

Balance Sheet

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

As of: 04/30/2026

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	40,958.43 ✓
First Port Reserves CD \$50k 3.15%9/24/26, \$15.6k3.47%10/1/26	70,217.14 ✓
Surplus Money Market Bank Account	10,017.99 ✓
Total Cash	121,193.56
TOTAL ASSETS	121,193.56
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	23,431.94 ✓
Calculated Prior Years Retained Earnings	17,724.36 ✓
Total Capital	120,453.56
TOTAL LIABILITIES & CAPITAL	121,193.56

Annual Budget - Comparative

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

As of: Apr 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	2,834.00	0.00	2,834.00	43,441.00	44,878.45	-1,437.45	44,878.45
MM Interest Earned	1.32	0.00	1.32	5.35	0.00	5.35	0.00
Late Fee Income	75.00	0.00	75.00	75.00	0.00	75.00	0.00
CD Income	132.34	0.00	132.34	545.84	0.00	545.84	0.00
Total Operating Income	3,042.66	0.00	3,042.66	44,067.19	44,878.45	-811.26	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	333.32	267.57	1,000.00
Management Fee	513.00	513.08	0.08	2,052.00	2,052.32	0.32	6,157.00
Office Supplies/Postage	29.36	83.33	53.97	283.33	333.32	49.99	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	208.32	0.00	-208.32	0.00
Total General & Administrative Fees	594.44	679.74	85.30	5,289.59	5,179.99	-109.60	11,114.03
Grounds Maintenance							
Lake Maintenance Contract	132.30	138.92	6.62	529.20	555.68	26.48	1,667.00
Landscape Enhancement	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Repairs & Maintance Gen	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Landscape Contract	1,020.00	1,166.67	146.67	4,080.00	4,666.68	586.68	14,000.00
Dock Rebuild Project	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Total Grounds Maintenance	1,152.30	1,488.93	336.63	4,609.20	5,955.72	1,346.52	17,867.00
Utilities							
Electric	68.33	137.50	69.17	421.61	550.00	128.39	1,650.00
Electric (Street Lights)	387.17	344.83	-42.34	1,479.69	1,379.32	-100.37	4,138.00
Lift Station	46.18	44.92	-1.26	189.32	179.68	-9.64	539.00
Total Utilities	501.68	527.25	25.57	2,090.62	2,109.00	18.38	6,327.00
Contingency							
Miscellaneous Expense	0.00	118.37	118.37	0.00	473.48	473.48	1,420.42
Supplies: Social Committee	0.00	4.17	4.17	0.00	16.68	16.68	50.00
Total Contingency	0.00	122.54	122.54	0.00	490.16	490.16	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	8,100.00	675.00	-7,425.00	8,100.00	2,700.00	-5,400.00	8,100.00
Transfer To(From) Reserves	132.34	0.00	-132.34	545.84	0.00	-545.84	0.00
Total Reserves	<u>8,232.34</u>	<u>675.00</u>	<u>-7,557.34</u>	<u>8,645.84</u>	<u>2,700.00</u>	<u>-5,945.84</u>	<u>8,100.00</u>
