



# **Financial Report Package**

**September 2025**

**Prepared for**

**MLTH7 Marsh Landing Townhouse Condo VII**

**By**

**KPG Accounting Services, Inc.**

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
<b>Assets</b>				
<b>OPERATING</b>				
10-1010-00-00	VNB OP 3317	\$ 22,327.33	\$ 24,808.71	\$ (2,481.38)
<b>Total OPERATING:</b>		<b>\$ 22,327.33</b>	<b>\$ 24,808.71</b>	<b>\$ (2,481.38)</b>
<b>CURRENT ASSETS</b>				
14-1530-00-00	PPD Insurance	\$ 11,349.06	\$ 14,960.51	\$ (3,611.45)
14-1550-00-00	Utility Deposit	465.00	465.00	-
<b>Total CURRENT ASSETS:</b>		<b>\$ 11,814.06</b>	<b>\$ 15,425.51</b>	<b>\$ (3,611.45)</b>
<b>Total Assets:</b>		<b>\$ 34,141.39</b>	<b>\$ 40,234.22</b>	<b>\$ (6,092.83)</b>
<b>Liabilities &amp; Equity</b>				
20-2000-00-00	Accounts Payable	\$ 496.34	\$ 436.40	\$ 59.94
20-2001-00-00	Insurance Loan Payable	2,769.78	5,503.44	(2,733.66)
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>\$ 8,240.48</b>	<b>\$ 13,432.59</b>	<b>\$ (5,192.11)</b>
<b>Total Liabilities &amp; Equity:</b>		<b>\$ 34,141.39</b>	<b>\$ 40,234.22</b>	<b>\$ (6,092.83)</b>

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
<b>Assets</b>				
<b>RESERVES</b>				
12-1210-00-00	VNB RSV 1459	\$ 46,652.42	\$ 46,537.54	\$ 114.88
<b>Total RESERVES:</b>		<b>\$ 46,652.42</b>	<b>\$ 46,537.54</b>	<b>\$ 114.88</b>
<b>Total Assets:</b>		<b>\$ 46,652.42</b>	<b>\$ 46,537.54</b>	<b>\$ 114.88</b>
<b>Liabilities &amp; Equity</b>				
<b>RESERVE EQUITY</b>				
25-2500-00-00	RSV - General	\$ 6,384.00	\$ 6,384.00	\$ -
25-2534-00-00	RSV - Roof Replacement	18,998.16	18,998.16	-
25-2550-00-00	RSV - Painting	15,608.25	15,608.25	-
25-2555-00-00	RSV - Driveway/Sidewalk	4,800.00	4,800.00	-
25-2599-00-00	Unallocated Interest	862.01	747.13	114.88
<b>Total RESERVE EQUITY:</b>		<b>\$ 46,652.42</b>	<b>\$ 46,537.54</b>	<b>\$ 114.88</b>
<b>Net Income / (Loss)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>		<b>\$ 46,652.42</b>	<b>\$ 46,537.54</b>	<b>\$ 114.88</b>

**Assets**
**OPERATING**

10-1010-00-00 VNB OP 3317	<u>\$22,327.33</u>
---------------------------	--------------------

Total OPERATING:

**RESERVES**

12-1210-00-00 VNB RSV 1459	<u>46,652.42</u>
----------------------------	------------------

Total RESERVES:

**CURRENT ASSETS**

14-1530-00-00 PPD Insurance	11,349.06
-----------------------------	-----------

14-1550-00-00 Utility Deposit	<u>465.00</u>
-------------------------------	---------------

Total CURRENT ASSETS:

**Total Assets:**
**Liabilities & Equity**

20-2000-00-00 Accounts Payable	496.34
--------------------------------	--------

20-2001-00-00 Insurance Loan Payable	2,769.78
--------------------------------------	----------

20-2015-00-00 PPD Maint Fees	1,773.00
------------------------------	----------

**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 - Driveway/Sidewalk	4,800.00
---------------------------------------	----------

