

Balance Sheet

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

As of: 08/31/2025

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	29,792.96 ✓
First Port Reserves CD	60,435.84 ✓
Surplus Money Market Bank Account	10,007.20 ✓
Total Cash	100,236.00
TOTAL ASSETS	100,236.00
 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	16,017.00 ✓
Calculated Prior Years Retained Earnings	14,702.04 ✓
Total Capital	100,235.00
TOTAL LIABILITIES & CAPITAL	100,236.00

Annual Budget - Comparative

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

As of: Aug 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	1,086.00	0.00	1,086.00	44,888.00	44,878.45	9.55	44,878.45
MM Interest Earned	1.27	8.33	-7.06	7.20	66.68	-59.48	100.00
Late Fee Income	25.00	0.00	25.00	50.00	0.00	50.00	0.00
CD Income	0.00	0.00	0.00	1,116.49	0.00	1,116.49	0.00
Total Operating Income	1,112.27	8.33	1,103.94	46,061.69	44,945.13	1,116.56	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	442.50	83.33	-359.17	442.50	666.68	224.18	1,000.00
Management Fee	460.00	505.76	45.76	3,771.52	4,046.13	274.61	6,069.17
Office Supplies/Postage	74.23	54.31	-19.92	698.90	434.48	-264.42	651.71
Website Hosting	0.00	0.00	0.00	0.00	0.00	0.00	496.00
Taxes	0.00	0.00	0.00	43.00	0.00	-43.00	0.00
Total General & Administrative Fees	976.73	643.40	-333.33	7,226.58	7,881.71	655.13	10,951.30
Grounds Maintenance							
Lake Maintenance Contract	132.30	121.55	-10.75	1,058.40	972.46	-85.94	1,458.66
Landscape Enhancement	0.00	16.67	16.67	0.00	133.36	133.36	200.00
Repairs & Maintance Gen	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
Landscape Contract	1,020.00	1,250.00	230.00	9,222.50	10,000.00	777.50	15,000.00
Dock Rebuild Project	0.00	41.67	41.67	115.27	333.36	218.09	500.00
Total Grounds Maintenance	1,152.30	1,554.89	402.59	10,396.17	12,439.18	2,043.01	18,658.66
Utilities							
Electric	116.02	137.50	21.48	924.68	1,100.00	175.32	1,650.00
Electric (Street Lights)	318.18	344.85	26.67	2,538.20	2,758.80	220.60	4,138.19
Lift Station	47.60	44.91	-2.69	342.57	359.31	16.74	538.95
Total Utilities	481.80	527.26	45.46	3,805.45	4,218.11	412.66	6,327.14
Contingency							
Miscellaneous Expense	0.00	124.28	124.28	0.00	994.25	994.25	1,491.37
Supplies: Social Committee	0.00	4.17	4.17	0.00	33.36	33.36	50.00
Total Contingency	0.00	128.45	128.45	0.00	1,027.61	1,027.61	1,541.37

