

Balance Sheet

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

As of: 05/31/2026

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	36,192.81 ✓
First Port Reserves CD \$50k 3.15%9/24/26, \$15.6k3.47%10/1/26	70,217.14 ✓
Surplus Money Market Bank Account	10,019.26 ✓
Total Cash	116,429.21
TOTAL ASSETS	116,429.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessment	740.00 ✓
Total Liabilities	740.00
Capital	
Operating Fund Balance	9,080.12 ✓
Reserves-General/Pooled	70,217.14 ✓
Calculated Retained Earnings	18,667.59 ✓
Calculated Prior Years Retained Earnings	17,724.36 ✓
Total Capital	115,689.21
TOTAL LIABILITIES & CAPITAL	116,429.21

Annual Budget - Comparative

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

As of: May 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	0.00	0.00	0.00	43,441.00	44,878.45	-1,437.45	44,878.45
MM Interest Earned	1.27	0.00	1.27	6.62	0.00	6.62	0.00
Late Fee Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
CD Income	0.00	0.00	0.00	545.84	0.00	545.84	0.00
Total Operating Income	1.27	0.00	1.27	44,068.46	44,878.45	-809.99	44,878.45
Expense							
General & Administrative Fees							
Accounting/Tax Preparation	0.00	0.00	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	0.00	0.00	0.00	2,013.94	2,046.03	32.09	2,046.03
Legal/Attorney Fees	0.00	83.33	83.33	65.75	416.65	350.90	1,000.00
Management Fee	513.00	513.08	0.08	2,565.00	2,565.40	0.40	6,157.00
Office Supplies/Postage	50.47	83.33	32.86	333.80	416.65	82.85	1,000.00
Website Hosting	0.00	0.00	0.00	0.00	0.00	0.00	496.00
Taxes	0.00	0.00	0.00	255.00	0.00	-255.00	0.00
Software AppFolio Usage Fee	52.08	0.00	-52.08	260.40	0.00	-260.40	0.00
Total General & Administrative Fees	615.55	679.74	64.19	5,905.14	5,859.73	-45.41	11,114.03
Grounds Maintenance							
Lake Maintenance Contract	132.30	138.92	6.62	661.50	694.60	33.10	1,667.00
Landscape Enhancement	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Repairs & Maintenance Gen	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
Landscape Contract	1,020.00	1,166.67	146.67	5,100.00	5,833.35	733.35	14,000.00
Dock Rebuild Project	2,500.00	41.67	-2,458.33	2,500.00	208.35	-2,291.65	500.00
Total Grounds Maintenance	3,652.30	1,488.93	-2,163.37	8,261.50	7,444.65	-816.85	17,867.00
Utilities							
Electric	66.95	137.50	70.55	488.56	687.50	198.94	1,650.00
Electric (Street Lights)	387.17	344.83	-42.34	1,866.86	1,724.15	-142.71	4,138.00
Lift Station	43.65	44.92	1.27	232.97	224.60	-8.37	539.00
Total Utilities	497.77	527.25	29.48	2,588.39	2,636.25	47.86	6,327.00
Contingency							
Miscellaneous Expense	0.00	118.37	118.37	0.00	591.85	591.85	1,420.42
Supplies: Social	0.00	4.17	4.17	0.00	20.85	20.85	50.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Committee							
Total Contingency	<u>0.00</u>	<u>122.54</u>	<u>122.54</u>	<u>0.00</u>	<u>612.70</u>	<u>612.70</u>	<u>1,470.42</u>
Reserves							
Reserve Transfer- General	0.00	675.00	675.00	8,100.00	3,375.00	-4,725.00	8,100.00
Transfer To(From) Reserves	0.00	0.00	0.00	545.84	0.00	-545.84	0.00
Total Reserves	<u>0.00</u>	<u>675.00</u>	<u>675.00</u>	<u>8,645.84</u>	<u>3,375.00</u>	<u>-5,270.84</u>	<u>8,100.00</u>
Total Operating Expense	<u>4,765.62</u>	<u>3,493.46</u>	<u>-1,272.16</u>	<u>25,400.87</u>	<u>19,928.33</u>	<u>-5,472.54</u>	<u>44,878.45</u>
Total Operating Income	1.27	0.00	1.27	44,068.46	44,878.45	-809.99	44,878.45
Total Operating Expense	<u>4,765.62</u>	<u>3,493.46</u>	<u>-1,272.16</u>	<u>25,400.87</u>	<u>19,928.33</u>	<u>-5,472.54</u>	<u>44,878.45</u>
NOI - Net Operating Income	<u>-4,764.35</u> ✓	<u>-3,493.46</u>	<u>-1,270.89</u>	<u>18,667.59</u> ✓	<u>24,950.12</u>	<u>-6,282.53</u>	<u>0.00</u>
Total Income	1.27	0.00	1.27	44,068.46	44,878.45	-809.99	44,878.45
Total Expense	4,765.62	3,493.46	-1,272.16	25,400.87	19,928.33	-5,472.54	44,878.45
Net Income	<u>-4,764.35</u> ✓	<u>-3,493.46</u>	<u>-1,270.89</u>	<u>18,667.59</u> ✓	<u>24,950.12</u>	<u>-6,282.53</u>	<u>0.00</u>

