



# **Financial Report Package**

**April 2026**

**Prepared for**

**MLTH9 Marsh Landing Townhouse IX Condo  
Association**

**KPG Accounting Services, Inc.**

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
<b>Assets</b>			
<b>OPERATING</b>			
10-1010-00-00 VNB OP 6076	\$ 36,693.97	\$ 27,606.02	\$ 9,087.95
<b>Total OPERATING:</b>	<b>\$ 36,693.97</b>	<b>\$ 27,606.02</b>	<b>\$ 9,087.95</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 3.00	\$ -	\$ 3.00
14-1530-00-00 PPD Insurance	21,721.02	24,946.08	(3,225.06)
<b>Total CURRENT ASSETS:</b>	<b>\$ 21,724.02</b>	<b>\$ 24,946.08</b>	<b>\$ (3,222.06)</b>
<b>Total Assets:</b>	<b>\$ 58,417.99</b>	<b>\$ 52,552.10</b>	<b>\$ 5,865.89</b>
<b>Liabilities &amp; Equity</b>			
20-2000-00-00 Accounts Payable	\$ 10.25	\$ 86.73	\$ (76.48)
20-2001-00-00 Insurance Loan Payable	19,401.66	22,635.27	(3,233.61)
20-2015-00-00 PPD Maint Fees	-	3,438.00	(3,438.00)
<b>OPERATING EQUITY</b>			
30-3900-00-00 Retained Earnings	\$ 24,210.52	\$ 24,210.52	\$ -
<b>Total OPERATING EQUITY:</b>	<b>\$ 24,210.52</b>	<b>\$ 24,210.52</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 14,795.56</b>	<b>\$ 2,181.58</b>	<b>\$ 12,613.98</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 58,417.99</b>	<b>\$ 52,552.10</b>	<b>\$ 5,865.89</b>

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
<b>Assets</b>			
<b>RESERVES</b>			
12-1210-00-00 VNB RSV 8591	\$ 63,348.01	\$ 60,215.34	\$ 3,132.67
<b>Total RESERVES:</b>	<b>\$ 63,348.01</b>	<b>\$ 60,215.34</b>	<b>\$ 3,132.67</b>
<b>Total Assets:</b>	<b>\$ 63,348.01</b>	<b>\$ 60,215.34</b>	<b>\$ 3,132.67</b>
<b>Liabilities &amp; Equity</b>			
<b>RESERVE EQUITY</b>			
25-2501-00-00 RSV - Pooled	\$ 62,822.70	\$ 59,822.70	\$ 3,000.00
25-2599-00-00 Unallocated Interest	525.31	392.64	132.67
<b>Total RESERVE EQUITY:</b>	<b>\$ 63,348.01</b>	<b>\$ 60,215.34</b>	<b>\$ 3,132.67</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 63,348.01</b>	<b>\$ 60,215.34</b>	<b>\$ 3,132.67</b>