Total Operating Expense	<u>10,480.76</u>	<u>3,493.46</u>	<u>-6,987.30</u>	<u>20,635.25</u>	<u>16,434.87</u>	<u>-4,200.38</u>	<u>44,878.45</u>
Total Operating Income	3,042.66	0.00	3,042.66	44,067.19	44,878.45	-811.26	44,878.45
Total Operating Expense	<u>10,480.76</u>	<u>3,493.46</u>	<u>-6,987.30</u>	<u>20,635.25</u>	<u>16,434.87</u>	<u>-4,200.38</u>	<u>44,878.45</u>
NOI - Net Operating Income	<u>-7,438.10</u>	<u>-3,493.46</u>	<u>-3,944.64</u>	<u>23,431.94</u>	<u>28,443.58</u>	<u>-5,011.64</u>	<u>0.00</u>
	✓			✓			
Total Income	3,042.66	0.00	3,042.66	44,067.19	44,878.45	-811.26	44,878.45
Total Expense	<u>10,480.76</u>	<u>3,493.46</u>	<u>-6,987.30</u>	<u>20,635.25</u>	<u>16,434.87</u>	<u>-4,200.38</u>	<u>44,878.45</u>
Net Income	<u>-7,438.10</u>	<u>-3,493.46</u>	<u>-3,944.64</u>	<u>23,431.94</u>	<u>28,443.58</u>	<u>-5,011.64</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 Apr 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	Mar 2026	Apr 2026	Total
Operating Income & Expense					
Income					
Annual Association Income	29,336.00	4,044.00	7,227.00	2,834.00	43,441.00
MM Interest Earned	1.32	1.31	1.40	1.32	5.35
Late Fee Income	0.00	0.00	0.00	75.00	75.00
CD Income	0.00	0.00	413.50	132.34	545.84
Total Operating Income	29,337.32	4,045.31	7,641.90	3,042.66	44,067.19
Expense					
General & Administrative Fees					
Accounting/Tax Preparation	0.00	350.00	0.00	0.00	350.00
Corporate Filing Expense	61.25	0.00	0.00	0.00	61.25
Insurance	0.00	2,013.94	0.00	0.00	2,013.94
Legal/Attorney Fees	65.75	0.00	0.00	0.00	65.75
Management Fee	513.00	513.00	513.00	513.00	2,052.00
Office Supplies/Postage	146.47	62.01	45.49	29.36	283.33
Taxes	0.00	0.00	255.00	0.00	255.00
Software AppFolio Usage Fee	52.08	52.08	52.08	52.08	208.32
Total General & Administrative Fees	838.55	2,991.03	865.57	594.44	5,289.59
Grounds Maintenance					
Lake Maintenance Contract	132.30	132.30	132.30	132.30	529.20
Landscape Contract	1,020.00	1,020.00	1,020.00	1,020.00	4,080.00
Total Grounds Maintenance	1,152.30	1,152.30	1,152.30	1,152.30	4,609.20
Utilities					
Electric	107.26	127.71	118.31	68.33	421.61
Electric (Street Lights)	318.18	387.17	387.17	387.17	1,479.69
Lift Station	43.62	52.77	46.75	46.18	189.32
Total Utilities	469.06	567.65	552.23	501.68	2,090.62
Reserves					
Reserve Transfer-General	675.00	-675.00	0.00	8,100.00	8,100.00
Transfer To(From) Reserves	0.00	0.00	413.50	132.34	545.84
Total Reserves	675.00	-675.00	413.50	8,232.34	8,645.84
Total Operating Expense	3,134.91	4,035.98	2,983.60	10,480.76	20,635.25
NOI - Net Operating Income	26,202.41	9.33	4,658.30	-7,438.10	23,431.94
	✓	✓	✓	✓	✓

