

Balance Sheet

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

As of: 09/30/2025

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	27,187.49 ✓
First Port Reserves CD 3.73% 12/24/2025	60,929.52 ✓
Surplus Money Market Bank Account	10,008.60 ✓
Total Cash	98,125.61
TOTAL ASSETS	98,125.61
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessment	1.00 ✓
Total Liabilities	1.00
Capital	
Operating Fund Balance	9,080.12 ✓
Reserves-General/Pooled	60,435.84 ✓
Calculated Retained Earnings	13,906.61 ✓
Calculated Prior Years Retained Earnings	14,702.04 ✓
Total Capital	98,124.61
TOTAL LIABILITIES & CAPITAL	98,125.61

Annual Budget - Comparative

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

As of: Sep 2025

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	44,888.00	44,878.45	9.55	44,878.45
MM Interest Earned	1.40	8.33	-6.93	8.60	75.01	-66.41	100.00
Late Fee Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
CD Income	493.68	0.00	493.68	1,610.17	0.00	1,610.17	0.00
Total Operating Income	495.08	8.33	486.75	46,556.77	44,953.46	1,603.31	44,978.45
Expense							
General & Administrative Fees							
Accounting/Tax Preparation	0.00	0.00	0.00	350.00	360.00	10.00	360.00
Corporate Filing Expense	0.00	0.00	0.00	61.25	64.98	3.73	64.98
Insurance	0.00	0.00	0.00	1,859.41	2,309.44	450.03	2,309.44
Legal/Attorney Fees	0.00	83.33	83.33	442.50	750.01	307.51	1,000.00
Management Fee	460.00	505.76	45.76	4,231.52	4,551.89	320.37	6,069.17
Office Supplies/Postage	20.34	54.31	33.97	719.24	488.79	-230.45	651.71
Website Hosting	496.80	496.00	-0.80	496.80	496.00	-0.80	496.00
Taxes	0.00	0.00	0.00	43.00	0.00	-43.00	0.00
Total General & Administrative Fees	977.14	1,139.40	162.26	8,203.72	9,021.11	817.39	10,951.30
Grounds Maintenance							
Lake Maintenance Contract	132.30	121.55	-10.75	1,190.70	1,094.01	-96.69	1,458.66
Landscape Enhancement	0.00	16.66	16.66	0.00	150.02	150.02	200.00
Repairs & Maintance Gen	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
Landscape Contract	1,020.00	1,250.00	230.00	10,242.50	11,250.00	1,007.50	15,000.00
Dock Rebuild Project	0.00	41.66	41.66	115.27	375.02	259.75	500.00
Total Grounds Maintenance	1,152.30	1,554.87	402.57	11,548.47	13,994.05	2,445.58	18,658.66
Utilities							
Electric	113.68	137.50	23.82	1,038.36	1,237.50	199.14	1,650.00
Electric (Street Lights)	318.18	344.85	26.67	2,856.38	3,103.65	247.27	4,138.19
Lift Station	44.17	44.91	0.74	386.74	404.22	17.48	538.95
Total Utilities	476.03	527.26	51.23	4,281.48	4,745.37	463.89	6,327.14
Contingency							
Miscellaneous Expense	0.00	124.28	124.28	0.00	1,118.53	1,118.53	1,491.37
Supplies: Social Committee	0.00	4.16	4.16	0.00	37.52	37.52	50.00
Total Contingency	0.00	128.44	128.44	0.00	1,156.05	1,156.05	1,541.37
Reserves							
Reserve Transfer-General	0.00	625.00	625.00	7,500.00	5,625.00	-1,875.00	7,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Transfer To(From) Reserves	0.00	0.00	0.00	1,116.49	0.00	-1,116.49	0.00
Total Reserves	<u>0.00</u>	<u>625.00</u>	<u>625.00</u>	<u>8,616.49</u>	<u>5,625.00</u>	<u>-2,991.49</u>	<u>7,500.00</u>
Total Operating Expense	<u>2,605.47</u>	<u>3,974.97</u>	<u>1,369.50</u>	<u>32,650.16</u>	<u>34,541.58</u>	<u>1,891.42</u>	<u>44,978.47</u>
Total Operating Income	495.08	8.33	486.75	46,556.77	44,953.46	1,603.31	44,978.45
Total Operating Expense	<u>2,605.47</u>	<u>3,974.97</u>	<u>1,369.50</u>	<u>32,650.16</u>	<u>34,541.58</u>	<u>1,891.42</u>	<u>44,978.47</u>
NOI - Net Operating Income	<u>-2,110.39</u> ✓	<u>-3,966.64</u>	<u>1,856.25</u>	<u>13,906.61</u> ✓	<u>10,411.88</u>	<u>3,494.73</u>	<u>-0.02</u>
Total Income	495.08	8.33	486.75	46,556.77	44,953.46	1,603.31	44,978.45
Total Expense	<u>2,605.47</u>	<u>3,974.97</u>	<u>1,369.50</u>	<u>32,650.16</u>	<u>34,541.58</u>	<u>1,891.42</u>	<u>44,978.47</u>
Net Income	<u>-2,110.39</u> ✓	<u>-3,966.64</u>	<u>1,856.25</u>	<u>13,906.61</u> ✓	<u>10,411.88</u>	<u>3,494.73</u>	<u>-0.02</u>