**Assets**

OPERATING

10-1010-00-00 VNB OP 6076 \$36,693.97

Total OPERATING: \$36,693.97

RESERVES

12-1210-00-00 VNB RSV 8591 63,348.01

Total RESERVES: \$63,348.01

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3.00

14-1530-00-00 PPD Insurance 21,721.02

Total CURRENT ASSETS: \$21,724.02

**Total Assets:** \$121,766.00

**Liabilities & Equity**

20-2000-00-00 Accounts Payable 10.25

20-2001-00-00 Insurance Loan Payable 19,401.66

RESERVE EQUITY

25-2501-00-00 RSV - Pooled 62,822.70

25-2599-00-00 Unallocated Interest 525.31

Total RESERVE EQUITY: \$63,348.01

OPERATING EQUITY

30-3900-00-00 Retained Earnings 24,210.52

Total OPERATING EQUITY: \$24,210.52

Net Income Gain / Loss 14,795.56

\$14,795.56

**Total Liabilities & Equity:** \$121,766.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Quarterly Assessments	\$ 20,628.00	\$ 20,627.42	\$ 0.58	\$ 41,256.00	\$ 41,254.84	\$ 1.16	\$ 82,509.67
<b>TOTAL INCOME</b>	<b>\$ 20,628.00</b>	<b>\$ 20,627.42</b>	<b>\$ 0.58</b>	<b>\$ 41,256.00</b>	<b>\$ 41,254.84</b>	<b>\$ 1.16</b>	<b>\$ 82,509.67</b>
<b>TOTAL INCOME</b>	<b>\$ 20,628.00</b>	<b>\$ 20,627.42</b>	<b>\$ 0.58</b>	<b>\$ 41,256.00</b>	<b>\$ 41,254.84</b>	<b>\$ 1.16</b>	<b>\$ 82,509.67</b>
<b>EXPENSES</b>							
<b>PROFESSIONAL FEES</b>							
5000 Management Fees	265.22	265.23	0.01	1,060.88	1,060.92	0.04	3,182.70
5110 Accounting Services	200.00	224.58	24.58	1,390.00	898.32	( 491.68)	2,695.00
5160 Legal Expenses	-	41.67	41.67	-	166.68	166.68	500.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 465.22</b>	<b>\$ 531.48</b>	<b>\$ 66.26</b>	<b>\$ 2,450.88</b>	<b>\$ 2,125.92</b>	<b>(\$ 324.96)</b>	<b>\$ 6,377.70</b>
<b>ADMIN</b>							
5400 Office Supplies	12.54	33.33	20.79	123.43	133.32	9.89	400.00
5465 Corp Annual Report	-	6.33	6.33	61.25	25.32	( 35.93)	76.00
5470 Licenses/Fees	-	4.00	4.00	-	16.00	16.00	48.00
<b>TOTAL ADMIN</b>	<b>\$ 12.54</b>	<b>\$ 43.66</b>	<b>\$ 31.12</b>	<b>\$ 184.68</b>	<b>\$ 174.64</b>	<b>(\$ 10.04)</b>	<b>\$ 524.00</b>
<b>INSURANCE</b>							
5850 INS - Expense	1,980.23	2,226.66	246.43	7,920.92	8,906.64	985.72	26,719.97
5852 INS - Flood	1,244.83	1,244.83	-	4,979.32	4,979.32	-	14,938.00
<b>TOTAL INSURANCE</b>	<b>\$ 3,225.06</b>	<b>\$ 3,471.49</b>	<b>\$ 246.43</b>	<b>\$ 12,900.24</b>	<b>\$ 13,885.96</b>	<b>\$ 985.72</b>	<b>\$ 41,657.97</b>
<b>UTILITIES</b>							
6040 Water/Sewer/Trash	676.86	708.33	31.47	2,659.10	2,833.32	174.22	8,500.00
6045 Irrigation Water	6.75	83.33	76.58	112.95	333.32	220.37	1,000.00
<b>TOTAL UTILITIES</b>	<b>\$ 683.61</b>	<b>\$ 791.66</b>	<b>\$ 108.05</b>	<b>\$ 2,772.05</b>	<b>\$ 3,166.64</b>	<b>\$ 394.59</b>	<b>\$ 9,500.00</b>
<b>MAINTENANCE</b>							
6005 Building	-	333.33	333.33	325.00	1,333.32	1,008.32	4,000.00
6020 Fire Extinguisher Service	-	12.50	12.50	-	50.00	50.00	150.00
6040 Exterminating	252.59	45.83	( 206.76)	252.59	183.32	( 69.27)	550.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 252.59</b>	<b>\$ 391.66</b>	<b>\$ 139.07</b>	<b>\$ 577.59</b>	<b>\$ 1,566.64</b>	<b>\$ 989.05</b>	<b>\$ 4,700.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100 Landscape	375.00	412.50	37.50	1,575.00	1,650.00	75.00	4,950.00
6110 Irrigation Repairs/Service	-	33.33	33.33	-	133.32	133.32	400.00
6120 Tree & Shrub Trimming	-	58.33	58.33	-	233.32	233.32	700.00
6130 Mulch/Pine Straw	-	91.67	91.67	-	366.68	366.68	1,100.00
