

Balance Sheet

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

As of: 02/28/2026

Accounting Basis: Cash

GL Account Map: Marshes at Lanceford

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash Bank Account	43,740.95 ✓
First Port Reserves CD \$50k 3.15%9/24/26, \$7.5k3.47%4/1/26	61,571.30 ✓
Surplus Money Market Bank Account	10,015.27 ✓
Total Cash	115,327.52
TOTAL ASSETS	115,327.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessment	740.00 ✓
Total Liabilities	740.00
Capital	
Operating Fund Balance	9,080.12 ✓
Reserves-General/Pooled	61,571.30 ✓
Calculated Retained Earnings	26,211.74 ✓
Calculated Prior Years Retained Earnings	17,724.36 ✓
Total Capital	114,587.52
TOTAL LIABILITIES & CAPITAL	115,327.52

Annual Budget - Comparative

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

As of: Feb 2026

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: Marshes at Lanceford

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Annual Association Income	4,044.00	0.00	4,044.00	33,380.00	44,878.45	-11,498.45	44,878.45
MM Interest Earned	1.31	0.00	1.31	2.63	0.00	2.63	0.00
Total Operating Income	4,045.31	0.00	4,045.31	33,382.63	44,878.45	-11,495.82	44,878.45
Expense							
General & Administrative Fees							
Accounting/Tax Preparation	350.00	350.00	0.00	350.00	350.00	0.00	350.00
Corporate Filing Expense	0.00	0.00	0.00	61.25	65.00	3.75	65.00
Insurance	2,013.94	2,046.03	32.09	2,013.94	2,046.03	32.09	2,046.03
Legal/Attorney Fees	0.00	83.33	83.33	65.75	166.66	100.91	1,000.00
Management Fee	513.00	513.08	0.08	1,026.00	1,026.16	0.16	6,157.00
Office Supplies/Postage	62.01	83.33	21.32	208.48	166.66	-41.82	1,000.00
Website Hosting	0.00	0.00	0.00	0.00	0.00	0.00	496.00
Software AppFolio Usage Fee	52.08	0.00	-52.08	104.16	0.00	-104.16	0.00
Total General & Administrative Fees	2,991.03	3,075.77	84.74	3,829.58	3,820.51	-9.07	11,114.03
Grounds Maintenance							
Lake Maintenance Contract	132.30	138.92	6.62	264.60	277.84	13.24	1,667.00
Landscape Enhancement	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Repairs & Maintance Gen	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Landscape Contract	1,020.00	1,166.67	146.67	2,040.00	2,333.34	293.34	14,000.00
Dock Rebuild Project	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Total Grounds Maintenance	1,152.30	1,488.93	336.63	2,304.60	2,977.86	673.26	17,867.00
Utilities							
Electric	127.71	137.50	9.79	234.97	275.00	40.03	1,650.00
Electric (Street Lights)	387.17	344.83	-42.34	705.35	689.66	-15.69	4,138.00
Lift Station	52.77	44.92	-7.85	96.39	89.84	-6.55	539.00
Total Utilities	567.65	527.25	-40.40	1,036.71	1,054.50	17.79	6,327.00
Contingency							
Miscellaneous Expense	0.00	118.37	118.37	0.00	236.74	236.74	1,420.42
Supplies: Social Committee	0.00	4.17	4.17	0.00	8.34	8.34	50.00
Total Contingency	0.00	122.54	122.54	0.00	245.08	245.08	1,470.42

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Reserves							
Reserve Transfer-General	-675.00	675.00	1,350.00	0.00	1,350.00	1,350.00	8,100.00
Total Reserves	-675.00	675.00	1,350.00	0.00	1,350.00	1,350.00	8,100.00
Total Operating Expense	4,035.98	5,889.49	1,853.51	7,170.89	9,447.95	2,277.06	44,878.45
Total Operating Income	4,045.31	0.00	4,045.31	33,382.63	44,878.45	-11,495.82	44,878.45
Total Operating Expense	4,035.98	5,889.49	1,853.51	7,170.89	9,447.95	2,277.06	44,878.45
NOI - Net Operating Income	9.33 ✓	-5,889.49	5,898.82	26,211.74 ✓	35,430.50	-9,218.76	0.00
Total Income	4,045.31	0.00	4,045.31	33,382.63	44,878.45	-11,495.82	44,878.45
Total Expense	4,035.98	5,889.49	1,853.51	7,170.89	9,447.95	2,277.06	44,878.45
Net Income	9.33 ✓	-5,889.49	5,898.82	26,211.74 ✓	35,430.50	-9,218.76	0.00

Cash Flow - 12 Month

GCAM of Amelia, Inc.

