

Lemon Bayview Villas Condominium Assoc, Inc.

Balance Sheet Detail

As of June 30, 2026

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
ASSETS								143,804.09
Current Assets								143,804.09
Checking/Savings								139,055.49
Operating Account(s)								59,349.20
Checking; Englewood Bk & Trust								0.00
Total Checking; Englewood Bk & Trust								0.00
Due (to) / Due from Reserve								0.00
Total Due (to) / Due from Reserve								0.00
M/M;								0.00
Total M/M;								0.00
Truist-Oper 7450								59,349.20
Deposit	04/01/26			Deposit	X	Posted Py...	4,680.00	64,029.20
Check	04/07/26	1822	Phillips and Sons	Inv 38102 - dtd 4.5.26	X	-SPLIT-	(1,220.00)	62,809.20
Check	04/07/26	1816	Howards Pool	Inv 142393505 - inv dt...	X	-SPLIT-	(704.00)	62,105.20
Check	04/07/26	1820	CHris Tsoliens	reimb for landscape		Special Ass...	(15.00)	62,090.20
Check	04/07/26	1821	chris Malmquist	reimb for Landscape	X	Special Ass...	(494.59)	61,595.61
Check	04/07/26	db	Englewood Water District		X	Water/Sewer	(438.39)	61,157.22
Check	04/07/26	db	Transfer to 6350		X	Truist-Rese...	(2,500.00)	58,657.22
Deposit	04/08/26			Deposit	X	Posted Py...	5,875.00	64,532.22
Check	04/12/26	1824	Howards Pool	Inv 161761107 - pool ...	X	Pool Contract	(454.00)	64,078.22
Check	04/12/26	1823	Garry Harris - Janitorial s...	Inv for March -	X	Janitorial S...	(322.00)	63,756.22
Check	04/13/26	1825	Duke Professional Manag...	April	X	Manageme...	(1,000.00)	62,756.22
Deposit	04/15/26			Deposit	X	-SPLIT-	17,625.00	80,381.22
Check	04/18/26	1826	Atis Elevator Inspections ...	Inv 482424 - annual in...	X	Elevator In...	(285.00)	80,096.22
Check	04/18/26	1827	Kings III of America, LLC	Inv 3318575 - video / ...	X	Elevator Ph...	(120.38)	79,975.84
Check	04/19/26	1828	Balanced Books by Kathy...	1st qtr invoice	X	Bookkeeping	(325.00)	79,650.84
Check	04/20/26	1829	Beth Keiser	reimb for landscape	X	Landscape ...	(100.00)	79,550.84
Check	04/20/26	db	Transfer to 6350	one time transfer	X	Truist-Rese...	(26,310.10)	53,240.74
Check	04/21/26	db	Service Charges		X	Bank Servi...	(5.00)	53,235.74
Check	04/21/26	1818	Anthony Dragonetti	reimb for landscape	X	Special Ass...	(203.28)	53,032.46
Deposit	04/24/26			Deposit	X	Posted Py...	5,875.00	58,907.46
Check	04/27/26	1830	Debra Goodwin	reimb for receipts	X	Repairs & ...	(648.30)	58,259.16
Check	04/27/26	1831	Babe's Plumbing	Back flow testing	X	Irrigation M...	(95.00)	58,164.16
Check	04/27/26	1832	Hughes Exterminators	Inv 66617704 - pest c...	X	Pest Contr...	(125.00)	58,039.16
Check	04/27/26	1833	Florida Elevator	Inv 104236	X	Elevator In...	(147.00)	57,892.16
Check	04/28/26	db	FPL		X	Electric	(35.01)	57,857.15
Check	04/28/26	db	FPL		X	Electric	(545.26)	57,311.89
Check	04/30/26	1834	Impact Fire	annual inspection - In...	X	Fire Alarm ...	(309.22)	57,002.67
Check	04/30/26	1835	Florida Elevator	Inv 104610	X	Elevator Co...	(165.00)	56,837.67
Check	05/05/26	1836	Phillips and Sons	April lawn service	X	Grounds C...	(450.00)	56,387.67
Check	05/05/26	db	Frontline Insurance		X	General	(6,602.00)	49,785.67
Check	05/07/26	db	Englewood Water District		X	Water/Sewer	(428.46)	49,357.21
Check	05/12/26	1837	Duke Professional Manag...		X	Manageme...	(1,000.00)	48,357.21
Check	05/15/26	1838	Garry Harris - Janitorial s...	April Time	X	Janitorial S...	(483.00)	47,874.21
Check	05/21/26	db	Service Charges		X	Bank Servi...	(5.00)	47,869.21
Check	05/22/26	1819	Rita Bender	Landscape	X	Special Ass...	(114.31)	47,754.90
Check	05/22/26	1839	Hill Tannenbaum	Inv 06820	X	Legal/Profe...	(12.00)	47,742.90