6135 Sod/Plants Replacement	-	50.00	50.00	-	200.00	200.00	600.00
<b>TOTAL LANDSCAPING/GROUNDS</b>	<b>\$ 375.00</b>	<b>\$ 645.83</b>	<b>\$ 270.83</b>	<b>\$ 1,575.00</b>	<b>\$ 2,583.32</b>	<b>\$ 1,008.32</b>	<b>\$ 7,750.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 5,014.02</b>	<b>\$ 5,875.78</b>	<b>\$ 861.76</b>	<b>\$ 20,460.44</b>	<b>\$ 23,503.12</b>	<b>\$ 3,042.68</b>	<b>\$ 70,509.67</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 15,613.98</b>	<b>\$ 14,751.64</b>	<b>\$ 862.34</b>	<b>\$ 20,795.56</b>	<b>\$ 17,751.72</b>	<b>\$ 3,043.84</b>	<b>\$ 12,000.00</b>
<b>EXPENSES</b>							
<b>RESERVE TRANSFER</b>							
9010 Reserve Contribution	3,000.00	3,000.00	-	6,000.00	6,000.00	-	12,000.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 12,000.00</b>
<b>NET OTHER INCOME</b>	<b>(\$ 3,000.00)</b>	<b>(\$ 3,000.00)</b>	<b>\$ -</b>	<b>(\$ 6,000.00)</b>	<b>(\$ 6,000.00)</b>	<b>\$ -</b>	<b>(\$ 12,000.00)</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00-00 Quarterly Assessments	\$ 20,628.00	\$ 20,627.42	\$ 0.58	\$ 41,256.00	\$ 41,254.84	\$ 1.16	\$ 82,509.67
<b>Total INCOME</b>	<b>\$ 20,628.00</b>	<b>\$ 20,627.42</b>	<b>\$ 0.58</b>	<b>\$ 41,256.00</b>	<b>\$ 41,254.84</b>	<b>\$ 1.16</b>	<b>\$ 82,509.67</b>
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<b>PROFESSIONAL FEES</b>							
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<b>Total ADMIN</b>	<b>\$ 12.54</b>	<b>\$ 43.66</b>	<b>\$ 31.12</b>	<b>\$ 184.68</b>	<b>\$ 174.64</b>	<b>(\$10.04)</b>	<b>\$ 524.00</b>
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5852-00-00 INS - Flood	1,244.83	1,244.83	-	4,979.32	4,979.32	-	14,938.00
<b>Total INSURANCE</b>	<b>\$ 3,225.06</b>	<b>\$ 3,471.49</b>	<b>\$ 246.43</b>	<b>\$ 12,900.24</b>	<b>\$ 13,885.96</b>	<b>\$985.72</b>	<b>\$ 41,657.97</b>
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<b>MAINTENANCE</b>							
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6020-00-00 Fire Extinguisher Service	-	12.50	12.50	-	50.00	50.00	150.00
6040-00-00 Exterminating	252.59	45.83	( 206.76)	252.59	183.32	( 69.27)	550.00
<b>Total MAINTENANCE</b>	<b>\$ 252.59</b>	<b>\$ 391.66</b>	<b>\$ 139.07</b>	<b>\$ 577.59</b>	<b>\$ 1,566.64</b>	<b>\$989.05</b>	<b>\$ 4,700.00</b>
<b>LANDSCAPING/GROUNDS</b>							
6100-00-00 Landscape	375.00	412.50	37.50	1,575.00	1,650.00	75.00	4,950.00
6110-00-00 Irrigation Repairs/Service	-	33.33	33.33	-	133.32	133.32	400.00
6120-00-00 Tree & Shrub Trimming	-	58.33	58.33	-	233.32	233.32	700.00
6130-00-00 Mulch/Pine Straw	-	91.67	91.67	-	366.68	366.68	1,100.00
6135-00-00 Sod/Plants Replacement	-	50.00	50.00	-	200.00	200.00	600.00
<b>Total LANDSCAPING/GROUNDS</b>	<b>\$ 375.00</b>	<b>\$ 645.83</b>	<b>\$ 270.83</b>	<b>\$ 1,575.00</b>	<b>\$ 2,583.32</b>	<b>\$1,008.32</b>	<b>\$ 7,750.00</b>
<b>RESERVE TRANSFER</b>							
9010-00-00 Reserve Contribution	3,000.00	3,000.00	-	6,000.00	6,000.00	-	12,000.00
<b>Total RESERVE TRANSFER</b>	<b>\$ 3,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 6,000.00</b>	<b>\$0.00</b>	<b>\$ 12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 8,014.02</b>	<b>\$ 8,875.78</b>	<b>\$ 861.76</b>	<b>\$ 26,460.44</b>	<b>\$ 29,503.12</b>	<b>\$ 3,042.68</b>	<b>\$ 82,509.67</b>
<b>Net Income:</b>	<b>\$ 12,613.98</b>	<b>\$ 11,751.64</b>	<b>\$ 862.34</b>	<b>\$ 14,795.56</b>	<b>\$ 11,751.72</b>	<b>\$ 3,043.84</b>	<b>\$ 0.00</b>