Cash Flow - 12 Month

GCAM of Amelia, Inc.

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

Period Range: Jan 2026 to May 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: Marshes at Lanceford

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Operating Income & Expense						
Income						
Annual Association Income	29,336.00	4,044.00	7,227.00	2,834.00	0.00	43,441.00
MM Interest Earned	1.32	1.31	1.40	1.32	1.27	6.62
Late Fee Income	0.00	0.00	0.00	75.00	0.00	75.00
CD Income	0.00	0.00	413.50	132.34	0.00	545.84
Total Operating Income	29,337.32	4,045.31	7,641.90	3,042.66	1.27	44,068.46
Expense						
General & Administrative Fees						
Accounting/Tax Preparation	0.00	350.00	0.00	0.00	0.00	350.00
Corporate Filing Expense	61.25	0.00	0.00	0.00	0.00	61.25
Insurance	0.00	2,013.94	0.00	0.00	0.00	2,013.94
Legal/Attorney Fees	65.75	0.00	0.00	0.00	0.00	65.75
Management Fee	513.00	513.00	513.00	513.00	513.00	2,565.00
Office Supplies/Postage	146.47	62.01	45.49	29.36	50.47	333.80
Taxes	0.00	0.00	255.00	0.00	0.00	255.00
Software AppFolio Usage Fee	52.08	52.08	52.08	52.08	52.08	260.40
Total General & Administrative Fees	838.55	2,991.03	865.57	594.44	615.55	5,905.14
Grounds Maintenance						
Lake Maintenance Contract	132.30	132.30	132.30	132.30	132.30	661.50
Landscape Contract	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	5,100.00
Dock Rebuild Project	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Total Grounds Maintenance	1,152.30	1,152.30	1,152.30	1,152.30	3,652.30	8,261.50
Utilities						
Electric	107.26	127.71	118.31	68.33	66.95	488.56
Electric (Street Lights)	318.18	387.17	387.17	387.17	387.17	1,866.86
Lift Station	43.62	52.77	46.75	46.18	43.65	232.97
Total Utilities	469.06	567.65	552.23	501.68	497.77	2,588.39
Reserves						
Reserve Transfer-General	675.00	-675.00	0.00	8,100.00	0.00	8,100.00
Transfer To(From) Reserves	0.00	0.00	413.50	132.34	0.00	545.84