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

Period Range: Jan 2026 to Feb 2026

Accounting Basis: Cash

GL Account Map: Marshes at Lanceford

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Total
Operating Income & Expense			
Income			
Annual Association Income	29,336.00	4,044.00	33,380.00
MM Interest Earned	1.32	1.31	2.63
Total Operating Income	29,337.32	4,045.31	33,382.63
Expense			
General & Administrative Fees			
Accounting/Tax Preparation	0.00	350.00	350.00
Corporate Filing Expense	61.25	0.00	61.25
Insurance	0.00	2,013.94	2,013.94
Legal/Attorney Fees	65.75	0.00	65.75
Management Fee	513.00	513.00	1,026.00
Office Supplies/Postage	146.47	62.01	208.48
Software AppFolio Usage Fee	52.08	52.08	104.16
Total General & Administrative Fees	838.55	2,991.03	3,829.58
Grounds Maintenance			
Lake Maintenance Contract	132.30	132.30	264.60
Landscape Contract	1,020.00	1,020.00	2,040.00
Total Grounds Maintenance	1,152.30	1,152.30	2,304.60
Utilities			
Electric	107.26	127.71	234.97
Electric (Street Lights)	318.18	387.17	705.35
Lift Station	43.62	52.77	96.39
Total Utilities	469.06	567.65	1,036.71
Reserves			
Reserve Transfer-General	675.00	-675.00	0.00
Total Reserves	675.00	-675.00	0.00
Total Operating Expense	3,134.91	4,035.98	7,170.89
NOI - Net Operating Income	26,202.41	9.33	26,211.74
	✓	✓	✓
Total Income	29,337.32	4,045.31	33,382.63
Total Expense	3,134.91	4,035.98	7,170.89
Net Income	26,202.41	9.33	26,211.74
	✓	✓	✓
Cash Flow	26,202.41	9.33	26,211.74

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Total
Beginning Cash	20,050.84	43,008.93	20,050.84
Beginning Cash + Cash Flow	46,253.25	43,018.26	46,262.58
Actual Ending Cash	43,008.93	43,740.95	43,740.95

Reconciliation Report

First Federal Bank of Florida

Account Name	Marshes at Lanceford
Account Number	*****
Ending Statement Date	02/28/2026

Summary

Bank Statement Starting Balance on 01/31/2026	43,070.18
Cleared Deposits and other Increases	5,443.00
Cleared Checks and other Decreases	4,772.23
Cleared ACH Batches and Reversals	0.00
Cleared Balance	43,740.95

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Pending ACH Payments Which Have Not Been Batched (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (7 Items)		
Deposit #257	02/03/2026	362.00
Deposit #Automatic ACH Deposit	02/04/2026	1,148.00
Deposit #Automatic ACH Deposit	02/06/2026	362.00
Deposit #258	02/09/2026	724.00

Deposit #259	02/11/2026	1,448.00
Deposit #260	02/23/2026	724.00
Journal Entry - Reverse January contribution	02/27/2026	675.00
Total		5,443.00

Cleared Checks and other Decreases (11 Items)

Check #2662 - Florida Department of State: Division of Corporations	01/23/2026	61.25
Check #2012026 - Auto-Owners Insurance	02/01/2026	2,013.94
Check #2012026 - FPL	02/01/2026	94.46
Check #2012026 - FPL	02/01/2026	387.17
Check #2012026 - FPL	02/01/2026	52.77
Check #2012026 - FPL	02/01/2026	33.25
Check #2012026 - GCAM of Amelia, Inc.	02/01/2026	513.00
Check #2663 - Solitude Lake Management	02/02/2026	132.30
Check #2052026 - GCAM of Amelia, Inc.	02/05/2026	114.09
Check #2664 - Doss/Weeks P.A.	02/10/2026	350.00
Check #2665 - Schuyler Bell dba Victory Lawn & Landscape	02/17/2026	1,020.00
Total		4,772.23