Cash Flow - 12 Month

GCAM of Amelia, Inc.

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

Period Range: Jan 2025 to Sep 2025

Accounting Basis: Cash

GL Account Map: Marshes at Lanceford

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
Operating Income & Expense										
Income										
Annual Association Income	28,232.00	4,332.00	7,240.00	3,274.00	0.00	724.00	0.00	1,086.00	0.00	44,888.00
MM Interest Earned	0.00	0.00	0.57	1.32	1.32	1.36	1.36	1.27	1.40	8.60
Late Fee Income	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00	0.00	50.00
CD Income	0.00	0.00	627.37	0.00	0.00	489.12	0.00	0.00	493.68	1,610.17
Total Operating Income	28,232.00	4,332.00	7,867.94	3,275.32	1.32	1,239.48	1.36	1,112.27	495.08	46,556.77
Expense										
General & Administrative Fees										
Accounting/Tax Preparation	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Corporate Filing Expense	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Insurance	0.00	1,859.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,859.41
Legal/Attorney Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	442.50	0.00	442.50
Management Fee	505.76	505.76	460.00	460.00	460.00	460.00	460.00	460.00	460.00	4,231.52
Office Supplies/Postage	14.00	62.68	267.22	65.69	173.21	17.50	24.37	74.23	20.34	719.24
Website Hosting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	496.80	496.80
Taxes	0.00	0.00	43.00	0.00	0.00	0.00	0.00	0.00	0.00	43.00
Total General & Administrative Fees	581.01	2,427.85	1,120.22	525.69	633.21	477.50	484.37	976.73	977.14	8,203.72
Grounds Maintenance										
Lake Maintenance Contract	0.00	264.60	132.30	132.30	0.00	264.60	132.30	132.30	132.30	1,190.70
Landscape Contract	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,682.50	1,020.00	1,020.00	1,020.00	10,242.50
Dock Rebuild Project	0.00	0.00	0.00	0.00	115.27	0.00	0.00	0.00	0.00	115.27
Total Grounds Maintenance	1,100.00	1,364.60	1,232.30	1,232.30	1,215.27	1,947.10	1,152.30	1,152.30	1,152.30	11,548.47
Utilities										
Electric	107.82	122.26	116.14	111.22	118.32	115.44	117.46	116.02	113.68	1,038.36
Electric (Street	312.24	316.88	318.18	318.18	318.18	318.18	318.18	318.18	318.18	2,856.38