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
Total Reserves	<u>675.00</u>	<u>-675.00</u>	<u>413.50</u>	<u>8,232.34</u>	<u>0.00</u>	<u>8,645.84</u>
Total Operating Expense	3,134.91	4,035.98	2,983.60	10,480.76	4,765.62	25,400.87
NOI - Net Operating Income	26,202.41 ✓	9.33 ✓	4,658.30 ✓	-7,438.10 ✓	-4,764.35 ✓	18,667.59 ✓
Total Income	29,337.32	4,045.31	7,641.90	3,042.66	1.27	44,068.46
Total Expense	3,134.91	4,035.98	2,983.60	10,480.76	4,765.62	25,400.87
Net Income	<u>26,202.41</u> ✓	<u>9.33</u> ✓	<u>4,658.30</u> ✓	<u>-7,438.10</u> ✓	<u>-4,764.35</u> ✓	<u>18,667.59</u> ✓
Cash Flow	<u>26,202.41</u>	<u>9.33</u>	<u>4,658.30</u>	<u>-7,438.10</u>	<u>-4,764.35</u>	<u>18,667.59</u>
Beginning Cash	20,050.84	43,008.93	43,740.95	48,397.85	40,958.43	20,050.84
Beginning Cash + Cash Flow	46,253.25	43,018.26	48,399.25	40,959.75	36,194.08	38,718.43
Actual Ending Cash	43,008.93	43,740.95	48,397.85	40,958.43	36,192.81	36,192.81

Reconciliation Report

First Federal Bank of Florida

Account Name

Account Number

Ending Statement Date

Marshes at Lanceford

05/31/2026

Summary

Bank Statement Starting Balance on 04/30/2026

Cleared Deposits and other Increases

Cleared Checks and other Decreases

Cleared ACH Batches and Reversals

Cleared Balance

40,958.43

0.00

4,765.62

0.00

36,192.81

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 (0 Items)

Total

0.00

Cleared Checks and other Decreases (9 Items)

Check #5012026 - GCAM of Amelia, Inc.

05/01/2026

513.00

Check #5012026 - FPL		
Check #5012026 - FPL	05/01/2026	387.17
Check #5012026 - FPL	05/01/2026	43.65
Check #5012026 - FPL	05/01/2026	33.70
Check #2674 - Solitude Lake Management	05/01/2026	33.25
Check #5082026 - GCAM of Amelia, Inc.	05/04/2026	132.30
Check #2675 - Schuyler Bell dba Victory Lawn & Landscape	05/08/2026	102.55
Check #2676 - O&O Construction Co. Inc	05/13/2026	1,020.00
Total	05/19/2026	2,500.00
		4,765.62
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000: Operating		
Less Unreconciled Deposits		36,192.81 ✓
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		0.00
		36,192.81
Bank Statement Balance on 05/31/2026		36,192.81
		In Balance



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

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

Statement Ending 05/29/2026

MARSHES AT LANCEFORD

Page 1 of 4

Customer Number: XXXXXX0806

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	\$36,192.81

ENHANCED BUSINESS CHECKING - XXXXXX0806

Account Summary

Date	Description	Amount
05/01/2026	Beginning Balance	\$40,958.43
	3 Credit(s) This Period	\$1,205.79
	12 Debit(s) This Period	\$5,971.41
05/29/2026	Ending Balance	\$36,192.81

Deposits

Date	Description	Amount
05/13/2026	Correct wrong check stock used	\$415.79
05/14/2026	Correct error on check stock used	\$360.00
05/14/2026	Correct error on check stock used	\$430.00

Other Debits

Date	Description	Amount
05/01/2026	MONTHLY MANAGEMENT FEE	\$513.00
05/05/2026	FPL DIRECT DEBIT ELEC PYMT 8893852205 WEBI	\$33.25
05/05/2026	FPL DIRECT DEBIT ELEC PYMT 7762164445 WEBI	\$33.70
05/05/2026	FPL DIRECT DEBIT ELEC PYMT 8198529102 WEBI	\$43.65
05/05/2026	FPL DIRECT DEBIT ELEC PYMT 3960327454 WEBI	\$387.17
05/08/2026	OFFICE SUPPLIES & POSTAGE	\$102.55

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2671	05/11/2026	\$415.79	2673	05/12/2026	\$360.00	2675	05/22/2026	\$1,020.00
2672	05/12/2026	\$430.00	2674	05/14/2026	\$132.30	2676	05/27/2026	\$2,500.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
05/01/2026	\$40,445.43	05/11/2026	\$39,429.32	05/14/2026	\$39,712.81
05/05/2026	\$39,947.66	05/12/2026	\$38,639.32	05/22/2026	\$38,692.81
05/08/2026	\$39,845.11	05/13/2026	\$39,055.11	05/27/2026	\$36,192.81



Notice: See reverse side for important information.