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1000: Operating	43,740.95 ✓
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Pending ACH Payments Which Have Not Been Batched	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	43,740.95

Bank Statement Balance on 02/28/2026	43,740.95
	In Balance



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 02/27/2026

MARSHES AT LANCEFORD

Page 1 of 4

Customer Number: XXXXXX0806

MARSHES AT LANCEFORD
OWNERS ASSOCIATION INC
OPERATING ACCOUNT
1880 S 14TH ST STE 103
FERNANDINA BEACH FL 32034-3290

Managing Your Accounts

-  Branch
-  Customer Care 1-877-499-0572
-  Mailing Address P.O. Box 2029
Lake City, FL 32056
-  Website www.ffbf.com

Summary of Accounts

Account Type	Account Number	Ending Balance
ENHANCED BUSINESS CHECKING	XXXXXX0806	\$43,740.95

ENHANCED BUSINESS CHECKING - XXXXXX0806

Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$43,070.18
	7 Credit(s) This Period	\$6,118.00
	12 Debit(s) This Period	\$5,447.23
02/27/2026	Ending Balance	\$43,740.95

Deposits

Date	Description	Amount
02/03/2026	DEPOSIT	\$362.00
02/09/2026	DEPOSIT	\$724.00
02/11/2026	DEPOSIT	\$1,448.00
02/23/2026	DEPOSIT	\$724.00
02/27/2026	Reverse transfer and post to Operating acct	\$1,350.00

Other Credits

Date	Description	Amount
02/04/2026	GCAM of Amelia, Settlement 000026192131370	\$1,148.00
02/06/2026	GCAM of Amelia, Settlement 000026217171978	\$362.00

Other Debits

Date	Description	Amount
02/02/2026	MONTHLY MANAGEMENT FEE	\$513.00
02/03/2026	FPL DIRECT DEBIT ELEC PYMT 8893852205 WEBI	\$33.25
02/03/2026	FPL DIRECT DEBIT ELEC PYMT 8198529102 WEBI	\$52.77
02/03/2026	FPL DIRECT DEBIT ELEC PYMT 7762164445 WEBI	\$94.46
02/03/2026	FPL DIRECT DEBIT ELEC PYMT 3960327454 WEBI	\$387.17
02/03/2026	AUTO OWNERS INS WEB PAY 32012345	\$2,013.94
02/05/2026	OFFICE SUPPLIES & POSTAGE	\$114.09
02/27/2026	Feb transfer	\$675.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2662	02/03/2026	\$61.25	2663	02/17/2026	\$132.30	2664	02/12/2026	\$350.00

ENHANCED BUSINESS CHECKING - XXXXXX0806 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount
2665	02/24/2026	\$1,020.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/02/2026	\$42,557.18	02/06/2026	\$41,672.25	02/17/2026	\$43,361.95
02/03/2026	\$40,276.34	02/09/2026	\$42,396.25	02/23/2026	\$44,085.95
02/04/2026	\$41,424.34	02/11/2026	\$43,844.25	02/24/2026	\$43,065.95
02/05/2026	\$41,310.25	02/12/2026	\$43,494.25	02/27/2026	\$43,740.95

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1850 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-6597

First Federal Bank of Florida 2662

01/23/2026

PAY TO THE ORDER OF: FLORIDA DEPARTMENT OF STATE, DIVISION OF CORPORATIONS \$ 61.25

MEMO: 2025 Annual Report

Florida Department of State, Division of Corporations
PO Box 8195
Tallahassee, FL 32314

OVERNIGHT

MEMO: 2025 Annual Report

2662 \$61.25 2/3/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1850 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-6597

First Federal Bank of Florida 2663

02/02/2026

PAY TO THE ORDER OF: SOLITUDE LAKE MANAGEMENT \$ 132.30

MEMO: Solitude Lake Management
1322 Brookwood Drive, Suite H
Little Rock, AR 72202

OVERNIGHT

MEMO: Solitude Lake Management

2663 \$132.30 2/17/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1850 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-6597

First Federal Bank of Florida 2664

02/10/2026

PAY TO THE ORDER OF: DONS/WEKS P.A. \$ 350.00

MEMO: DONS/WEKS P.A.
2336 South 5th St
Fernandina Beach, FL 32034

OVERNIGHT

MEMO: DONS/WEKS P.A.