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

Last Statement:  
Statement Ending:  
Page:

March 31, 2026  
April 30, 2026  
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1 M0656BLK050126065140 45 000000000 1545 004



MARSH LANDING TOWNHOUSE CONDOMINIUM  
IX 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

1545 0006588 0001-0004 1545

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX6076

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

MARSH LANDING TOWNHOUSE CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$27,981.02		\$17,862.00		\$9,149.05		\$36,693.97

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$27,981.02
04/01	LOCK BOX DEPOSIT		\$1,716.00	\$29,697.02
04/02	ACH CREDIT MLTH9 Marsh Land OnlinePay 260402 33840		\$1,719.00	\$31,416.02
04/02	LOCK BOX DEPOSIT		\$2,394.00	\$33,810.02
04/02	ACH DEBIT MLTH9 Marsh Land Vendor Pay 260402 16980	-\$9.04		\$33,800.98
04/02	ACH DEBIT MLTH9 Marsh Land Vendor Pay 260402 16979	-\$200.00		\$33,600.98
04/02	ACH DEBIT MLTH9 Marsh Land Vendor Pay 260402 16759	-\$265.22		\$33,335.76
04/02	CHECK 5080	-\$375.00		\$32,960.76
04/03	ACH CREDIT MLCA-Marsh Landi CincXfer 260403 C6913		\$1,719.00	\$34,679.76
04/03	ACH CREDIT PAYABLI DEPOSIT TRANSFER 260403 909073665		\$1,719.00	\$36,398.76
04/03	ACH DEBIT MLTH9 Marsh Land CincXfer 260403 D6914	-\$675.00		\$35,723.76
04/03	CHECK 5081	-\$7.98		\$35,715.78
04/06	ACH CREDIT MLTH9 Marsh Land ASSN DUES 260406		\$5,157.00	\$40,872.78
04/06	LOCK BOX DEPOSIT		\$1,719.00	\$42,591.78
04/06	ACH DEBIT MLTH9 Marsh Land Vendor Pay 260406 17077	-\$78.75		\$42,513.03
04/13	ACH DEBIT	-\$3,000.00		\$39,513.03





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Wayne, NJ 07474-0558

Account Number:  
Statement Date:  
Page :

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04/30/2026  
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
04/14	MLTH9 Marsh Land CincXfer 260413 D6936 ACH DEBIT	-\$3,233.61		\$36,279.42
04/16	FIRST INSURANCE INSURANCE 260414 900-105602072 ACH DEBIT	-\$92.51		\$36,186.91
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$108.37		\$36,078.54
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$115.87		\$35,962.67
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$116.71		\$35,845.96
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$117.53		\$35,728.43
04/16	BONITA SPRINGS U A/R 260416 ACH DEBIT	-\$125.87		\$35,602.56
04/21	MLTH9 Marsh Land OnlinePay 260421 34194 ACH CREDIT		\$1,719.00	\$37,321.56
04/21	CHECK 5082	-\$252.59		\$37,068.97
04/27	CHECK 5083	-\$375.00		\$36,693.97
<b>Ending Balance</b>				<b>\$36,693.97</b>

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
04/02	5080	\$375.00	04/21	5082	\$252.59
04/03	5081	\$7.98	04/27	5083	\$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



1545 0006589 0002-0004 1545



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

Account Number:  
Statement Date:  
Page :

XXXXXX6076  
04/30/2026  
3 of 4

### Check Images for Account XXXXXX6076

1545 0006590 0003-0004 1545

Valley National Bank Bonita Springs, FL  
MLTH9 Marsh Landing Townhouse IX Condo Association (MLTH9)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5080