ENHANCED BUSINESS CHECKING - XXXXXX0806 (continued)

Overdraft 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

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2671
05/04/2026

PAY TO THE ORDER OF SHAWN MCBURNEY
FOUR HUNDRED FIFTEEN AND 70/100 DOLLARS \$ 415.79 DOLLARS

Shawn McBurney
6669 Silverwood Drive
Yulee, FL 32097

MEMO

002671 1263184488 002070806

2671 \$415.79 5/11/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2672
05/04/2026

PAY TO THE ORDER OF THE LAKE DOCTOR'S, INC.
FOUR HUNDRED THIRTY AND 00/100 DOLLARS \$ 430.00 DOLLARS

The Lake Doctor's, Inc
PO Box 18318
Alamonte Springs, FL 32718

MEMO

002672 1263184488 002070806

2672 \$430.00 5/12/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2673
05/04/2026

PAY TO THE ORDER OF WILLIAM BRIAN SMITH DBA CUTTING TIME LAWN & LANDSCAPING
THREE HUNDRED SIXTY AND 00/100 DOLLARS \$ 360.00 DOLLARS

William Brian Smith dba Cutting Time Lawn & Landscaping
62033 Madeline Dr.
Yulee, FL 32097

MEMO

002673 1263184488 002070806

2673 \$360.00 5/12/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2674
05/04/2026

PAY TO THE ORDER OF SOLITUDE LAKE MANAGEMENT
ONE HUNDRED THIRTY-TWO AND 30/100 DOLLARS \$ 132.30 DOLLARS

Solitude Lake Management
1300 Brookwood Drive, Suite H1
Lake Park, FL 32932

MEMO

002674 1263184488 002070806

2674 \$132.30 5/14/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2675
05/19/2026

PAY TO THE ORDER OF SCHUYLER BELL DBA VICTORY LAWN & LANDSCAPE
ONE THOUSAND TWENTY AND 00/100 DOLLARS \$ 1,020.00 DOLLARS

Schuyler Bell dba Victory Lawn & Landscape
1642 Serrano Canyon Rd
Folsom, CA 95637-6372

MEMO

002675 1263184488 002070806

2675 \$1,020.00 5/22/2026

Marshes at Lanceford Owners Association Inc
c/o GCAM of Amelia, Inc.
1825 S 14th Street, Suite 103
Fernandina Beach, FL 32034
904-277-4597

First Federal Bank of Florida
2676
05/19/2026

PAY TO THE ORDER OF O&O CONSTRUCTION CO. INC
TWO THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS \$ 2,500.00 DOLLARS

O&O Construction Co. Inc
3720 Estrella St
Jacksonville, FL 32261

MEMO

002676 1263184488 002070806

2676 \$2,500.00 5/27/2026

CD1 - Marshes At Lanceford - XXXX8217

Search Transactions

Activity: All transactions Type: All

CD 1 = 54,335.89
CD 2 = 15,881.25

70,217.14 ✓

Transactions

Pending Posted

Date	Description	Debit	Credit	Balance
● Mar 24, 2026	Accr Earning Payment Added to Acct		413.50	54,335.89
● Dec 24, 2025	Accr Earning Payment Added to Acct		492.87	53,922.39
● Sep 24, 2025	Accr Earning Payment Added to Acct		493.68	53,429.52
● Jun 24, 2025	Accr Earning Payment Added to Acct		489.12	52,935.84
● Mar 24, 2025	Accr Earning Payment Added to Acct		627.37	52,446.72
● Dec 24, 2024	Accr Earning Payment Added to Acct		626.67	51,819.35
● Sep 24, 2024	Accr Earning Payment Added to Acct		625.81	51,192.68
● Jun 28, 2024	<u>Opening Deposit</u>		50,566.87	50,566.87