25-2599-00-00 Unallocated Interest	<u>862.01</u>
------------------------------------	---------------

Total RESERVE EQUITY:

**OPERATING EQUITY**

30-3900-00-00 Retained Earnings	<u>20,861.79</u>
---------------------------------	------------------

Total OPERATING EQUITY:

Net Income Gain / Loss	<u>8,240.48</u>
------------------------	-----------------

**Total Liabilities & Equity:**
\$22,327.33
\$46,652.42
\$11,814.06
\$80,793.81
\$46,652.42
\$20,861.79
\$8,240.48
\$80,793.81

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Quarterly Assessments	\$-	\$-	\$-	\$63,828.00	\$63,810.00	\$18.00	\$85,080.00
4005 Application Fees	-	-	-	100.00	-	100.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$63,928.00</b>	<b>\$63,810.00</b>	<b>\$118.00</b>	<b>\$85,080.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$63,928.00</b>	<b>\$63,810.00</b>	<b>\$118.00</b>	<b>\$85,080.00</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5000 Management Fees	257.50	257.50	-	2,317.50	2,317.50	-	3,090.00
5110 Accounting Services	200.00	224.58	24.58	2,095.00	2,021.22	(73.78)	2,695.00
5160 Legal Expenses	-	41.67	41.67	812.00	375.03	(436.97)	500.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$457.50</b>	<b>\$523.75</b>	<b>\$66.25</b>	<b>\$5,224.50</b>	<b>\$4,713.75</b>	<b>(\$510.75)</b>	<b>\$6,285.00</b>
<b>ADMIN</b>							
5400 Office Supplies	12.06	41.67	29.61	278.53	375.03	96.50	500.00
5465 Corp Annual Report	-	6.33	6.33	61.25	56.97	(4.28)	76.00
5470 Licenses/Fees	-	4.00	4.00	158.88	36.00	(122.88)	48.00
<b>TOTAL ADMIN</b>	<b>\$12.06</b>	<b>\$52.00</b>	<b>\$39.94</b>	<b>\$498.66</b>	<b>\$468.00</b>	<b>(\$30.66)</b>	<b>\$624.00</b>
<b>INSURANCE</b>							
5850 INS - Expense	2,312.61	2,912.50	599.89	20,740.52	26,212.50	5,471.98	34,950.00
5852 INS - Flood	1,298.84	1,388.17	89.33	11,838.56	12,493.53	654.97	16,658.00
5859 Insurance Appraisal	-	29.17	29.17	385.00	262.53	(122.47)	350.00
<b>TOTAL INSURANCE</b>	<b>\$3,611.45</b>	<b>\$4,329.84</b>	<b>\$718.39</b>	<b>\$32,964.08</b>	<b>\$38,968.56</b>	<b>\$6,004.48</b>	<b>\$51,958.00</b>
<b>UTILITIES</b>							
6040 Water/Sewer/Trash	626.82	687.50	60.68	5,660.92	6,187.50	526.58	8,250.00
6045 Irrigation Water	109.28	83.33	(25.95)	771.11	749.97	(21.14)	1,000.00
<b>TOTAL UTILITIES</b>	<b>\$736.10</b>	<b>\$770.83</b>	<b>\$34.73</b>	<b>\$6,432.03</b>	<b>\$6,937.47</b>	<b>\$505.44</b>	<b>\$9,250.00</b>
<b>MAINTENANCE</b>							
6005 Building	-	166.67	166.67	799.00	1,500.03	701.03	2,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	112.50	112.50	150.00
6040 Exterminating	-	122.00	122.00	1,145.00	1,098.00	(47.00)	1,464.00
<b>TOTAL MAINTENANCE</b>	<b>\$-</b>	<b>\$301.17</b>	<b>\$301.17</b>	<b>\$1,944.00</b>	<b>\$2,710.53</b>	<b>\$766.53</b>	<b>\$3,614.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100 Landscape	375.00	412.50	37.50	3,825.00	3,712.50	(112.50)	4,950.00
6110 Irrigation Repairs/Service	-	16.67	16.67	-	150.03	150.03	200.00
6120 Tree & Shrub Trimming	-	41.67	41.67	-	375.03	375.03	500.00
6130 Mulch/Pine Straw	-	66.67	66.67	-	600.03	600.03	800.00
6135 Sod/Plants Replacement	-	41.67	41.67	-	375.03	375.03	500.00
<b>TOTAL LANDSCAPING/GROUNDS</b>	<b>\$375.00</b>	<b>\$579.18</b>	<b>\$204.18</b>	<b>\$3,825.00</b>	<b>\$5,212.62</b>	<b>\$1,387.62</b>	<b>\$6,950.00</b>
<b>TOTAL EXPENSES</b>	<b>\$5,192.11</b>	<b>\$6,556.77</b>	<b>\$1,364.66</b>	<b>\$50,888.27</b>	<b>\$59,010.93</b>	<b>\$8,122.66</b>	<b>\$78,681.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$5,192.11)</b>	<b>(\$6,556.77)</b>	<b>\$1,364.66</b>	<b>\$13,039.73</b>	<b>\$4,799.07</b>	<b>\$8,240.66</b>	<b>\$6,399.00</b>
<b>EXPENSES</b>							
<b>RESERVE TRANSFER</b>							