Cash Flow - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Total Income	29,337.32	4,045.31	7,641.90	3,042.66	44,067.19
Total Expense	3,134.91	4,035.98	2,983.60	10,480.76	20,635.25
Net Income	<u>26,202.41</u> ✓	<u>9.33</u> ✓	<u>4,658.30</u> ✓	<u>-7,438.10</u> ✓	<u>23,431.94</u> ✓
Cash Flow	<u>26,202.41</u>	<u>9.33</u>	<u>4,658.30</u>	<u>-7,438.10</u>	<u>23,431.94</u>
Beginning Cash	20,050.84	43,008.93	43,740.95	48,397.85	20,050.84
Beginning Cash + Cash Flow	46,253.25	43,018.26	48,399.25	40,959.75	43,482.78
Actual Ending Cash	43,008.93	43,740.95	48,397.85	40,958.43	40,958.43

Reconciliation Report

First Federal Bank of Florida

Account Name	Marshes at Lanceford
Account Number	*****
Ending Statement Date	04/30/2026

Summary

Bank Statement Starting Balance on 03/31/2026	48,397.85
Cleared Deposits and other Increases	2,909.00
Cleared Checks and other Decreases	10,348.42
Cleared ACH Batches and Reversals	0.00
Cleared Balance	40,958.43

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 (5 Items)		
Deposit #265	04/01/2026	724.00
Deposit #266	04/06/2026	724.00
Deposit #Automatic ACH Deposit	04/10/2026	325.00
Deposit #Automatic ACH Deposit	04/21/2026	749.00

Deposit #Automatic Deposit	04/23/2026	387.00
Total		2,909.00
Cleared Checks and other Decreases (9 Items)		
Check #2668 - Marshes at Lanceford Owners Association, Inc.	04/01/2026	8,100.00
Check #4012026 - FPL	04/01/2026	35.08
Check #4012026 - FPL	04/01/2026	387.17
Check #4012026 - FPL	04/01/2026	46.18
Check #4012026 - FPL	04/01/2026	33.25
Check #4012026 - GCAM of Amelia, Inc.	04/01/2026	513.00
Check #2669 - Solitude Lake Management	04/02/2026	132.30
Check #4032026 - GCAM of Amelia, Inc.	04/03/2026	81.44
Check #2670 - Schuyler Bell dba Victory Lawn & Landscape	04/09/2026	1,020.00
Total		10,348.42
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000: Operating		40,958.43 ✓
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		40,958.43
Bank Statement Balance on 04/30/2026		40,958.43
		In Balance



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 04/30/2026

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



Upgrade Your Home

Make It Post-Worthy with a Home Equity Line of Credit

ffbf.com/heloc



Exclusions and limitations may apply. Subject to offer availability and may be discontinued at any time. Additional rates and terms available. See a banker for complete details.

Summary of Accounts

Account Type	Account Number	Ending Balance
ENHANCED BUSINESS CHECKING	XXXXXX0806	\$40,958.43

ENHANCED BUSINESS CHECKING - XXXXXX0806

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$48,397.85
	5 Credit(s) This Period	\$2,909.00
	9 Debit(s) This Period	\$10,348.42
04/30/2026	Ending Balance	\$40,958.43

Deposits

Date	Description	Amount
04/01/2026	DEPOSIT	\$724.00
04/06/2026	DEPOSIT	\$724.00



Notice: See reverse side for important information.

ENHANCED BUSINESS CHECKING - XXXXXX0806 (continued)

Other Credits

Date	Description	Amount
04/10/2026	GCAM of Amelia, Settlement 000026764795770	\$325.00
04/21/2026	GCAM of Amelia, Settlement 000026829267142	\$749.00
04/23/2026	APPFOLIO VV9T 8666481536	\$387.00

Other Debits

Date	Description	Amount
04/01/2026	MONTHLY MANAGEMENT FEE	\$513.00
04/03/2026	FPL DIRECT DEBIT ELEC PYMT 8893852205 WEBI	\$33.25
04/03/2026	FPL DIRECT DEBIT ELEC PYMT 7762164445 WEBI	\$35.08
04/03/2026	FPL DIRECT DEBIT ELEC PYMT 8198529102 WEBI	\$46.18
04/03/2026	OFFICE SUPPLIES & POSTAGE	\$81.44
04/03/2026	FPL DIRECT DEBIT ELEC PYMT 3960327454 WEBI	\$387.17

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2668	04/02/2026	\$8,100.00	2669	04/13/2026	\$132.30	2670	04/21/2026	\$1,020.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2026	\$48,608.85	04/06/2026	\$40,649.73	04/21/2026	\$40,571.43
04/02/2026	\$40,508.85	04/10/2026	\$40,974.73	04/23/2026	\$40,958.43
04/03/2026	\$39,925.73	04/13/2026	\$40,842.43		

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.
 1883 S 14th Street, Suite 103
 Pensacola Beach, FL 32084
 904-271-4527

First Federal Bank of Florida 2668

04/02/2026

PAY TO THE ORDER OF MARSHES AT LANCEFORD OWNERS ASSOCIATION, INC. \$ 8,102.00

***** EIGHT THOUSAND, ONE HUNDRED AND 02/100 DOLLARS *****

Marshes at Lanceford Owners Association, Inc.