2664 \$350.00 2/12/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1850 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-6597

First Federal Bank of Florida 2665

02/17/2026

PAY TO THE ORDER OF: SCHUYLER BELL DBA VICTORY LAWN & LANDSCAPE \$ 1,020.00

MEMO: Schuyler Bell dba Victory Lawn & Landscape
1482 Samsel Creek Rd
Folkston, GA 31537-8372

OVERNIGHT

MEMO: Schuyler Bell dba Victory Lawn & Landscape

2665 \$1,020.00 2/24/2026

FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Home

Alerts

Stay Alert

Know about changes to your finances and online security. Choose when and what alerts you get by email or text message.


ENROLL

Σ① = 61,571.30 ✓

Accounts

 Edit Accounts  Print

9 Months CDs
XXXX8217

Current balance
\$53,922.39 

Date	Description	Amount
Dec 24, 2025	Accr Earning Payment Added to Acct	492.87
Sep 24, 2025	Accr Earning Payment Added to Acct	493.68
Jun 24, 2025	Accr Earning Payment Added to Acct	489.12
Mar 24, 2025	Accr Earning Payment Added to Acct	627.37
Dec 24, 2024	Accr Earning Payment Added to Acct	626.67
Sep 24, 2024	Accr Earning Payment Added to Acct	625.81
Jun 28, 2024	Opening Deposit	50,566.87

6 Month CDs
XXXX8584

Current balance
\$7,648.91 ⓘ

Date	Description	Amount
Oct 01, 2025	Accr Earning Payment Added to Acct	148.91
Apr 01, 2025	Opening Deposit	7,500.00

Member FDIC. Equal Housing Lender 

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Reconciliation Report

First Federal

Account Name	Marshes Surplus Money Market
Account Number	*****
Ending Statement Date	02/28/2026

Summary

Bank Statement Starting Balance on 01/31/2026	10,688.96
Cleared Deposits and other Increases	1.31
Cleared Checks and other Decreases	675.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	10,015.27

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (0 Items)

Total	0.00
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Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Pending ACH Payments Which Have Not Been Batched (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Journal Entry - Interest Earned	02/27/2026	1.31
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Total	1.31
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Cleared Checks and other Decreases (1 Item)

Journal Entry - Reverse January reserve contribution	02/27/2026	675.00
Total		675.00
<hr/>		
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
<hr/>		
Cash Accounts		
1031.1: Marshes Surplus Money Market		10,015.27 ✓
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		0.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Pending ACH Payments Which Have Not Been Batched		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		10,015.27
Bank Statement Balance on 02/28/2026		10,015.27
		In Balance



FIRST FEDERAL BANK

P.O. Box 2029
Lake City, FL 32056

Account Statement

Page 1 of 1
Statement Period:
01-31-26 thru 02-27-26

MARSHES SURPLUS EARNINGS
MARSHES AT LANCEFORD 0
JOANNE C MCCORMICK
1880 S 14TH STREET STE 103
FERNANDINA BEACH FL 32034

Account XXXXXX5803 ELITE CMA - HOA

Beginning balance on 01-30-26		\$10,688.96
Credits and deposits	+	676.31
Debits and withdrawals	-	<u>1,350.00</u>
Ending balance on 02-27-2026		\$10,015.27

Interest Information

Interest Earned:	1.31	Days in Period:	28
Interest Paid This Period:	1.31	Annual Percentage Yield Earned:	0.1600%
Interest Paid 2026:	2.63		

Your Account Activity

<i>Date</i>	<i>Description</i>	<i>Credits</i>	<i>Debits</i>	<i>Balance</i>
02-27-26	Feb Transfer	675.00		11,363.96
02-27-26	Reverse Transfer And Post To Operating Acct		1,350.00	10,013.96
02-27-26	Interest	1.31		10,015.27