PAY: Three Hundred Seventy-Five And 00/100 Dollars

DATE: 03/26/2026 AMOUNT: \*\*\*\$375.00

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

Memo: Monthly lawn service - March

Signature: *Therese P. Hoffmeyer*

⑆000005080⑆ ⑆021201383⑆43076076⑆ ⑆0000037500⑆

Valley National Bank Bonita Springs, FL  
MLTH9 Marsh Landing Townhouse IX Condo Association (MLTH9)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5082

PAY: Two Hundred Fifty-Two And 59/100 Dollars

DATE: 04/17/2026 AMOUNT: \*\*\*\$252.59

TO THE ORDER OF: Purcor Pest Solutions  
P.O. Box 60967  
Jacksonville, FL 32260-0607

Memo: Multiple Invoices

Signature: *Therese P. Hoffmeyer*

⑆000005082⑆ ⑆021201383⑆43076076⑆ ⑆0000025259⑆

9587000001507224/1/2026958700000150722  
ITC-PC4310 - Back Office-610  
Teller - RT# 272480678

FOR DEPOSIT ONLY  
4120101778

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE  
DEPOSITORY BANK ENDORSEMENT

FOR DEPOSIT ONLY  
4120101778

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE  
DEPOSITORY BANK ENDORSEMENT

04/02/2026 # 5080 \$375.00

04/21/2026 # 5082 \$252.59

Valley National Bank Bonita Springs, FL  
MLTH9 Marsh Landing Townhouse IX Condo Association (MLTH9)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5081

PAY: Seven And 98/100 Dollars

DATE: 04/03/2026 AMOUNT: \*\*\*\$7.98

TO THE ORDER OF: Marsh Landing Community Association at Estero, Inc  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Memo: 2026 Usage - March

Signature: *Therese P. Hoffmeyer*

⑆000005081⑆ ⑆021201383⑆43076076⑆ ⑆0000000798⑆

Valley National Bank Bonita Springs, FL  
MLTH9 Marsh Landing Townhouse IX Condo Association (MLTH9)  
c/o KPG Accounting Services, Inc.  
3400 Tamiami Trail N. #302  
Naples, FL 34103

Check Number: 5083

PAY: Three Hundred Seventy-Five And 00/100 Dollars

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

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

Memo: Monthly lawn service - April

Signature: *Therese P. Hoffmeyer*

⑆000005083⑆ ⑆021201383⑆43076076⑆ ⑆0000037500⑆

Pay To the Order of  
Valley National Bank  
Van 021201383

MLCA Marsh Landing Comm. Assoc. @ Estero, I  
Act Ending 3887

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE  
DEPOSITORY BANK ENDORSEMENT

961000002345914/24/202696100000234591  
ITC-PC4310 - Back Office-610  
Teller - RT# 272480678

FOR DEPOSIT ONLY  
4120101778

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE  
DEPOSITORY BANK ENDORSEMENT

04/03/2026 # 5081 \$7.98

04/27/2026 # 5083 \$375.00





Account Number:

XXXXXX6076

Statement Date:

04/30/2026

Page :

4 of 4

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

**To Reconcile Your Account**

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

**Balance Reconciliation**

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

**Finance Charge Computation For Personal Line Of Credit**

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

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

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

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



1545 0006591 0004-0004 1545





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

Last Statement:  
Statement Ending:  
Page:

March 31, 2026  
April 30, 2026  
1 of 2

1 M0656BLK050126065140 45 000000000 2545 002



MARSH LANDING TOWNHOUSE CONDOMINIUM  
IX 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

2545 0009529 0001-0002 2545

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX8591

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

MARSH LANDING TOWNHOUSE CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$60,215.34		\$3,132.67		\$0.00		\$63,348.01

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$60,215.34
04/13	ACH CREDIT MLTH9 Marsh Land CincXfer 260413 C6936		\$3,000.00	\$63,215.34
04/30	INTEREST CREDIT		\$132.67	\$63,348.01
<b>Ending Balance</b>				<b>\$63,348.01</b>

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$62,015.00	Annual % Yield Earned	2.63%
Year-to-Date Interest Paid	\$525.31	Interest Paid	\$132.67

### OVERDRAFT FEES



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





Account Number:

XXXXXX8591

Statement Date:

04/30/2026

Page :

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2545 0009530 0002-0002 2545