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Reserves							
Reserve Transfer-General	0.00	625.00	625.00	7,500.00	5,000.00	-2,500.00	7,500.00
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>5,000.00</u>	<u>-3,616.49</u>	<u>7,500.00</u>
Total Operating Expense	<u>2,610.83</u>	<u>3,479.00</u>	<u>868.17</u>	<u>30,044.69</u>	<u>30,566.61</u>	<u>521.92</u>	<u>44,978.47</u>
Total Operating Income	1,112.27	8.33	1,103.94	46,061.69	44,945.13	1,116.56	44,978.45
Total Operating Expense	<u>2,610.83</u>	<u>3,479.00</u>	<u>868.17</u>	<u>30,044.69</u>	<u>30,566.61</u>	<u>521.92</u>	<u>44,978.47</u>
NOI - Net Operating Income	<u>-1,498.56</u> ✓	<u>-3,470.67</u>	<u>1,972.11</u>	<u>16,017.00</u> ✓	<u>14,378.52</u>	<u>1,638.48</u>	<u>-0.02</u>
Total Income	1,112.27	8.33	1,103.94	46,061.69	44,945.13	1,116.56	44,978.45
Total Expense	2,610.83	3,479.00	868.17	30,044.69	30,566.61	521.92	44,978.47
Net Income	<u>-1,498.56</u> ✓	<u>-3,470.67</u>	<u>1,972.11</u>	<u>16,017.00</u> ✓	<u>14,378.52</u>	<u>1,638.48</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 Aug 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	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	44,888.00
MM Interest Earned	0.00	0.00	0.57	1.32	1.32	1.36	1.36	1.27	7.20
Late Fee Income	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00	50.00
CD Income	0.00	0.00	627.37	0.00	0.00	489.12	0.00	0.00	1,116.49
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	46,061.69
Expense									
General & Administrative Fees									
Accounting/Tax Preparation	0.00	0.00	350.00	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	61.25
Insurance	0.00	1,859.41	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	442.50
Management Fee	505.76	505.76	460.00	460.00	460.00	460.00	460.00	460.00	3,771.52
Office Supplies/Postage	14.00	62.68	267.22	65.69	173.21	17.50	24.37	74.23	698.90
Taxes	0.00	0.00	43.00	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	7,226.58
Grounds Maintenance									
Lake Maintenance Contract	0.00	264.60	132.30	132.30	0.00	264.60	132.30	132.30	1,058.40
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	9,222.50
Dock Rebuild Project	0.00	0.00	0.00	0.00	115.27	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	10,396.17
Utilities									
Electric	107.82	122.26	116.14	111.22	118.32	115.44	117.46	116.02	924.68
Electric (Street Lights)	312.24	316.88	318.18	318.18	318.18	318.18	318.18	318.18	2,538.20
Lift Station	39.09	44.32	41.17	38.58	41.42	44.58	45.81	47.60	342.57
Total Utilities	459.15	483.46	475.49	467.98	477.92	478.20	481.45	481.80	3,805.45
Reserves									
Reserve Transfer-	0.00	0.00	0.00	7,500.00	625.00	-625.00	0.00	0.00	7,500.00

Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Total
General									
Transfer To(From) Reserves	0.00	0.00	0.00	0.00	0.00	1,116.49	0.00	0.00	1,116.49
Total Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>625.00</u>	<u>491.49</u>	<u>0.00</u>	<u>0.00</u>	<u>8,616.49</u>
Total Operating Expense	<u>2,140.16</u>	<u>4,275.91</u>	<u>2,828.01</u>	<u>9,725.97</u>	<u>2,951.40</u>	<u>3,394.29</u>	<u>2,118.12</u>	<u>2,610.83</u>	<u>30,044.69</u>
NOI - Net Operating Income	<u>26,091.84</u> ✓	<u>56.09</u> ✓	<u>5,039.93</u> ✓	<u>-6,450.65</u> ✓	<u>-2,950.08</u> ✓	<u>-2,154.81</u> ✓	<u>-2,116.76</u> ✓	<u>-1,498.56</u> ✓	<u>16,017.00</u> ✓
Total Income	28,232.00	4,332.00	7,867.94	3,275.32	1.32	1,239.48	1.36	1,112.27	46,061.69
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	30,044.69
Net Income	<u>26,091.84</u> ✓	<u>56.09</u> ✓	<u>5,039.93</u> ✓	<u>-6,450.65</u> ✓	<u>-2,950.08</u> ✓	<u>-2,154.81</u> ✓	<u>-2,116.76</u> ✓	<u>-1,498.56</u> ✓	<u>16,017.00</u> ✓
Cash Flow	<u>26,091.84</u>	<u>56.09</u>	<u>5,039.93</u>	<u>-6,450.65</u>	<u>-2,950.08</u>	<u>-2,154.81</u>	<u>-2,116.76</u>	<u>-1,498.56</u>	<u>16,017.00</u>
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	29,212.16
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	45,229.16
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	29,792.96

Reconciliation Report

First Federal Bank of Florida

Account Name	Marshes at Lanceford
Account Number	*****
Ending Statement Date	08/31/2025

Summary

Bank Statement Starting Balance on 07/17/2025	31,292.79
Cleared Deposits and other Increases	1,111.00
Cleared Checks and other Decreases	2,610.83
Cleared ACH Batches and Reversals	0.00
Cleared Balance	29,792.96