Itemization of NSF Paid and Returned Item Fees

	Total for This Period	Total Year to Date
TOTAL OVERDRAFT FEES:	0.00	0.00
TOTAL RETURNED ITEM FEES:	\$0.00	\$0.00

Homeowner Prepayment Balance

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

Homeowners: All

Homeowner Status: All

Prepayment Account: 2000: Prepaid Assessment

As of: 02/28/2026

Unit	Homeowner	Amount
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097		
96035 Windsor Drive #16	Whelton, Cornelius & Susan	16.00
96218 Windsor Drive #46	Barrett, Brittany and Mark	724.00
		740.00
Total		740.00



Aged Receivable Detail

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

Amount Receivable: Exclude 0.00

Tenant Status: All

As of: 02/28/2026

GL Account Map: Marshes at Lanceford

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96024 Ashford Court #20 - Hoy, Cynthia										
Hoy, Cynthia	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96025 Dublin Court #56 - Katie Fitzpatrick, Richard Barnard										
Katie Fitzpatrick, Richard Barnard	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96045 Windsor Drive #15 - Abdulameer, Heather										
Abdulameer, Heather	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96066 Windsor Drive #34 - Ploegert, Gage and Michelle										
Ploegert, Gage and Michelle	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	723.00	0.00	723.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96068 Ashford Court #25 - Rodgers, Charlie & Maethea										
Rodgers, Charlie & Maethea	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96073 Windsor Drive #14 - Misciasci, Luc & Kim										
Misciasci, Luc & Kim	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96076 Ashford Court #26 - Cowart, Billy & Angela										
Cowart, Billy & Angela	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96093 Windsor Drive #12 - Michael Tilghman & Ruth Peacock										
Michael Tilghman & Ruth Peacock	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96102 Windsor Drive #37 - Duane & Beth Anne Butters, Alan										
Duane & Beth Anne Butters, Alan	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96103 Ashford Court #27 - McKinney, John & Rhonda										
McKinney, John & Rhonda	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96134 Windsor Drive #41 - Harper, Charles & Jennifer										
Harper, Charles	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	349.00	0.00	349.00	0.00	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
& Jennifer	2026	2026		Association Income						
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96149 Windsor Drive #10 - Pigg, Max & Carol										
Pigg, Max & Carol	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96165 Windsor Drive #8 - Gowins, Timothy P & Cassandra E										
Gowins, Timothy P & Cassandra E	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	300.00	0.00	300.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96188 Windsor Drive #44 - Gebler, Ronald T. and Peggy T.										
Gebler, Ronald T. and Peggy T.	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96208 Windsor Drive #45 - Lovell, Tammi T.										
Lovell, Tammi T.	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96266 Windsor Drive #49 - Powell, Scott & Ashley										
Powell, Scott & Ashley	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96294 Windsor Drive #53 - Kinser, Ryan and Lindsay										
Kinser, Ryan and Lindsay	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96315 Windsor Drive #6 - Wood, Andrew & Caroline										
Wood, Andrew & Caroline	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96343 Windsor Drive #4 - Boette, Leslie										
Boette, Leslie	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96357 Windsor Drive #3 - Webber, Glen & Linda										
Webber, Glen & Linda	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	362.00	0.00	362.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96372 Windsor Drive #61 - Leffew, Suzanne J										
Leffew, Suzanne J	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097 - Unit 96373 Windsor Drive #2 - Boette, Jonathan & Ingrid										
Boette, Jonathan & Ingrid	01/01/2026	01/01/2026	4000	Annual Association Income	724.00	724.00	0.00	724.00	0.00	0.00
Total					15,928.00	11,508.00	0.00	11,508.00	0.00	0.00

General Ledger

Properties: Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 02/01/2026 to 02/28/2026