9010 Reserve Contribution	-	-	-	4,799.25	4,799.25	-	6,399.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,799.25</b>	<b>\$4,799.25</b>	<b>\$-</b>	<b>\$6,399.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,799.25</b>	<b>\$4,799.25</b>	<b>\$-</b>	<b>\$6,399.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$4,799.25)</b>	<b>(\$4,799.25)</b>	<b>\$-</b>	<b>(\$6,399.00)</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
INCOME							
4000-00-00 Quarterly Assessments	\$-	\$-	\$-	\$63,828.00	\$63,810.00	\$18.00	\$85,080.00
4005-00-00 Application Fees	-	-	-	100.00	-	100.00	-
<b>Total INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$63,928.00</b>	<b>\$63,810.00</b>	<b>\$118.00</b>	<b>\$85,080.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$63,928.00</b>	<b>\$63,810.00</b>	<b>\$118.00</b>	<b>\$85,080.00</b>
<b>OPERATING EXPENSE</b>							
PROFESSIONAL FEES							
5000-00-00 Management Fees	257.50	257.50	-	2,317.50	2,317.50	-	3,090.00
5110-00-00 Accounting Services	200.00	224.58	24.58	2,095.00	2,021.22	(73.78)	2,695.00
5160-00-00 Legal Expenses	-	41.67	41.67	812.00	375.03	(436.97)	500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$457.50</b>	<b>\$523.75</b>	<b>\$66.25</b>	<b>\$5,224.50</b>	<b>\$4,713.75</b>	<b>(\$510.75)</b>	<b>\$6,285.00</b>
ADMIN							
5400-00-00 Office Supplies	12.06	41.67	29.61	278.53	375.03	96.50	500.00
5465-00-00 Corp Annual Report	-	6.33	6.33	61.25	56.97	(4.28)	76.00
5470-00-00 Licenses/Fees	-	4.00	4.00	158.88	36.00	(122.88)	48.00
<b>Total ADMIN</b>	<b>\$12.06</b>	<b>\$52.00</b>	<b>\$39.94</b>	<b>\$498.66</b>	<b>\$468.00</b>	<b>(\$30.66)</b>	<b>\$624.00</b>
INSURANCE							
5850-00-00 INS - Expense	2,312.61	2,912.50	599.89	20,740.52	26,212.50	5,471.98	34,950.00
5852-00-00 INS - Flood	1,298.84	1,388.17	89.33	11,838.56	12,493.53	654.97	16,658.00
5859-00-00 Insurance Appraisal	-	29.17	29.17	385.00	262.53	(122.47)	350.00
<b>Total INSURANCE</b>	<b>\$3,611.45</b>	<b>\$4,329.84</b>	<b>\$718.39</b>	<b>\$32,964.08</b>	<b>\$38,968.56</b>	<b>\$6,004.48</b>	<b>\$51,958.00</b>
UTILITIES							
6040-00-00 Water/Sewer/Trash	626.82	687.50	60.68	5,660.92	6,187.50	526.58	8,250.00
6045-00-00 Irrigation Water	109.28	83.33	(25.95)	771.11	749.97	(21.14)	1,000.00
<b>Total UTILITIES</b>	<b>\$736.10</b>	<b>\$770.83</b>	<b>\$34.73</b>	<b>\$6,432.03</b>	<b>\$6,937.47</b>	<b>\$505.44</b>	<b>\$9,250.00</b>
MAINTENANCE							
6005-00-00 Building	-	166.67	166.67	799.00	1,500.03	701.03	2,000.00
6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	112.50	112.50	150.00
6040-00-00 Exterminating	-	122.00	122.00	1,145.00	1,098.00	(47.00)	1,464.00
<b>Total MAINTENANCE</b>	<b>\$-</b>	<b>\$301.17</b>	<b>\$301.17</b>	<b>\$1,944.00</b>	<b>\$2,710.53</b>	<b>\$766.53</b>	<b>\$3,614.00</b>
LANDSCAPING/GROUNDS							
6100-00-00 Landscape	375.00	412.50	37.50	3,825.00	3,712.50	(112.50)	4,950.00
6110-00-00 Irrigation Repairs/Service	-	16.67	16.67	-	150.03	150.03	200.00
6120-00-00 Tree & Shrub Trimming	-	41.67	41.67	-	375.03	375.03	500.00
6130-00-00 Mulch/Pine Straw	-	66.67	66.67	-	600.03	600.03	800.00
6135-00-00 Sod/Plants Replacement	-	41.67	41.67	-	375.03	375.03	500.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>\$375.00</b>	<b>\$579.18</b>	<b>\$204.18</b>	<b>\$3,825.00</b>	<b>\$5,212.62</b>	<b>\$1,387.62</b>	<b>\$6,950.00</b>
RESERVE TRANSFER							
9010-00-00 Reserve Contribution	-	-	-	4,799.25	4,799.25	-	6,399.00
<b>Total RESERVE TRANSFER</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,799.25</b>	<b>\$4,799.25</b>	<b>\$0.00</b>	<b>\$6,399.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$5,192.11</b>	<b>\$6,556.77</b>	<b>\$1,364.66</b>	<b>\$55,687.52</b>	<b>\$63,810.18</b>	<b>\$8,122.66</b>	<b>\$85,080.00</b>
Net Income:	(\$5,192.11)	(\$6,556.77)	\$1,364.66	\$8,240.48	(\$0.18)	\$8,240.66	\$0.00