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	05/25/26	1840	Kings III of America, LLC	Inv 3434035	X	Elevator Ph...	(433.35)	47,309.55
Check	05/27/26	db	FPL		X	Electric	(35.01)	47,274.54
Check	05/27/26	db	FPL		X	Electric	(404.61)	46,869.93
Check	05/30/26	1842	Florida Elevator	Inv 105193 - routine mtc	X	Elevator Co...	(165.00)	46,704.93
Check	05/30/26	1843	Englewood Water District	payment for violation -...		Water/Sewer	(100.00)	46,604.93
Check	05/30/26	1841	Garry Harris - Janitorial s...	May invoice	X	Janitorial S...	(342.28)	46,262.65
Check	06/06/26	1844	Phillips and Sons	Inv 38519	X	-SPLIT-	(615.00)	45,647.65
Check	06/08/26	1845	Duke Professional Manag...		X	Manageme...	(1,000.00)	44,647.65
Check	06/09/26	db	Englewood Water District		X	Water/Sewer	(410.06)	44,237.59
Check	06/16/26	db	Frontline Insurance		X	General	(6,598.00)	37,639.59
Check	06/20/26	1846	Hughes Exterminators	June Inv	X	Pest Contr...	(125.00)	37,514.59
Check	06/22/26	db	Service Charges		X	Bank Servi...	(5.00)	37,509.59
Deposit	06/23/26			Deposit	X	Posted Py...	4,875.00	42,384.59
Check	06/28/26	1847	Duke Professional Manag...	elevator lic reimburse...	X	Elevator Lic...	(200.00)	42,184.59
Check	06/28/26	1848	Florida Elevator	Inv for July		Elevator Co...	(165.00)	42,019.59
Deposit	06/29/26			Deposit	X	Posted Py...	4,875.00	46,894.59
Check	06/30/26	db	FPL		X	Electric	(35.01)	46,859.58
Check	06/30/26	db	FPL		X	Electric	(332.12)	46,527.46
Deposit	06/30/26			Deposit	X	-SPLIT-	9,750.00	56,277.46
Check	06/30/26	1849	Garry Harris - Janitorial s...			Janitorial S...	(140.15)	56,137.31
Total Truist-Oper 7450							(3,211.89)	56,137.31
Operating Account(s) - Other								0.00
Total Operating Account(s) - Other								0.00
Total Operating Account(s)							(3,211.89)	56,137.31
Reserve Account(s)								79,706.29
CD; Bank - Date								0.00
Total CD; Bank - Date								0.00
Due (to) / Due from Operating								0.00
Total Due (to) / Due from Operating								0.00
M/M; Englewood Bk & Trust								0.00
Total M/M; Englewood Bk & Trust								0.00
Truist-Reserve 6350								79,706.29
Check	04/07/26	db	Transfer to 6350		X	Truist-Oper...	2,500.00	82,206.29
Check	04/20/26	db	Transfer to 6350	one time transfer	X	Truist-Oper...	26,310.10	108,516.39
Deposit	04/30/26			Deposit	X	Reserve Int...	44.53	108,560.92
Deposit	05/31/26			Deposit	X	Reserve Int...	55.34	108,616.26
Deposit	06/30/26			Deposit	X	Reserve Int...	53.58	108,669.84
Total Truist-Reserve 6350							28,963.55	108,669.84
Reserve Account(s) - Other								0.00
Total Reserve Account(s) - Other								0.00