Accounting Basis: Cash

Show Reversed Transactions: No

GL Account Map: Marshes at Lanceford

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1005 - Operating Cash Bank Account							
						43,008.93	
						Starting Balance	
02/01/2026	Auto-Owners Insurance	Check	2012026		2,013.94	40,994.99	Gen Liab 2/19/26-2/19/27
02/01/2026	FPL	Check	2012026		94.46	40,900.53	12/18/25-1/21/26 Irrigation
02/01/2026	FPL	Check	2012026		387.17	40,513.36	12/18/25-1/21/26 Streetlights
02/01/2026	FPL	Check	2012026		52.77	40,460.59	12/18/25-1/21/26 Lift Station
02/01/2026	FPL	Check	2012026		33.25	40,427.34	12/18/25-1/21/26 Irrigation
02/01/2026	GCAM of Amelia, Inc.	Check	2012026		513.00	39,914.34	MGMT FEES
02/02/2026	Solitude Lake Management	Check	2663		132.30	39,782.04	FEB
02/03/2026	Winston Brown	Receipt	996423	362.00		40,144.04	2026 Annual HOA Dues
02/03/2026	Glenn & Elizabeth Miller	eCheck receipt	470D-EB50	724.00		40,868.04	2026 Annual HOA Dues
02/03/2026	Timothy P & Cassandra E Gowins	eCheck receipt	10F6-38A0	424.00		41,292.04	2026 Annual HOA Dues
02/05/2026	William Seda & Sonia Rivera	eCheck receipt	2FB2-9D30	362.00		41,654.04	2026 Annual HOA Dues
02/05/2026	GCAM of Amelia, Inc.	Check	2052026		114.09	41,539.95	JAN OFFICE SUPPLY & POSTAGE
02/09/2026	Nishith Bhatnagar	Receipt	7623	724.00		42,263.95	2026 Annual HOA Dues
02/10/2026	Doss/Weeks P.A.	Check	2664		350.00	41,913.95	2025 1120-H Tax Return
02/11/2026	Paul Kicker	Receipt	17866	724.00		42,637.95	2026 Annual HOA Dues
02/11/2026	Brittany and Mark Barrett	Receipt	17868	724.00		43,361.95	Prepaid Any
02/17/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2665		1,020.00	42,341.95	January 2026
02/23/2026	Christine Corigliano Sawruk	Receipt	1133	724.00		43,065.95	2026 Annual HOA Dues
02/27/2026		JE	5968	675.00		43,740.95	Reverse January reserves
						732.02	
						Net Change	
				5,443.00	4,710.98	43,740.95	

1030.2 - First Port Reserves CD \$50k 3.15%9/24/26, \$7.5k3.47%4/1/26

61,571.30
Starting Balance
0.00

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
				0.00	0.00	61,571.30	
						Net Change	
1031.2 - Surplus Money Market Bank Account							
						10,688.96	
						Starting Balance	
02/27/2026		JE	5967		675.00	10,013.96	Reverse January reserve contribution
02/27/2026		JE	5979	1.31		10,015.27	Interest Earned
						-673.69	
						Net Change	
				1.31	675.00	10,015.27	
2000 - Prepaid Assessment							
						-16.00	
						Starting Balance	
02/11/2026	Brittany and Mark Barrett	Receipt	17868		724.00	-740.00	Prepaid Any
						-724.00	
						Net Change	
				0.00	724.00	-740.00	
2991 - Appfolio Clearing Account							
						0.00	
						Starting Balance	
02/27/2026		JE	5967	675.00		675.00	Reverse January reserve contribution
02/27/2026		JE	5968		675.00	0.00	Reverse January reserves
						0.00	
						Net Change	
				675.00	675.00	0.00	
3000 - Operating Fund Balance							
						-9,080.12	
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	-9,080.12	
3025 - Reserves-General/Pooled							
						-62,246.30	
						Starting Balance	
02/27/2026		JE	5969	675.00		-61,571.30	Reverse January reserves
						675.00	
						Net Change	
				675.00	0.00	-61,571.30	
4000 - Annual Association Income							
						-29,336.00	
						Starting Balance	
02/03/2026	Winston Brown	Receipt	996423		362.00	-29,698.00	2026 Annual HOA Dues
02/03/2026	Glenn & Elizabeth Miller	eCheck receipt	470D-EB50		724.00	-30,422.00	2026 Annual HOA Dues
02/03/2026	Timothy P & Cassandra E Gowins	eCheck receipt	10F6-38A0		424.00	-30,846.00	2026 Annual HOA Dues