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 (2 Items)		
Deposit #Automatic Deposit	08/06/2025	749.00
Deposit #246	08/21/2025	362.00
Total		1,111.00

Cleared Checks and other Decreases (9 Items)		
Check #8012025 - FPL	08/01/2025	318.18
Check #8012025 - FPL	08/01/2025	88.32

Check #8012025 - FPL	08/01/2025	27.70
Check #8012025 - FPL	08/01/2025	47.60
Check #8012025 - GCAM of Amelia, Inc.	08/01/2025	460.00
Check #2640 - Victory Lawn & Landscape	08/01/2025	1,020.00
Check #2641 - Solitude Lake Management	08/05/2025	132.30
Check #2642 - McCabe Law Group P.A.	08/06/2025	442.50
Check #8072025 - GCAM of Amelia, Inc.	08/07/2025	74.23

Total **2,610.83**

Cleared ACH Batches and Reversals (0 Items)

Total **0.00**

Cash Accounts

1000: Operating	29,792.96	✓
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 **29,792.96**

Bank Statement Balance on 08/31/2025 29,792.96

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 08/29/2025

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

Bank From Home



Connect with a live banker!



Visit ffbf.com and click the video chat bubble.



Summary of Accounts

Account Type	Account Number	Ending Balance
ENHANCED BUSINESS CHECKING	XXXXXX0806	\$29,792.96

ENHANCED BUSINESS CHECKING - XXXXXX0806

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$31,292.79
	2 Credit(s) This Period	\$1,111.00
	9 Debit(s) This Period	\$2,610.83
08/29/2025	Ending Balance	\$29,792.96

Deposits

Date	Description	Amount
08/21/2025	DEPOSIT	\$362.00

Other Credits

Date	Description	Amount
08/06/2025	APPFOLIO VV9T 8666481536	\$749.00

Other Debits

Date	Description	Amount
08/01/2025	MONTHLY MANAGEMENT FEE	\$460.00
08/05/2025	FPL DIRECT DEBIT ELEC PYMT 8893852205 WEBI	\$27.70
08/05/2025	FPL DIRECT DEBIT ELEC PYMT 8198529102 WEBI	\$47.60
08/05/2025	FPL DIRECT DEBIT ELEC PYMT 7762164445 WEBI	\$88.32
08/05/2025	FPL DIRECT DEBIT ELEC PYMT 3960327454 WEBI	\$318.18
08/07/2025	OFFICE SUPPLIES & POSTAGE	\$74.23

ENHANCED BUSINESS CHECKING - XXXXXX0806 (continued)

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2640	08/08/2025	\$1,020.00	2641	08/19/2025	\$132.30	2642	08/13/2025	\$442.50

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025	\$30,832.79	08/07/2025	\$31,025.76	08/19/2025	\$29,430.96
08/05/2025	\$30,350.99	08/08/2025	\$30,005.76	08/21/2025	\$29,792.96
08/06/2025	\$31,099.99	08/13/2025	\$29,563.26		

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

2640

Marshes at Lanceford Owners Association Inc
c/o Galpin Real Estate Services CAM, Inc.
1880 S. 14th Street, Suite 103
Pompano Beach, FL 33064
904-277-8597

FIRST FEDERAL BANK OF FLORIDA

08/07/2025

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

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

Victory Lawn & Landscaping
1482 Samuel Crews Rd
Folkston, GA 31537-8372

MEMO

[Signature]

#002640# *263184466# 002070806*

2640 \$1,020.00 8/8/2025

2641

Marshes at Lanceford Owners Association Inc
c/o Galpin Real Estate Services CAM, Inc.
1880 S. 14th Street, Suite 103
Pompano Beach, FL 33064
904-277-8597

FIRST FEDERAL BANK OF FLORIDA

08/06/2025

PAY TO THE CREDIT OF SOLITUDE LAKE MANAGEMENT \$ 132.30

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

Solitude Lake Management
1350 Brookwood Drive, Suite H
Little Rock, AR 72202

MEMO

[Signature]