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

Last Statement:  
Statement Ending:  
Page:

August 31, 2025  
September 30, 2025  
1 of 4

1 M0656BLK100125071340 29 000000000 1129 004

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

 Email: contactus@valley.com

 Visit Us Online: www.valley.com

 Mail To: 1720 Route 23, Wayne, NJ 07470

1129 0004524 0001-0004 1129

## Account Statement

### HOA BUSINESS CHECKING - XXXXX3317

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$24,830.21		\$1,773.00		\$4,275.88		\$22,327.33

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$24,830.21
09/02	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250902 13018	-\$21.50		\$24,808.71
09/03	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250903 13107	-\$200.00		\$24,608.71
09/03	ACH DEBIT MLTH7 Marsh Land Vendor Pay 250903 13031	-\$257.50		\$24,351.21
09/03	ACH DEBIT IPFS877-674-3076 IPFSPMTFLS 250903 254188	-\$2,733.66		\$21,617.55
09/08	CHECK 9101	-\$61.40		\$21,556.15
09/12	CHECK 9102	-\$375.00		\$21,181.15
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$87.51		\$21,093.64
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$90.85		\$21,002.79
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$106.70		\$20,896.09
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$109.19		\$20,786.90
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$110.86		\$20,676.04
09/18	ACH DEBIT BONITA SPRINGS U A/R 250918	-\$121.71		\$20,554.33
09/30	LOCK BOX DEPOSIT		\$1,773.00	\$22,327.33
	<b>Ending Balance</b>			<b>\$22,327.33</b>