MEMO

PS 124874

⑆002668⑆ ⑆263184488⑆ 002070605⑆

2668 \$8,100.00 4/2/2026

Marshes at Lanceford Owners Association Inc
 c/o GCAM of Amelia, Inc.
 1883 S 14th Street, Suite 103
 Pensacola Beach, FL 32084
 904-271-4527

First Federal Bank of Florida 2669

04/02/2026

PAY TO THE ORDER OF SOLITUDE LAKE MANAGEMENT \$ 132.30

***** ONE HUNDRED THIRTY-TWO AND 32/100 DOLLARS *****

Solitude Lake Management
 1326 Stonebridge Drive, Suite H
 Lutz, FL 33549

MEMO PS 124874

⑆002669⑆ ⑆263184488⑆ 002070605⑆

2669 \$132.30 4/13/2026

Marshes at Lanceford Owners Association Inc
 c/o GCAM of Amelia, Inc.
 1883 S 14th Street, Suite 103
 Pensacola Beach, FL 32084
 904-271-4527

First Federal Bank of Florida 2670

04/06/2026

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

***** ONE THOUSAND TWENTY AND 00/100 DOLLARS *****

Schuyler Bell dba Victory Lawn & Landscape
 7452 Semblat Circle SW
 Marietta, GA 30067-6572

MEMO

⑆002670⑆ ⑆263184488⑆ 002070605⑆

2670 \$1,020.00 4/21/2026

Search Transactions

Activity: All transactions Type: All

Transactions

🕒 Pending ● Posted

Date ▼	Description ↕	Debit ↕	Credit ↕	Balance	
● Mar 24, 2026	Accr Earning Payment Added to Acct		413.50	54,335.89	① →
● 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	

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 (1)
● 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

54,335.89
15,881.25
70,217.14 ✓

Reconciliation Report

First Federal

Account Name	Marshes Surplus Money Market
Account Number	*****
Ending Statement Date	04/30/2026

Summary

Bank Statement Starting Balance on 03/31/2026	10,016.67
Cleared Deposits and other Increases	1.32
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	10,017.99

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 (1 Item)

Journal Entry - Interest Earned	04/30/2026	1.32
---------------------------------	------------	------

Total	1.32
--------------	-------------

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	10,017.99 ✓
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	10,017.99
Bank Statement Balance on 04/30/2026	10,017.99
	In Balance



FIRST FEDERAL BANK

P.O. Box 2029
Lake City, FL 32056

Account Statement

Page 1 of 1
Statement Period:
04-01-26 thru 04-30-26

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 03-31-26		\$10,016.67
Credits and deposits	+	1.32
Debits and withdrawals	-	0.00
Ending balance on 04-30-2026		\$10,017.99

Interest Information

Interest Earned:	1.32	Days in Period:	30
Interest Paid This Period:	1.32	Annual Percentage Yield Earned:	0.1600%
Interest Paid 2026:	5.35		

Your Account Activity

Date	Description	Credits	Debits	Balance
04-30-26	Interest	1.32		10,017.99

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: 04/30/2026

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: 04/30/2026

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	25.00	0.00	0.00	0.00
					749.00	748.00	25.00	0.00	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	25.00	0.00	0.00	0.00
					749.00	749.00	25.00	0.00	0.00	724.00
Total					1,498.00	1,497.00	50.00	0.00	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: 04/01/2026 to 04/30/2026