#002641# *263184466# 002070806*

2641 \$132.30 8/19/2025

2642

Marshes at Lanceford Owners Association Inc
c/o Galpin Real Estate Services CAM, Inc.
1880 S. 14th Street, Suite 103
Pompano Beach, FL 33064
904-277-8597

FIRST FEDERAL BANK OF FLORIDA

08/06/2025

PAY TO THE CREDIT OF MCCABE LAW GROUP P.A. \$ 442.50

**** FOUR HUNDRED FORTY-TWO AND 50/100 DOLLARS ****

McCabe Law Group P.A.
110 Square Rd
Suite 102
Ponte Vedra Beach, FL 32082

MEMO

[Signature]

#002642# *263184466# 002070806*

2642 \$442.50 8/13/2025

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

Home

$\Sigma D = 60,435.84 \checkmark$

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

Accounts


 Edit Accounts  Print

9 Months CDs
XXXX8217


Current balance
\$52,935.84 

Date	Description	Amount
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
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	08/31/2025

Summary

Bank Statement Starting Balance on 07/31/2025	10,005.93
Cleared Deposits and other Increases	1.27
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	10,007.20

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	0.00
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	0.00
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	0.00
Total	0.00

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

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

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

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

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

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Interest Earned	08/29/2025	1.27
Total		1.27

Cleared Checks and other Decreases (0 Items)	0.00
Total	0.00

Cleared ACH Batches and Reversals (0 Items)	0.00
---	------

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

Cash Accounts

1031.1: Marshes Surplus Money Market	10,007.20 ✓
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	10,007.20
------------------------------	------------------

Bank Statement Balance on 08/31/2025	10,007.20
	In Balance



FIRST FEDERAL BANK

P.O. Box 2029
Lake City, FL 32056

Account Statement

Page 1 of 1
Statement Period:
08-01-25 thru 08-29-25

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 07-31-25		\$10,005.93
Credits and deposits	+	1.27
Debits and withdrawals	-	0.00
Ending balance on 08-29-2025		\$10,007.20

Interest Information

Interest Earned:	1.27	Days in Period:	29
Interest Paid This Period:	1.27	Annual Percentage Yield Earned:	0.1600%
Interest Paid 2025:	7.20		