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
02/05/2026	William Seda & Sonia Rivera	eCheck receipt	2FB2-9D30		362.00	-31,208.00	2026 Annual HOA Dues	
02/09/2026	Nishith Bhatnagar	Receipt	7623		724.00	-31,932.00	2026 Annual HOA Dues	
02/11/2026	Paul Kicker	Receipt	17866		724.00	-32,656.00	2026 Annual HOA Dues	
02/23/2026	Christine Corigliano Sawruk	Receipt	1133		724.00	-33,380.00	2026 Annual HOA Dues	
						-4,044.00	Net Change	
				0.00	4,044.00	-33,380.00		
4051 - MM Interest Earned								
						-1.32	Starting Balance	
02/27/2026		JE	5979		1.31	-2.63	Interest Earned	
						-1.31	Net Change	
				0.00	1.31	-2.63		
5001 - Accounting/Tax Preparation								
						0.00	Starting Balance	
02/10/2026	Doss/Weeks P.A.	Check	2664	350.00		350.00	2025 1120-H Tax Return	
						350.00	Net Change	
				350.00	0.00	350.00		
5003 - Corporate Filing Expense								
						61.25	Starting Balance	
						0.00	Net Change	
				0.00	0.00	61.25		
5005 - Insurance								
						0.00	Starting Balance	
02/01/2026	Auto-Owners Insurance	Check	2012026	2,013.94		2,013.94	Gen Liab 2/19/26-2/19/27	
						2,013.94	Net Change	
				2,013.94	0.00	2,013.94		
5006 - Legal/Attorney Fees								
						65.75	Starting Balance	
						0.00	Net Change	
				0.00	0.00	65.75		
5007 - Management Fee								
						513.00	Starting Balance	
02/01/2026	GCAM of Amelia, Inc.	Check	2012026	513.00		1,026.00	MGMT FEES	
						513.00		

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
				513.00	0.00	1,026.00	
						Net Change	
5008 - Office Supplies/Postage							
						146.47	
						Starting Balance	
02/05/2026	GCAM of Amelia, Inc.	Check	2052026	114.09		260.56	JAN OFFICE SUPPLY & POSTAGE
02/05/2026	GCAM of Amelia, Inc.	Check			52.08	208.48	
						62.01	
						Net Change	
				114.09	52.08	208.48	
5052 - Lake Maintenance Contract							
						132.30	
						Starting Balance	
02/02/2026	Solitude Lake Management	Check	2663	132.30		264.60	FEB
						132.30	
						Net Change	
				132.30	0.00	264.60	
5089 - Landscape Contract							
						1,020.00	
						Starting Balance	
02/17/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2665	1,020.00		2,040.00	January 2026
						1,020.00	
						Net Change	
				1,020.00	0.00	2,040.00	
5101 - Electric							
						107.26	
						Starting Balance	
02/01/2026	FPL	Check	2012026	94.46		201.72	12/18/25-1/21/26 Irrigation
02/01/2026	FPL	Check	2012026	33.25		234.97	12/18/25-1/21/26 Irrigation
						127.71	
						Net Change	
				127.71	0.00	234.97	
5102 - Electric (Street Lights)							
						318.18	
						Starting Balance	
02/01/2026	FPL	Check	2012026	387.17		705.35	12/18/25-1/21/26 Streetlights
						387.17	
						Net Change	
				387.17	0.00	705.35	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
5249 - Lift Station							43.62	
						Starting Balance		
02/01/2026	FPL	Check	2012026	52.77		96.39	12/18/25-1/21/26 Lift Station	
						52.77	Net Change	
				52.77	0.00	96.39		
5634 - Software AppFolio Usage Fee							52.08	
						Starting Balance		
02/05/2026	GCAM of Amelia, Inc.	Check		52.08		104.16		
						52.08	Net Change	
				52.08	0.00	104.16		
7001 - Reserve Transfer-General							675.00	
						Starting Balance		
02/27/2026		JE	5969		675.00	0.00	Reverse January reserves	
						-675.00	Net Change	
				0.00	675.00	0.00		
Total				11,557.37	11,557.37	17,724.36		