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							
						48,397.85	
						Starting Balance	
04/01/2026	Marshes at Lanceford Owners Association, Inc.	Check	2668		8,100.00	40,297.85	Purchase new CD
04/01/2026	FPL	Check	4012026		35.08	40,262.77	2/20-3/23/26 Irrigation
04/01/2026	FPL	Check	4012026		387.17	39,875.60	2/20-3/23/26 Streetlights
04/01/2026	FPL	Check	4012026		46.18	39,829.42	2/20-3/23/26 Lift Station
04/01/2026	FPL	Check	4012026		33.25	39,796.17	2/20-3/23/26 Irrigation
04/01/2026	GCAM of Amelia, Inc.	Check	4012026		513.00	39,283.17	MGMT FEES
04/01/2026	John & Rhonda McKinney	Receipt	2115	724.00		40,007.17	2026 Annual HOA Dues
04/02/2026	Solitude Lake Management	Check	2669		132.30	39,874.87	APRIL
04/03/2026	GCAM of Amelia, Inc.	Check	4032026		29.36	39,845.51	
04/03/2026	GCAM of Amelia, Inc.	Check	4032026		52.08	39,793.43	
04/06/2026	Billy & Angela Cowart	Receipt	193	724.00		40,517.43	2026 Annual HOA Dues
04/09/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2670		1,020.00	39,497.43	
04/09/2026	Timothy P & Cassandra E Gowins	eCheck receipt	80EC-70D0	300.00		39,797.43	2026 Annual HOA Dues
04/09/2026	Timothy P & Cassandra E Gowins	eCheck receipt	80EC-70D0	25.00		39,822.43	Late fee for 2026 HOA Dues
04/19/2026	Tammi T. Lovell	eCheck receipt	ADCF-3EE0	724.00		40,546.43	2026 Annual HOA Dues
04/19/2026	Tammi T. Lovell	eCheck receipt	ADCF-3EE0	25.00		40,571.43	Late fee for 2026 HOA Dues
04/20/2026	Cynthia Hoy	CC receipt	8B60-A490	362.00		40,933.43	2026 Annual HOA Dues
04/20/2026	Cynthia Hoy	CC receipt	8B60-A490	25.00		40,958.43	Late fee for 2026 HOA Dues
						-7,439.42	
						Net Change	
				2,909.00	10,348.42	40,958.43	
1030.2 - First Port Reserves CD \$50k 3.15%9/24/26, \$15.6k3.47%10/1/26							
						61,984.80	
						Starting Balance	
04/01/2026		JE	6094	8,100.00		70,084.80	2026 Reeserve contribution deposit
04/01/2026		JE	6095	132.34		70,217.14	Interest earned on CD
						8,232.34	
						Net Change	
				8,232.34	0.00	70,217.14	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1031.2 - Surplus Money Market Bank Account							
						10,016.67	Starting Balance
04/30/2026		JE	6194	1.32		10,017.99	Interest Earned
						1.32	Net Change
				1.32	0.00	10,017.99	
2000 - Prepaid Assessment							
						-740.00	Starting Balance
						0.00	Net Change
				0.00	0.00	-740.00	
3000 - Operating Fund Balance							
						-9,080.12	Starting Balance
						0.00	Net Change
				0.00	0.00	-9,080.12	
3025 - Reserves-General/Pooled							
						-61,984.80	Starting Balance
04/01/2026		JE	6093		8,100.00	-70,084.80	2026 Reserve contribution
04/01/2026		JE	6096		132.34	-70,217.14	Interest on reserves to equity
						-8,232.34	Net Change
				0.00	8,232.34	-70,217.14	
4000 - Annual Association Income							
						-40,607.00	Starting Balance
04/01/2026	John & Rhonda McKinney	Receipt	2115		724.00	-41,331.00	2026 Annual HOA Dues
04/06/2026	Billy & Angela Cowart	Receipt	193		724.00	-42,055.00	2026 Annual HOA Dues
04/09/2026	Timothy P & Cassandra E Gowins	eCheck receipt	80EC-70D0		300.00	-42,355.00	2026 Annual HOA Dues
04/19/2026	Tammi T. Lovell	eCheck receipt	ADCF-3EE0		724.00	-43,079.00	2026 Annual HOA Dues
04/20/2026	Cynthia Hoy	CC receipt	8B60-A490		362.00	-43,441.00	2026 Annual HOA Dues
						-2,834.00	Net Change
				0.00	2,834.00	-43,441.00	