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
Lights)										
Lift Station	39.09	44.32	41.17	38.58	41.42	44.58	45.81	47.60	44.17	386.74
Total Utilities	459.15	483.46	475.49	467.98	477.92	478.20	481.45	481.80	476.03	4,281.48
Reserves										
Reserve Transfer-General	0.00	0.00	0.00	7,500.00	625.00	-625.00	0.00	0.00	0.00	7,500.00
Transfer To(From) Reserves	0.00	0.00	0.00	0.00	0.00	1,116.49	0.00	0.00	0.00	1,116.49
Total Reserves	0.00	0.00	0.00	7,500.00	625.00	491.49	0.00	0.00	0.00	8,616.49
Total Operating Expense	2,140.16	4,275.91	2,828.01	9,725.97	2,951.40	3,394.29	2,118.12	2,610.83	2,605.47	32,650.16
NOI - Net Operating Income	26,091.84 ✓	56.09 ✓	5,039.93 ✓	-6,450.65 ✓	-2,950.08 ✓	-2,154.81 ✓	-2,116.76 ✓	-1,498.56 ✓	-2,110.39 ✓	13,906.61 ✓
Total Income	28,232.00	4,332.00	7,867.94	3,275.32	1.32	1,239.48	1.36	1,112.27	495.08	46,556.77
Total Expense	2,140.16	4,275.91	2,828.01	9,725.97	2,951.40	3,394.29	2,118.12	2,610.83	2,605.47	32,650.16
Net Income	26,091.84 ✓	56.09 ✓	5,039.93 ✓	-6,450.65 ✓	-2,950.08 ✓	-2,154.81 ✓	-2,116.76 ✓	-1,498.56 ✓	-2,110.39 ✓	13,906.61 ✓
Cash Flow	26,091.84	56.09	5,039.93	-6,450.65	-2,950.08	-2,154.81	-2,116.76	-1,498.56	-2,110.39	13,906.61
Beginning Cash	29,212.16	49,874.00	49,930.09	44,342.08	37,890.11	35,563.71	33,410.91	31,292.79	29,792.96	29,212.16
Beginning Cash + Cash Flow	55,304.00	49,930.09	54,970.02	37,891.43	34,940.03	33,408.90	31,294.15	29,794.23	27,682.57	43,118.77
Actual Ending Cash	49,874.00	49,930.09	44,342.08	37,890.11	35,563.71	33,410.91	31,292.79	29,792.96	27,187.49	27,187.49

Reconciliation Report

First Federal Bank of Florida

Account Name	Marshes at Lanceford
Account Number	*****
Ending Statement Date	09/30/2025

Summary

Bank Statement Starting Balance on 08/31/2025	29,792.96
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	2,605.47
Cleared ACH Batches and Reversals	0.00
Cleared Balance	27,187.49

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

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 #9022025 - GCAM of Amelia, Inc.	09/02/2025	460.00
Check #9012025 - FPL	09/01/2025	318.18
Check #9012025 - FPL	09/01/2025	85.98
Check #9012025 - FPL	09/01/2025	44.17

Check #9012025 - FPL	09/01/2025	27.70
Check #2643 - Victory Lawn & Landscape	09/04/2025	1,020.00
Check #2644 - Solitude Lake Management	09/05/2025	132.30
Check #9082025 - HOA Express Inc.	09/08/2025	496.80
Check #9102025 - GCAM of Amelia, Inc.	09/10/2025	20.34
Total		2,605.47

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

Cash Accounts

1000: Operating	27,187.49	✓
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 Unreconciled Checks Voided after Reconciliation Period	0.00	

Adjusted Cash Balance	27,187.49
------------------------------	------------------

Bank Statement Balance on 09/30/2025	27,187.49
--------------------------------------	-----------

In Balance



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 09/30/2025

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	\$27,187.49

ENHANCED BUSINESS CHECKING - XXXXXX0806

Account Summary

Date	Description	Amount
08/30/2025	Beginning Balance	\$29,792.96
	0 Credit(s) This Period	\$0.00
	9 Debit(s) This Period	\$2,605.47
09/30/2025	Ending Balance	\$27,187.49

Other Debits

Date	Description	Amount
09/02/2025	MONTHLY MANAGEMENT FEE	\$460.00
09/03/2025	HOA Express HOA Expres ST-B1Y1H4O6W4E3	\$496.80
09/04/2025	FPL DIRECT DEBIT ELEC PYMT 8893852205 WEBI	\$27.70
09/04/2025	FPL DIRECT DEBIT ELEC PYMT 8198529102 WEBI	\$44.17
09/04/2025	FPL DIRECT DEBIT ELEC PYMT 7762164445 WEBI	\$85.98
09/04/2025	FPL DIRECT DEBIT ELEC PYMT 3960327454 WEBI	\$318.18
09/10/2025	OFFICE SUPPLIES & POSTAGE	\$20.34

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
2643	09/11/2025	\$1,020.00	2644	09/15/2025	\$132.30

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/02/2025	\$29,332.96	09/04/2025	\$28,360.13	09/11/2025	\$27,319.79
09/03/2025	\$28,836.16	09/10/2025	\$28,339.79	09/15/2025	\$27,187.49

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

FOR SECURITY PURPOSES THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND IS DIFFICULT TO REPRODUCE

Marshes at Lanceford Owners Association Inc
c/o Capital Real Estate Services CAM, Inc.
1800 S 14th Street, Suite 103
Pensacola Beach, FL 32504
904-277-6897