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Reserve Account(s)							28,963.55	108,669.84
Total Checking/Savings							25,751.66	164,807.15
Accounts Receivable								(12,945.00)
Assessment Receivable								(12,945.00)
Invoice	04/01/26	285	A1 Frizzell, TTEE, Georg...			Maintenanc...	4,875.00	(8,070.00)
Invoice	04/01/26	286	A2 Tsolinas, Peter M & F...			Maintenanc...	4,875.00	(3,195.00)
Invoice	04/01/26	287	B1 Pedra, John R			Maintenanc...	4,875.00	1,680.00
Invoice	04/01/26	288	B2 Jones, Ronald S			Maintenanc...	4,875.00	6,555.00
Invoice	04/01/26	289	D7 - Cook, Dewayne F & ...			Maintenanc...	4,875.00	11,430.00
Invoice	04/01/26	290	D8 - Goodwin, Richard W...			Maintenanc...	4,875.00	16,305.00
Invoice	04/01/26	291	C5 - Keiser, Life Estate, ...			Maintenanc...	4,875.00	21,180.00
Invoice	04/01/26	292	C6 Christine Malmquist,...			Maintenanc...	4,875.00	26,055.00
Payment	04/01/26		B2 Jones, Ronald S			Posted Py...	(4,680.00)	21,375.00
Invoice	04/01/26	293	A1 Frizzell, TTEE, Georg...			S/A 2026 - ...	1,000.00	22,375.00
Invoice	04/01/26	294	A2 Tsolinas, Peter M & F...			S/A 2026 - ...	1,000.00	23,375.00
Invoice	04/01/26	295	B1 Pedra, John R			S/A 2026 - ...	1,000.00	24,375.00
Invoice	04/01/26	296	B2 Jones, Ronald S			S/A 2026 - ...	1,000.00	25,375.00
Invoice	04/01/26	297	C5 - Keiser, Life Estate, ...			S/A 2026 - ...	1,000.00	26,375.00
Invoice	04/01/26	298	C6 Christine Malmquist,...			S/A 2026 - ...	1,000.00	27,375.00
Invoice	04/01/26	299	D7 - Cook, Dewayne F & ...			S/A 2026 - ...	1,000.00	28,375.00
Invoice	04/01/26	300	D8 - Goodwin, Richard W...			S/A 2026 - ...	1,000.00	29,375.00
Payment	04/08/26		D8 - Goodwin, Richard W...			Posted Py...	(5,875.00)	23,500.00
Payment	04/15/26		A1 Frizzell, TTEE, Georg...			Posted Py...	(5,875.00)	17,625.00
Payment	04/15/26		D7 - Cook, Dewayne F & ...			Posted Py...	(5,875.00)	11,750.00
Payment	04/15/26		B1 Pedra, John R			Posted Py...	(5,875.00)	5,875.00
Payment	04/24/26		A2 Tsolinas, Peter M & F...			Posted Py...	(5,875.00)	0.00
Payment	06/23/26		C5 - Keiser, Life Estate, ...			Posted Py...	(4,875.00)	(4,875.00)
Payment	06/29/26		C6 Christine Malmquist,...			Posted Py...	(4,875.00)	(9,750.00)
Payment	06/30/26		B1 Pedra, John R			Posted Py...	(4,875.00)	(14,625.00)
Payment	06/30/26		D7 - Cook, Dewayne F & ...			Posted Py...	(4,875.00)	(19,500.00)
Total Assessment Receivable							(6,555.00)	(19,500.00)
Total Accounts Receivable							(6,555.00)	(19,500.00)
Other Current Assets								17,693.60
FPL Utility Deposit								0.00
Total FPL Utility Deposit								0.00
Ian Reimbursement								0.00
Total Ian Reimbursement								0.00
Inventory Asset								0.00
Total Inventory Asset								0.00
Posted Pymt Pending Deposit								0.00
Payment	04/01/26		B2 Jones, Ronald S		X	Assessmen...	4,680.00	4,680.00
Deposit	04/01/26		B2 Jones, Ronald S	Deposit	X	Truist-Oper...	(4,680.00)	0.00
Payment	04/08/26		D8 - Goodwin, Richard W...		X	Assessmen...	5,875.00	5,875.00