Your Account Activity

Date	Description	Credits	Debits	Balance
08-29-25	Interest	1.27		10,007.20

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: 08/31/2025

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: 08/01/2025 to 08/31/2025

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							
						31,292.79	
						Starting Balance	
08/01/2025	FPL	Check	8012025		318.18	30,974.61	100Windsor Dr. 06/21-07/22
08/01/2025	FPL	Check	8012025		88.32	30,886.29	96074 Windsor Dr. 06/21-7/22
08/01/2025	FPL	Check	8012025		27.70	30,858.59	96289 Windsor Dr. 06/21-07/22
08/01/2025	FPL	Check	8012025		47.60	30,810.99	96124 Windsor Dr 06/21-07/22
08/01/2025	GCAM of Amelia, Inc.	Check	8012025		460.00	30,350.99	
08/01/2025	Victory Lawn & Landscape	Check	2640		1,020.00	29,330.99	aUGUST
08/04/2025	Christine Corigliano Sawruk	CC receipt	CD02-1540	724.00		30,054.99	2025 Annual HOA Dues
08/04/2025	Christine Corigliano Sawruk	CC receipt	CD02-1540	25.00		30,079.99	Late fee for 2025 HOA Dues
08/05/2025	Solitude Lake Management	Check	2641		132.30	29,947.69	Annual maintenance 8/1/25-8/31/25
08/06/2025	McCabe Law Group P.A.	Check	2642		442.50	29,505.19	quail
08/07/2025	GCAM of Amelia, Inc.	Check	8072025		74.23	29,430.96	July Office expense
08/21/2025	Paul Kicker	Receipt	1843	362.00		29,792.96	2025 Annual HOA Dues
						-1,499.83	
						Net Change	
				1,111.00	2,610.83	29,792.96	
1030.2 - First Port Reserves CD							
						60,435.84	
						Starting Balance	
						0.00	
						Net Change	
				0.00	0.00	60,435.84	
1031.2 - Surplus Money Market Bank Account							
						10,005.93	
						Starting Balance	
08/29/2025		JE	5192	1.27		10,007.20	Interest Earned
						1.27	
						Net Change	
				1.27	0.00	10,007.20	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
2000 - Prepaid Assessment							
						-1.00	Starting Balance
						0.00	Net Change
				0.00	0.00	-1.00	
3000 - Operating Fund Balance							
						-9,080.12	Starting Balance
						0.00	Net Change
				0.00	0.00	-9,080.12	
3025 - Reserves-General/Pooled							
						-60,435.84	Starting Balance
						0.00	Net Change
				0.00	0.00	-60,435.84	
4000 - Annual Association Income							
						-43,802.00	Starting Balance
08/04/2025	Christine Corigliano Sawruk	CC receipt	CD02-1540		724.00	-44,526.00	2025 Annual HOA Dues
08/21/2025	Paul Kicker	Receipt	1843		362.00	-44,888.00	2025 Annual HOA Dues
						-1,086.00	Net Change
				0.00	1,086.00	-44,888.00	
4051 - MM Interest Earned							
						-5.93	Starting Balance
08/29/2025		JE	5192		1.27	-7.20	Interest Earned
						-1.27	Net Change
				0.00	1.27	-7.20	
4100 - Late Fee Income							
						-25.00	Starting Balance
08/04/2025	Christine Corigliano Sawruk	CC receipt	CD02-1540		25.00	-50.00	Late fee for 2025 HOA Dues
						-25.00	Net Change
				0.00	25.00	-50.00	
4125 - CD Income							
						-1,116.49	Starting Balance
						0.00	Net Change
				0.00	0.00	-1,116.49	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
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							
						1,859.41	Starting Balance
						0.00	Net Change
				0.00	0.00	1,859.41	
5006 - Legal/Attorney Fees							
						0.00	Starting Balance
08/06/2025	McCabe Law Group P.A.	Check	2642	442.50		442.50	quail
						442.50	Net Change
				442.50	0.00	442.50	
5007 - Management Fee							
						3,311.52	Starting Balance
08/01/2025	GCAM of Amelia, Inc.	Check	8012025	460.00		3,771.52	
						460.00	Net Change
				460.00	0.00	3,771.52	
5008 - Office Supplies/Postage							
						624.67	Starting Balance
08/07/2025	GCAM of Amelia, Inc.	Check	8072025	74.23		698.90	July Office expense
						74.23	Net Change
				74.23	0.00	698.90	
5052 - Lake Maintenance Contract							
						926.10	Starting Balance
08/05/2025	Solitude Lake Management	Check	2641	132.30		1,058.40	Annual maintenance 8/1/25-8/31/25
						132.30	Net Change
				132.30	0.00	1,058.40	

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
5089 - Landscape Contract							8,202.50	
							Starting Balance	
08/01/2025	Victory Lawn & Landscape	Check	2640	1,020.00		9,222.50	aUGUST	
							1,020.00	
							Net Change	
				1,020.00	0.00	9,222.50		
5101 - Electric							808.66	
							Starting Balance	
08/01/2025	FPL	Check	8012025	88.32		896.98	96074 Windsor Dr. 06/21-7/22	
08/01/2025	FPL	Check	8012025	27.70		924.68	96289 Windsor Dr. 06/21-07/22	
							116.02	
							Net Change	
				116.02	0.00	924.68		
5102 - Electric (Street Lights)							2,220.02	
							Starting Balance	
08/01/2025	FPL	Check	8012025	318.18		2,538.20	100Windsor Dr. 06/21-07/22	
							318.18	
							Net Change	
				318.18	0.00	2,538.20		
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							294.97	
							Starting Balance	
08/01/2025	FPL	Check	8012025	47.60		342.57	96124 Windsor Dr 06/21-07/22	
							47.60	
							Net Change	
				47.60	0.00	342.57		

General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
7001 - Reserve Transfer-General							
						7,500.00	Starting Balance
						0.00	Net Change
				0.00	0.00	7,500.00	
9020 - Transfer To(From) Reserves							
						1,116.49	Starting Balance
						0.00	Net Change
				0.00	0.00	1,116.49	
Total				3,723.10	3,723.10	14,702.04	