FIRST FEDERAL BANK OF FLORIDA 2643

09/04/2025

PAY TO THE ORDER OF VICTORY LAWN & LANDSCAPE \$ 1,020.00

*** ONE THOUSAND TWENTY AND 00/100 DOLLARS

Victory Lawn & Landscaping
1422 Samuel Crown Rd
Pekin, CA 91537-8372

MEMO *[Signature]*

⑈002643⑈ ⑆263184488⑆ 002070806⑆

2643 \$1,020.00 9/11/2025

Marshes at Lanceford Owners Association Inc
c/o Capital Real Estate Services CAM, Inc.
1800 S 14th Street, Suite 103
Pensacola Beach, FL 32504
904-277-6897

FIRST FEDERAL BANK OF FLORIDA 2644

09/05/2025

PAY TO THE ORDER OF GOLFITUDE LAKE MANAGEMENT \$ 132.30

*** ONE HUNDRED THIRTY-TWO AND 30/100 DOLLARS

Golfitude Lake Management
1120 Spicewood Drive, Suite H
Little Rock, AR 72302

MEMO *[Signature]*

⑈002644⑈ ⑆263184488⑆ 002070806⑆

2644 \$132.30 9/15/2025

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.

EO = 60,929.52 ✓

ENROLL

Accounts

Edit Accounts Print

9 Months CDs

XXXX8217

Current balance

\$53,429.52 ⓘ

Date	Description	Amount
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

\$7,500.00 ⓘ

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

Member FDIC. Equal Housing Lender .

© 2015-2025 Fiserv, Inc. or its affiliates.

Reconciliation Report

First Federal

Account Name	Marshes Surplus Money Market
Account Number	*****
Ending Statement Date	09/30/2025

Summary

Bank Statement Starting Balance on 08/31/2025	10,007.20
Cleared Deposits and other Increases	1.40
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	10,008.60

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

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 (1 Item)		
Journal Entry - Interest Earned	09/30/2025	1.40
Total		1.40

Cleared Checks and other Decreases (0 Items)	
Total	0.00

Cleared ACH Batches and Reversals (0 Items)	
---	--

Total	0.00
--------------	-------------

Cash Accounts

1031.1: Marshes Surplus Money Market	10,008.60 ✓
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 Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	10,008.60
------------------------------	------------------

Bank Statement Balance on 09/30/2025	10,008.60
--------------------------------------	-----------

In Balance



FIRST FEDERAL BANK

P.O. Box 2029
Lake City, FL 32056

Account Statement

Page 1 of 1
Statement Period:
08-30-25 thru 09-30-25

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 08-29-25		\$10,007.20
Credits and deposits	+	1.40
Debits and withdrawals	-	0.00
Ending balance on 09-30-2025		\$10,008.60

Interest Information

Interest Earned:	1.40	Days in Period:	32
Interest Paid This Period:	1.40	Annual Percentage Yield Earned:	0.1600%
Interest Paid 2025:	8.60		

Your Account Activity

<i>Date</i>	<i>Description</i>	<i>Credits</i>	<i>Debits</i>	<i>Balance</i>
09-30-25	Interest	1.40		10,008.60

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: 09/30/2025

Unit	Homeowner	Amount
Marshes at Lanceford Owners Association, Inc. - xxx Yulee, FL 32097		
96066 Windsor Drive #34	Ploegert, Gage and Michelle	1.00
Total		1.00