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	04/08/26		D8 - Goodwin, Richard W...	Deposit	X	Truist-Oper...	(5,875.00)	0.00
Payment	04/15/26		A1 Frizzell, TTEE, Georg...		X	Assessmen...	5,875.00	5,875.00
Payment	04/15/26		D7 - Cook, Dewayne F & ...		X	Assessmen...	5,875.00	11,750.00
Payment	04/15/26		B1 Pedra, John R		X	Assessmen...	5,875.00	17,625.00
Deposit	04/15/26		A1 Frizzell, TTEE, Georg...	Deposit	X	Truist-Oper...	(5,875.00)	11,750.00
Deposit	04/15/26		D7 - Cook, Dewayne F & ...	Deposit	X	Truist-Oper...	(5,875.00)	5,875.00
Deposit	04/15/26		B1 Pedra, John R	Deposit	X	Truist-Oper...	(5,875.00)	0.00
Payment	04/24/26		A2 Tsolinas, Peter M & F...		X	Assessmen...	5,875.00	5,875.00
Deposit	04/24/26		A2 Tsolinas, Peter M & F...	Deposit	X	Truist-Oper...	(5,875.00)	0.00
Payment	06/23/26		C5 - Keiser, Life Estate, ...		X	Assessmen...	4,875.00	4,875.00
Deposit	06/23/26		C5 - Keiser, Life Estate, ...	Deposit	X	Truist-Oper...	(4,875.00)	0.00
Payment	06/29/26		C6 Christine Malmquist,....		X	Assessmen...	4,875.00	4,875.00
Deposit	06/29/26		C6 Christine Malmquist,....	Deposit	X	Truist-Oper...	(4,875.00)	0.00
Payment	06/30/26		B1 Pedra, John R		X	Assessmen...	4,875.00	4,875.00
Payment	06/30/26		D7 - Cook, Dewayne F & ...		X	Assessmen...	4,875.00	9,750.00
Deposit	06/30/26		B1 Pedra, John R	Deposit	X	Truist-Oper...	(4,875.00)	4,875.00
Deposit	06/30/26		D7 - Cook, Dewayne F & ...	Deposit	X	Truist-Oper...	(4,875.00)	0.00
Total Posted Pymt Pending Deposit							0.00	0.00
Prepaid Flood								0.00
Total Prepaid Flood								0.00
Prepaid Insurance								17,693.60
General Journal	04/16/26	PPI		Mthly PPI -property		Insurance -...	(3,473.03)	14,220.57
General Journal	04/30/26	2026...		t/adj balance to match...		Insurance -...	(873.54)	13,347.03
General Journal	05/16/26	PPI		mthly PPI -property		Insurance -...	(3,473.03)	9,874.00
General Journal	06/16/26	PPI		qtrly PPI -property		Insurance -...	(3,473.03)	6,400.97
Total Prepaid Insurance							(11,292.63)	6,400.97
Undeposited Funds								0.00
Total Undeposited Funds								0.00
Total Other Current Assets							(11,292.63)	6,400.97
Total Current Assets							7,904.03	151,708.12
Fixed Assets								0.00
Total Fixed Assets								0.00
Other Assets								0.00
Total Other Assets								0.00
TOTAL ASSETS							7,904.03	151,708.12
LIABILITIES & EQUITY								143,804.09
Liabilities								127,254.78
Current Liabilities								45,048.49
Accounts Payable								0.00
*Accounts Payable								0.00