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

**Account Number:**  
**Statement Date:**  
**Page :**

XXXXXX3317  
09/30/2025  
2 of 4

#### CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
09/08	9101	\$61.40	09/12	9102	\$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:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00





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

**Account Number:**  
**Statement Date:**  
**Page :**

XXXXXX3317  
09/30/2025  
3 of 4

## Check Images for Account XXXXXX3317

<p>FOR SECURED FEDERAL RESERVE CHECK DOCUMENT CONTAINING A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER</p> <p>Valley National Bank Bonita Springs, FL</p> <p>MLTH7 Marsh Landing Townhouse Condo VII (MLTH7) c/o KPG Accounting Services, Inc. 3400 Tamiami Trail N. #302 Naples, FL 34103</p> <p>Check Number: 9101</p> <p>PAY Sixty-One And 40/100 Dollars</p> <p>DATE 09/08/2025</p> <p>AMOUNT ****\$61.40</p> <p>TO THE Marsh Landing Community Association at Estero, Inc ORDER OF c/o KPG Accounting Services, Inc. 3400 Tamiami Trail N., #302 Naples, FL 34103 Memo: August 2022 usage</p> <p><i>Barbara P. Jeffreys</i></p> <p>SECURITY FEATURES INCLUDED: DETAILS ON BACK</p> <p>#000009402# 1021204383#42753317# 00000006140#</p>		<p>FOR SECURED FEDERAL RESERVE CHECK DOCUMENT CONTAINING A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER</p> <p>Valley National Bank Bonita Springs, FL</p> <p>MLTH7 Marsh Landing Townhouse Condo VII (MLTH7) c/o KPG Accounting Services, Inc. 3400 Tamiami Trail N. #302 Naples, FL 34103</p> <p>Check Number: 9102</p> <p>PAY Three Hundred Seventy-Five And 00/100 Dollars</p> <p>DATE 09/08/2025</p> <p>AMOUNT ****\$375.00</p> <p>TO THE Impeccable Property Maintenance ORDER OF P.O. Box 448 Bonita Springs, FL 34133 Memo: Monthly lawn service - August</p> <p><i>Barbara P. Jeffreys</i></p> <p>SECURITY FEATURES INCLUDED: DETAILS ON BACK</p> <p>#000009402# 1021204383#42753317# 00000037500#</p>	
09/08/2025	# 9101	09/12/2025	# 9102
\$61.40	\$375.00		





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

**Account Number:**

XXXXXX3317

**Statement Date:**

09/30/2025

**Page :**

4 of 4

### 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:

August 31, 2025  
September 30, 2025  
1 of 2

1 M0656BLK100125071340 89 000000000 2489 002



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

Email: contactus@valley.com

Visit Us Online: www.valley.com

Mail To: 1720 Route 23, Wayne, NJ 07470

2489 0009251 0001-0002 2489

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXX1459

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

MARSH LANDING TOWNHOUSE CONDOMINIUM VII

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$46,537.54		\$114.88		\$0.00		\$46,652.42

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/30	Beginning Balance			\$46,537.54
	INTEREST CREDIT		\$114.88	\$46,652.42
	<b>Ending Balance</b>			<b>\$46,652.42</b>

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$46,537.00	Annual % Yield Earned	3.05%
Year-to-Date Interest Paid	\$845.62	Interest Paid	\$114.88

### OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	<b>\$0.00</b>	<b>\$0.00</b>





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

**Account Number:**

XXXXXX1459

**Statement Date:**

09/30/2025

**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.

### 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.**

