE							
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5859-00-00 Insurance Appraisal	-	29.17	29.17	385.00	204.19	(180.81)	350.00
Total INSURANCE	\$3,760.45	\$4,329.84	\$569.39	\$25,741.18	\$30,308.88	\$4,567.70	\$51,958.00
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6045-00-00 Irrigation Water	47.38	83.33	35.95	600.43	583.31	(17.12)	1,000.00
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Total MAINTENANCE	\$240.00	\$301.17	\$61.17	\$1,944.00	\$2,108.19	\$164.19	\$3,614.00
LANDSCAPING/GROUNDS							
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6110-00-00 Irrigation Repairs/Service	-	16.67	16.67	-	116.69	116.69	200.00
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6130-00-00 Mulch/Pine Straw	-	66.67	66.67	-	466.69	466.69	800.00
6135-00-00 Sod/Plants Replacement	-	41.67	41.67	-	291.69	291.69	500.00
Total LANDSCAPING/GROUNDS	\$375.00	\$579.18	\$204.18	\$3,000.00	\$4,054.26	\$1,054.26	\$6,950.00
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	1,599.75	1,599.75	-	4,799.25	4,799.25	-	6,399.00
Total RESERVE TRANSFER	\$1,599.75	\$1,599.75	\$-	\$4,799.25	\$4,799.25	\$0.00	\$6,399.00
Total OPERATING EXPENSE	\$7,119.87	\$8,156.52	\$1,036.65	\$45,246.38	\$50,696.64	\$5,450.26	\$85,080.00
Net Income:	\$14,156.13	\$13,113.48	\$1,042.65	\$18,681.62	\$13,113.36	\$5,568.26	\$0.00



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

Last Statement:  
Statement Ending:  
Page:

June 30, 2025  
July 31, 2025  
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1 M0656BLK080125071549 16 000000000 1116 004



MARSH LANDING TOWNHOUSE CONDOMINIUM VII  
OPERATING ACCOUNT  
KPG ACCOUNTING SERVICES INC  
3400 TAMIAMI TRL N SUITE 302  
NAPLES FL 34103



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 - XXXXXX3317

SUMMARY FOR THE PERIOD: 07/01/25 - 07/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$20,750.63		\$19,503.00		\$13,628.74		\$26,624.89

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$20,750.63
07/01	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 250701 254188	-\$2,733.66		\$18,016.97
07/02	LOCK BOX DEPOSIT		\$1,773.00	\$19,789.97
07/02	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250702 12331	-\$200.00		\$19,589.97
07/02	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250702 12257	-\$257.50		\$19,332.47
07/03	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250703 12426	-\$7.20		\$19,325.27
07/07	ACH CREDIT MLTH7 Marsh Land ASSN DUES 250707		\$17,730.00	\$37,055.27
07/08	CHECK 9094	-\$4,893.00		\$32,162.27
07/10	CHECK 9095	-\$375.00		\$31,787.27
07/11	ACH DEBIT MLTH7 Marsh Land CincXfer 250711 D5095	-\$1,599.75		\$30,187.52
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$86.91		\$30,100.61
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$90.21		\$30,010.40
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$106.78		\$29,903.62
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$109.26		\$29,794.36
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$112.58		\$29,681.78





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

Account Number:  
Statement Date:  
Page :

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#### TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
07/17	ACH DEBIT BONITA SPRINGS U A/R 250717	-\$123.35		\$29,558.43
07/22	CHECK 9097	-\$149.00		\$29,409.43
07/29	CHECK 9098	-\$47.38		\$29,362.05
07/31	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250731 12654	-\$3.50		\$29,358.55
07/31	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 250731 254188	-\$2,733.66		\$26,624.89
Ending Balance				\$26,624.89

#### CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
07/08	9094	\$4,893.00	07/22	9097*	\$149.00
07/10	9095	\$375.00	07/29	9098	\$47.38

(\*) 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







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

Account Number:  
Statement Date:  
Page :

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## Check Images for Account XXXXXX3317