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total *Accounts Payable								0.00
Total Accounts Payable								0.00
Credit Cards								0.00
Total Credit Cards								0.00
Other Current Liabilities								45,048.49
Accounts Payable								0.00
Total Accounts Payable								0.00
Accrued Expense								0.00
Total Accrued Expense								0.00
Current Year Reserves								0.00
General Journal	06/30/26	AJE ...		to move from PL to B...		Reserve In...	5,200.00	5,200.00
Total Current Year Reserves							5,200.00	5,200.00
Deferred Annual Elevator Asmt								0.00
Total Deferred Annual Elevator Asmt								0.00
Deferred Annual Res Asmt								0.00
Total Deferred Annual Res Asmt								0.00
Deferred Quarerly Assessments								0.00
Total Deferred Quarerly Assessments								0.00
Flood Claim Funding (FEMA)								3,544.22
Total Flood Claim Funding (FEMA)								3,544.22
Hurricane Ian - Ins Deductible								0.00
Total Hurricane Ian - Ins Deductible								0.00
Hurricane Ian Insurance Claims								0.00
Total Hurricane Ian Insurance Claims								0.00
PCS Insurance Loan								16,476.00
Flood								0.00
Total Flood								0.00
General								16,476.00
Check	05/05/26	db	Frontline Insurance			Truist-Oper...	(6,602.00)	9,874.00
Check	06/16/26	db	Frontline Insurance			Truist-Oper...	(6,598.00)	3,276.00
Total General							(13,200.00)	3,276.00
PCS Insurance Loan - Other								0.00
Total PCS Insurance Loan - Other								0.00
Total PCS Insurance Loan							(13,200.00)	3,276.00

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Prepaid Assessments								0.00
Total Prepaid Assessments								0.00
Reserves - Due to Reserves								26,310.10
General Journal	06/30/26	06-02		t/move from current to...		Reserve Du...	(26,310.10)	0.00
Total Reserves - Due to Reserves							(26,310.10)	0.00
Special Assessment - Landscape								(1,836.00)
General Journal	04/01/26	AJE 1		April 2026		S/A 2026 - ...	8,000.00	6,164.00
Check	04/07/26	1820	CHris Tsoliens	Mulch		Truist-Oper...	(15.00)	6,149.00
Check	04/07/26	1821	chris Malmquist	plants/flowers		Truist-Oper...	(494.59)	5,654.41
Check	04/21/26	1818	Anthony Dragonetti	reimb for landscape		Truist-Oper...	(203.28)	5,451.13
Check	05/22/26	1819	Rita Bender	Landscape		Truist-Oper...	(114.31)	5,336.82
Total Special Assessment - Landscape							7,172.82	5,336.82
Special Assessments								554.17
Total Special Assessments								554.17
Suspense								0.00
Total Suspense								0.00
Total Other Current Liabilities							(27,137.28)	17,911.21
Total Current Liabilities							(27,137.28)	17,911.21
Long Term Liabilities								82,206.29
Reserve Due from Operating								(26,310.10)
General Journal	06/30/26	06-02		t/move from current to...		Reserves - ...	26,310.10	0.00
Total Reserve Due from Operating							26,310.10	0.00
Reserve for Deferred Maint								4,678.61
Total Reserve for Deferred Maint								4,678.61
Reserve for Elevator								20,971.82
Total Reserve for Elevator								20,971.82
Reserve for Painting								33,500.00
Total Reserve for Painting								33,500.00
Reserve for Paving								20,277.91
Total Reserve for Paving								20,277.91
Reserve for Pool Repairs								5,575.00
Total Reserve for Pool Repairs								5,575.00
Reserve for Roof Repairs								22,526.38
Total Reserve for Roof Repairs								22,526.38
Reserve Fund								0.00