CD2 - Marshes At Lanceford – XXXX8584 ♥♥

Search Transactions

Activity: All transactions Type: All

Transactions

Pending Posted

Date ▼	Description ◇	Debit ◇	Credit ◇	Balance
● Apr 01, 2026	<u>Deposit</u>		8,100.00	15,881.25
● Apr 01, 2026	Accr Earning Payment Added to Acct		132.34	7,781.25
● Oct 01, 2025	Accr Earning Payment Added to Acct		148.91	7,648.91
● Apr 01, 2025	<u>Opening Deposit</u>		7,500.00	7,500.00

Reconciliation Report

First Federal

Account Name	Marshes Surplus Money Market
Account Number	*****
Ending Statement Date	05/31/2026

Summary

Bank Statement Starting Balance on 04/30/2026	10,017.99
Cleared Deposits and other Increases	1.27
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	10,019.26

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	05/29/2026	1.27
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Total	1.27
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Cleared Checks and other Decreases (0 Items)

Total	0.00
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Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1031.1: Marshes Surplus Money Market	10,019.26 ✓
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	10,019.26
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Bank Statement Balance on 05/31/2026	10,019.26
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In Balance



FIRST FEDERAL BANK

P.O. Box 2029
Lake City, FL 32056

Account Statement

Page 1 of 1
Statement Period:
05-01-26 thru 05-29-26

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 04-30-26		\$10,017.99
Credits and deposits	+	1.27
Debits and withdrawals	-	0.00
Ending balance on 05-29-2026		\$10,019.26

Interest Information

Interest Earned:	1.27	Days in Period:	29
Interest Paid This Period:	1.27	Annual Percentage Yield Earned:	0.1600%
Interest Paid 2026:	6.62		

Your Account Activity

<i>Date</i>	<i>Description</i>	<i>Credits</i>	<i>Debits</i>	<i>Balance</i>
05-29-26	Interest	1.27		10,019.26

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: 05/31/2026

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

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Aged Receivable Detail

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

Amount Receivable: Exclude 0.00

Tenant Status: All

As of: 05/31/2026

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 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	0.00	0.00	723.00
Ploegert, Gage and Michelle	04/01/2026	04/01/2026	4100	Late Fee Income	25.00	25.00	0.00	25.00	0.00	0.00
					749.00	748.00	0.00	25.00	0.00	723.00
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	0.00	0.00	724.00
Kinser, Ryan and Lindsay	04/01/2026	04/01/2026	4100	Late Fee Income	25.00	25.00	0.00	25.00	0.00	0.00
					749.00	749.00	0.00	25.00	0.00	724.00
Total					1,498.00	1,497.00	0.00	50.00	0.00	1,447.00

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: 05/01/2026 to 05/31/2026

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							
						40,958.43	Starting Balance
05/01/2026	GCAM of Amelia, Inc.	Check	5012026		513.00	40,445.43	MGMT FEES
05/01/2026	FPL	Check	5012026		387.17	40,058.26	3/23-4/21/26 Streetlights
05/01/2026	FPL	Check	5012026		43.65	40,014.61	3/23-4/21/26 Lift
05/01/2026	FPL	Check	5012026		33.70	39,980.91	3/23-4/21/26 Irrigation
05/01/2026	FPL	Check	5012026		33.25	39,947.66	3/23-4/21/26 Irrigation
05/04/2026	Solitude Lake Management	Check	2674		132.30	39,815.36	5/1-5/31/26
05/08/2026	GCAM of Amelia, Inc.	Check	5082026		50.47	39,764.89	
05/08/2026	GCAM of Amelia, Inc.	Check	5082026		52.08	39,712.81	
05/13/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2675		1,020.00	38,692.81	
05/19/2026	O&O Construction Co. Inc	Check	2676		2,500.00	36,192.81	Dock Repair/Reconstruct
						-4,765.62	Net Change
				0.00	4,765.62	36,192.81	
1030.2 - First Port Reserves CD \$50k 3.15%9/24/26, \$15.6k3.47%10/1/26							
						70,217.14	Starting Balance
						0.00	Net Change
				0.00	0.00	70,217.14	
1031.2 - Surplus Money Market Bank Account							
						10,017.99	Starting Balance
05/29/2026		JE	6286	1.27		10,019.26	Interest Earned
						1.27	Net Change
				1.27	0.00	10,019.26	
2000 - Prepaid Assessment							
						-740.00	Starting Balance
						0.00	Net Change
				0.00	0.00	-740.00	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
3000 - Operating Fund Balance							-9,080.12	Starting Balance
							0.00	Net Change
				0.00	0.00	-9,080.12		
3025 - Reserves-General/Pooled							-70,217.14	Starting Balance
							0.00	Net Change
				0.00	0.00	-70,217.14		
4000 - Annual Association Income							-43,441.00	Starting Balance
							0.00	Net Change
				0.00	0.00	-43,441.00		
4051 - MM Interest Earned							-5.35	Starting Balance
05/29/2026		JE	6286		1.27	-6.62	Interest Earned	
							-1.27	Net Change
				0.00	1.27	-6.62		
4100 - Late Fee Income							-75.00	Starting Balance
							0.00	Net Change
				0.00	0.00	-75.00		
4125 - CD Income							-545.84	Starting Balance
							0.00	Net Change
				0.00	0.00	-545.84		
5001 - Accounting/Tax Preparation							350.00	Starting Balance
							0.00	Net Change
				0.00	0.00	350.00		
5003 - Corporate Filing Expense							61.25	Starting Balance
							0.00	Net Change
				0.00	0.00	61.25		