4051 - MM Interest Earned							
						-4.03	Starting Balance
04/30/2026		JE	6194		1.32	-5.35	Interest Earned
						-1.32	Net Change
				0.00	1.32	-5.35	
4100 - Late Fee Income							
						0.00	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
						Starting Balance	
04/09/2026	Timothy P & Cassandra E Gowins	eCheck receipt	80EC-70D0		25.00	-25.00	Late fee for 2026 HOA Dues
04/19/2026	Tammi T. Lovell	eCheck receipt	ADCF-3EE0		25.00	-50.00	Late fee for 2026 HOA Dues
04/20/2026	Cynthia Hoy	CC receipt	8B60-A490		25.00	-75.00	Late fee for 2026 HOA Dues
						-75.00	
						Net Change	
				0.00	75.00	-75.00	
4125 - CD Income							
						-413.50	
						Starting Balance	
04/01/2026		JE	6095		132.34	-545.84	Interest earned on CD
						-132.34	
						Net Change	
				0.00	132.34	-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	
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							
						1,539.00	
						Starting Balance	
04/01/2026	GCAM of Amelia, Inc.	Check	4012026	513.00		2,052.00	MGMT FEES
						513.00	
						Net Change	
				513.00	0.00	2,052.00	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5008 - Office Supplies/Postage							
						253.97	Starting Balance
04/03/2026	GCAM of Amelia, Inc.	Check	4032026	29.36		283.33	
						29.36	Net Change
				29.36	0.00	283.33	
5052 - Lake Maintenance Contract							
						396.90	Starting Balance
04/02/2026	Solitude Lake Management	Check	2669	132.30		529.20	APRIL
						132.30	Net Change
				132.30	0.00	529.20	
5089 - Landscape Contract							
						3,060.00	Starting Balance
04/09/2026	Schuyler Bell dba Victory Lawn & Landscape	Check	2670	1,020.00		4,080.00	
						1,020.00	Net Change
				1,020.00	0.00	4,080.00	
5101 - Electric							
						353.28	Starting Balance
04/01/2026	FPL	Check	4012026	35.08		388.36	2/20-3/23/26 Irrigation
04/01/2026	FPL	Check	4012026	33.25		421.61	2/20-3/23/26 Irrigation
						68.33	Net Change
				68.33	0.00	421.61	
5102 - Electric (Street Lights)							
						1,092.52	Starting Balance
04/01/2026	FPL	Check	4012026	387.17		1,479.69	2/20-3/23/26 Streetlights
						387.17	Net Change
				387.17	0.00	1,479.69	
5244.1 - Taxes							
						255.00	Starting Balance
						0.00	Net Change
				0.00	0.00	255.00	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5249 - Lift Station							
						143.14	
						Starting Balance	
04/01/2026	FPL	Check	4012026	46.18		189.32	2/20-3/23/26 Lift Station
						46.18	
						Net Change	
				46.18	0.00	189.32	
5634 - Software AppFolio Usage Fee							
						156.24	
						Starting Balance	
04/03/2026	GCAM of Amelia, Inc.	Check	4032026	52.08		208.32	
						52.08	
						Net Change	
				52.08	0.00	208.32	
7001 - Reserve Transfer-General							
						0.00	
						Starting Balance	
04/01/2026	Marshes at Lanceford Owners Association, Inc.	Check	2668	8,100.00		8,100.00	Purchase new CD
04/01/2026		JE	6093	8,100.00		16,200.00	2026 Reserve contribution
04/01/2026		JE	6094		8,100.00	8,100.00	2026 Reeserve contribution deposit
						8,100.00	
						Net Change	
				16,200.00	8,100.00	8,100.00	
9020 - Transfer To(From) Reserves							
						413.50	
						Starting Balance	
04/01/2026		JE	6096	132.34		545.84	Interest on reserves to equity
						132.34	
						Net Change	
				132.34	0.00	545.84	
Total				29,723.42	29,723.42	17,724.36	