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Deferred Maintenance								0.00
Allocation - Deferred Maint								0.00
Total Allocation - Deferred Maint								0.00
Beg Bal - Deferred Maint								0.00
Total Beg Bal - Deferred Maint								0.00
Expense - Deferred Maint								0.00
Total Expense - Deferred Maint								0.00
Deferred Maintenance - Other								0.00
Total Deferred Maintenance - Other								0.00
Total Deferred Maintenance								0.00
Elevator								0.00
Add'l Owner Alloc - Elevator								0.00
Total Add'l Owner Alloc - Elevator								0.00
Allocation - Elevator								0.00
Total Allocation - Elevator								0.00
Beg Bal - Elevator								0.00
Total Beg Bal - Elevator								0.00
Expense - Elevator								0.00
Total Expense - Elevator								0.00
Elevator - Other								0.00
Total Elevator - Other								0.00
Total Elevator								0.00
Painting								0.00
Allocation - Painting								0.00
Total Allocation - Painting								0.00
Beg Bal - Painting								0.00
Total Beg Bal - Painting								0.00
Expense - Painting								0.00
Total Expense - Painting								0.00
Painting - Other								0.00
Total Painting - Other								0.00
Total Painting								0.00
Paving / Road Ties								0.00
Allocation - Paving								0.00
Total Allocation - Paving								0.00

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Beg Bal - Paving								0.00
Total Beg Bal - Paving								0.00
Expense - Paving								0.00
Total Expense - Paving								0.00
Paving / Road Ties - Other								0.00
Total Paving / Road Ties - Other								0.00
Total Paving / Road Ties								0.00
Pool								0.00
Allocation - Pool								0.00
Total Allocation - Pool								0.00
Beg Bal - Pool								0.00
Total Beg Bal - Pool								0.00
Expense - Pool								0.00
Total Expense - Pool								0.00
Pool - Other								0.00
Total Pool - Other								0.00
Total Pool								0.00
Reserve Interests								0.00
Beg. Bal. - Interest								0.00
Total Beg. Bal. - Interest								0.00
Earned YTD - Interest								0.00
Total Earned YTD - Interest								0.00
Transferred - Interest								0.00
Total Transferred - Interest								0.00
Reserve Interests - Other								0.00
Total Reserve Interests - Other								0.00
Total Reserve Interests								0.00
Roofs								0.00
Allocation - Roofs								0.00
Total Allocation - Roofs								0.00
Beg Bal - Roofs								0.00
Total Beg Bal - Roofs								0.00
Expense - Roofs								0.00
Total Expense - Roofs								0.00
Roofs - Other								0.00

Lemon Bayview Villas Condominium Assoc, Inc.

Balance Sheet Detail

As of June 30, 2026

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Roofs - Other								0.00
Total Roofs								0.00
Reserve Fund - Other								0.00
Total Reserve Fund - Other								0.00
Total Reserve Fund								0.00
Reserve Interest								986.67
Total Reserve Interest								986.67
S/A Allocation 2017 Projects								0.00
Total S/A Allocation 2017 Projects								0.00
S/A Allocation 2018 Projects								0.00
Total S/A Allocation 2018 Projects								0.00
S/A Beg. Bal 2017 Projects								0.00
Total S/A Beg. Bal 2017 Projects								0.00
S/A Expense 2017 Projects								0.00
Total S/A Expense 2017 Projects								0.00
SA Allocation Project 2019								0.00
Total SA Allocation Project 2019								0.00
Total Long Term Liabilities							26,310.10	108,516.39
Total Liabilities							(827.18)	126,427.60
Equity								16,549.31
Operating Fund Balance								0.00
Total Operating Fund Balance								0.00
Retained Earnings								16,549.31
Total Retained Earnings								16,549.31
Temp								0.00
Total Temp								0.00
Net Income								0.00
Total Net Income							8,731.21	8,731.21
Total Equity							8,731.21	25,280.52
TOTAL LIABILITIES & EQUITY							7,904.03	151,708.12