✓

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: 09/01/2025 to 09/30/2025

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							29,792.96	
							Starting Balance	
09/01/2025	FPL	Check	9012025		318.18	29,474.78	07/22 to 0/8/21/25	
09/01/2025	FPL	Check	9012025		85.98	29,388.80	07/22 to 8/21/25	
09/01/2025	FPL	Check	9012025		44.17	29,344.63	07/22 to 08/21/25	
09/01/2025	FPL	Check	9012025		27.70	29,316.93	07/22 to 08/21/25	
09/02/2025	GCAM of Amelia, Inc.	Check	9022025		460.00	28,856.93		
09/04/2025	Victory Lawn & Landscape	Check	2643		1,020.00	27,836.93	monthly lawn service-august	
09/05/2025	Solitude Lake Management	Check	2644		132.30	27,704.63	SEPTEMBER BILLING	
09/08/2025	HOA Express Inc.	Check	9082025		496.80	27,207.83	9/2/25-9/1/26 Website renewal	
09/10/2025	GCAM of Amelia, Inc.	Check	9102025		20.34	27,187.49	Sept office supply/postage	
							-2,605.47	
							Net Change	
				0.00	2,605.47	27,187.49		
1030.2 - First Port Reserves CD 3.73% 12/24/2025							60,435.84	
							Starting Balance	
09/24/2025		JE	5327	493.68		60,929.52	Interest earned on First Port CD	
							493.68	
							Net Change	
				493.68	0.00	60,929.52		
1031.2 - Surplus Money Market Bank Account							10,007.20	
							Starting Balance	
09/30/2025		JE	5326	1.40		10,008.60	Interest Earned	
							1.40	
							Net Change	
				1.40	0.00	10,008.60		
2000 - Prepaid Assessment							-1.00	
							Starting Balance	
							0.00	
							Net Change	
				0.00	0.00	-1.00		
3000 - Operating Fund Balance							-9,080.12	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	-9,080.12	
3025 - Reserves-General/Pooled							
						-60,435.84	
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	-60,435.84	
4000 - Annual Association Income							
						-44,888.00	
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	-44,888.00	
4051 - MM Interest Earned							
						-7.20	
						Starting Balance	
09/30/2025		JE	5326		1.40	-8.60	Interest Earned
						-1.40	
						Net Change	
				0.00	1.40	-8.60	
4100 - Late Fee Income							
						-50.00	
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	-50.00	
4125 - CD Income							
						-1,116.49	
						Starting Balance	
09/24/2025		JE	5327		493.68	-1,610.17	Interest earned on First Port CD
						-493.68	
						Net Change	
				0.00	493.68	-1,610.17	
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							
						1,859.41	Starting Balance
						0.00	Net Change
				0.00	0.00	1,859.41	
5006 - Legal/Attorney Fees							
						442.50	Starting Balance
						0.00	Net Change
				0.00	0.00	442.50	
5007 - Management Fee							
						3,771.52	Starting Balance
09/02/2025	GCAM of Amelia, Inc.	Check	9022025	460.00		4,231.52	
						460.00	Net Change
				460.00	0.00	4,231.52	
5008 - Office Supplies/Postage							
						698.90	Starting Balance
09/10/2025	GCAM of Amelia, Inc.	Check	9102025	20.34		719.24	Sept office supply/postage
						20.34	Net Change
				20.34	0.00	719.24	
5024 - Website Hosting							
						0.00	Starting Balance
09/08/2025	HOA Express Inc.	Check	9082025	496.80		496.80	9/2/25-9/1/26 Website renewal
						496.80	Net Change
				496.80	0.00	496.80	
5052 - Lake Maintenance Contract							
						1,058.40	Starting Balance
09/05/2025	Solitude Lake Management	Check	2644	132.30		1,190.70	SEPTEMBER BILLING
						132.30	Net Change
				132.30	0.00	1,190.70	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5089 - Landscape Contract							
						9,222.50	Starting Balance
09/04/2025	Victory Lawn & Landscape	Check	2643	1,020.00		10,242.50	monthly lawn service-august
						1,020.00	Net Change
				1,020.00	0.00	10,242.50	
5101 - Electric							
						924.68	Starting Balance
09/01/2025	FPL	Check	9012025	85.98		1,010.66	07/22 to 8/21/25
09/01/2025	FPL	Check	9012025	27.70		1,038.36	07/22 to 08/21/25
						113.68	Net Change
				113.68	0.00	1,038.36	
5102 - Electric (Street Lights)							
						2,538.20	Starting Balance
09/01/2025	FPL	Check	9012025	318.18		2,856.38	07/22 to 08/21/25
						318.18	Net Change
				318.18	0.00	2,856.38	
5114 - Dock Rebuild Project							
						115.27	Starting Balance
						0.00	Net Change
				0.00	0.00	115.27	
5244.1 - Taxes							
						43.00	Starting Balance
						0.00	Net Change
				0.00	0.00	43.00	
5249 - Lift Station							
						342.57	Starting Balance
09/01/2025	FPL	Check	9012025	44.17		386.74	07/22 to 08/21/25
						44.17	Net Change
				44.17	0.00	386.74	
7001 - Reserve Transfer-General							
						7,500.00	Starting Balance
						0.00	Net Change
				0.00	0.00	7,500.00	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
9020 - Transfer To(From) Reserves							
						1,116.49	Starting Balance
						0.00	Net Change
				0.00	0.00	1,116.49	
Total				3,100.55	3,100.55	14,702.04	