Valley National Bank Bonita Springs, FL  
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 9094

PAY Four Thousand, Eight Hundred Ninety-Three And 00/100 Dollars

DATE 06/27/2025 AMOUNT \*\*\*\*\$4,893.00

TO THE ORDER OF Selective Insurance Company of the Southeast  
P.O. Box 782747  
Philadelphia, PA 19178-2747

Memo: 23072-23078 Lone Oak Flood policy FLD3327724, eff 6/7/25

SECURITY FEATURES INCLUDED. DETAILS ON BACK

DO NOT WRITE, SIGN, STAMP OR MAKE ANY OTHER MARKS ON THIS CHECK

07/08/2025 # 9094 \$4,893.00

Valley National Bank Bonita Springs, FL  
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 9097

PAY One Hundred Forty-Nine And 00/100 Dollars

DATE 07/16/2025 AMOUNT \*\*\*\*\$149.00

TO THE ORDER OF Selective Insurance Company of the Southeast  
P.O. Box 782747  
Philadelphia, PA 19178-2747

Memo: Increased amt due after 1st inv paid on 23072-23078 Lone Oak Flood policy FLD3327724, eff 6/7/25

SECURITY FEATURES INCLUDED. DETAILS ON BACK

DO NOT WRITE, SIGN, STAMP OR MAKE ANY OTHER MARKS ON THIS CHECK

07/22/2025 # 9097 \$149.00

Valley National Bank Bonita Springs, FL  
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 9095

PAY Three Hundred Seventy-Five And 00/100 Dollars

DATE 07/03/2025 AMOUNT \*\*\*\*\$375.00

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

Memo: Monthly lawn service - June

SECURITY FEATURES INCLUDED. DETAILS ON BACK

DO NOT WRITE, SIGN, STAMP OR MAKE ANY OTHER MARKS ON THIS CHECK

07/10/2025 # 9095 \$375.00

Valley National Bank Bonita Springs, FL  
MLTH7 Marsh Landing Townhouse Condo VII (MLTH7)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 9098

PAY Forty-Seven And 38/100 Dollars

DATE 07/29/2025 AMOUNT \*\*\*\*\$47.38

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: July 2025 usage

SECURITY FEATURES INCLUDED. DETAILS ON BACK

DO NOT WRITE, SIGN, STAMP OR MAKE ANY OTHER MARKS ON THIS CHECK

07/29/2025 # 9098 \$47.38

9321000001214417/9/2025932100000121441  
ITC-7D17A4 - Back Office-610  
Teller - RT# 272480678

DO NOT WRITE, SIGN, STAMP OR MAKE ANY OTHER MARKS ON THIS CHECK

Pay To The Order Of  
Valley National Bank  
For Deposit Only (A/C)  
MLCA Marsh Landing Comm. Assoc. @ Estero, I  
Acct Ending ...8897  
07/29/2025 14.46





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

Account Number:

XXXXXX3317

Statement Date:

07/31/2025

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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, 2025  
July 31, 2025  
1 of 2

1 M0656BLK080125071549 76 000000000 2476 002



MARSH LANDING TOWNHOUSE CONDOMINIUM VII  
RESERVE ACCOUNT  
KPG ACCOUNTING SERVICES INC  
3400 TAMIAMI TRL N  
NAPLES FL 34103



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 - XXXXXX1459

SUMMARY FOR THE PERIOD: 07/01/25 - 07/31/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$44,739.61		\$1,693.24		\$0.00		\$46,432.85

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$44,739.61
07/11	ACH CREDIT		\$1,599.75	\$46,339.36
	MLTH7 Marsh Land CincXfer 250711 C5095			
07/31	INTEREST CREDIT		\$93.49	\$46,432.85
Ending Balance				\$46,432.85

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$45,823.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$626.05	Interest Paid	\$93.49

### OVERDRAFT FEES

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





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

Account Number:

XXXXXX1459

Statement Date:

07/31/2025

Page :

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.

#### 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.

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