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
5005 - Insurance							2,013.94	
							Starting Balance	
							0.00	
							Net Change	
				0.00	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							2,052.00	
							Starting Balance	
05/01/2026	GCAM of Amelia, Inc.	Check	5012026	513.00		2,565.00	MGMT FEES	
							513.00	
							Net Change	
				513.00	0.00	2,565.00		
5008 - Office Supplies/Postage							283.33	
							Starting Balance	
05/08/2026	GCAM of Amelia, Inc.	Check	5082026	50.47		333.80		
							50.47	
							Net Change	
				50.47	0.00	333.80		
5052 - Lake Maintenance Contract							529.20	
							Starting Balance	
05/04/2026	Solitude Lake Management	Check	2674	132.30		661.50	5/1-5/31/26	
							132.30	
							Net Change	
				132.30	0.00	661.50		
5089 - Landscape Contract							4,080.00	
							Starting Balance	
05/13/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2675	1,020.00		5,100.00		
							1,020.00	
							Net Change	
				1,020.00	0.00	5,100.00		
5101 - Electric							421.61	
							Starting Balance	
05/01/2026	FPL	Check	5012026	33.70		455.31	3/23-4/21/26 Irrigation	
05/01/2026	FPL	Check	5012026	33.25		488.56	3/23-4/21/26 Irrigation	
							66.95	
							Net Change	
				66.95	0.00	488.56		

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5102 - Electric (Street Lights)							
						1,479.69	Starting Balance
05/01/2026	FPL	Check	5012026	387.17		1,866.86	3/23-4/21/26 Streetlights
						387.17	Net Change
				387.17	0.00	1,866.86	
5114 - Dock Rebuild Project							
						0.00	Starting Balance
05/19/2026	O&O Construction Co. Inc	Check	2676	2,500.00		2,500.00	Dock Repair/Reconstruct
						2,500.00	Net Change
				2,500.00	0.00	2,500.00	
5244.1 - Taxes							
						255.00	Starting Balance
						0.00	Net Change
				0.00	0.00	255.00	
5249 - Lift Station							
						189.32	Starting Balance
05/01/2026	FPL	Check	5012026	43.65		232.97	3/23-4/21/26 Lift
						43.65	Net Change
				43.65	0.00	232.97	
5634 - Software AppFolio Usage Fee							
						208.32	Starting Balance
05/08/2026	GCAM of Amelia, Inc.	Check	5082026	52.08		260.40	
						52.08	Net Change
				52.08	0.00	260.40	
7001 - Reserve Transfer-General							
						8,100.00	Starting Balance
						0.00	Net Change
				0.00	0.00	8,100.00	
9020 - Transfer To(From) Reserves							
						545.84	Starting Balance
						0.00	Net Change
				0.00	0.00	545.84	
Total				4,766.89	4,766.89	17,724.36	