

Lemon Bayview Villas Condominium Assoc, Inc.

Profit & Loss Detail

April through June 2026

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Maintenance Fee Income								
Invoice	04/01/26	285	A1 Frizzell, TTEE, George P	new fiscal year 4/1/26		Assessmen...	4,875.00	4,875.00
Invoice	04/01/26	286	A2 Tsolinas, Peter M & Fr...	New fiscal year		Assessmen...	4,875.00	9,750.00
Invoice	04/01/26	287	B1 Pedra, John R	New fiscal year		Assessmen...	4,875.00	14,625.00
Invoice	04/01/26	288	B2 Jones, Ronald S	New fiscal year		Assessmen...	4,875.00	19,500.00
Invoice	04/01/26	289	D7 - Cook, Dewayne F & ...	new fiscal year		Assessmen...	4,875.00	24,375.00
Invoice	04/01/26	290	D8 - Goodwin, Richard W ...	New fiscal year		Assessmen...	4,875.00	29,250.00
Invoice	04/01/26	291	C5 - Keiser, Life Estate, B...	new fiscal year		Assessmen...	4,875.00	34,125.00
Invoice	04/01/26	292	C6 Christine Malmquist.,T...	new fiscal year		Assessmen...	4,875.00	39,000.00
General Journal	04/30/26	KA 2...		t/move to reserve income for qtr en...		Reserve In...	(5,200.00)	33,800.00
Total Maintenance Fee Income							33,800.00	33,800.00
Reserve Income								
General Journal	04/30/26	KA 2...		t/move to reserve income for qtr en...		Maintenanc...	5,200.00	5,200.00
General Journal	06/30/26	AJE ...		to move from PL to BS liability		Current Ye...	(5,200.00)	0.00
Total Reserve Income							0.00	0.00
Reserve Interest Income								
Deposit	04/30/26			Deposit		Truist-Rese...	44.53	44.53
Deposit	05/31/26			Deposit		Truist-Rese...	55.34	99.87
Deposit	06/30/26			Deposit		Truist-Rese...	53.58	153.45
Total Reserve Interest Income							153.45	153.45
S/A 2026 - Landscape								
Invoice	04/01/26	293	A1 Frizzell, TTEE, George P	Landscape S/A		Assessmen...	1,000.00	1,000.00
Invoice	04/01/26	294	A2 Tsolinas, Peter M & Fr...	Landscape S/A		Assessmen...	1,000.00	2,000.00
Invoice	04/01/26	295	B1 Pedra, John R	Landscape S/A		Assessmen...	1,000.00	3,000.00
Invoice	04/01/26	296	B2 Jones, Ronald S	Landscape S/A		Assessmen...	1,000.00	4,000.00
Invoice	04/01/26	297	C5 - Keiser, Life Estate, B...	Landscape S/A		Assessmen...	1,000.00	5,000.00
Invoice	04/01/26	298	C6 Christine Malmquist.,T...	Landscape S/A		Assessmen...	1,000.00	6,000.00
Invoice	04/01/26	299	D7 - Cook, Dewayne F & ...	Landscape S/A		Assessmen...	1,000.00	7,000.00
Invoice	04/01/26	300	D8 - Goodwin, Richard W ...	Landscape S/A		Assessmen...	1,000.00	8,000.00
General Journal	04/01/26	AJE 1		1000/unit		Special Ass...	(8,000.00)	0.00
Total S/A 2026 - Landscape							0.00	0.00
Total Income							33,953.45	33,953.45
Gross Profit							33,953.45	33,953.45
Expense								
Disbursements								
Administration								
Bank Service Charge								
Check	04/21/26	db	Service Charges			Truist-Oper...	5.00	5.00
Check	05/21/26	db	Service Charges			Truist-Oper...	5.00	10.00

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Check	06/22/26	db	Service Charges			Truist-Oper...	5.00	15.00
			Total Bank Service Charge				15.00	15.00
Bookkeeping								
Check	04/19/26	1828	Balanced Books by Kathy ...	1st qtr invoice		Truist-Oper...	325.00	325.00
			Total Bookkeeping				325.00	325.00
Legal/Professional								
Check	05/22/26	1839	Hill Tannenbaum	Inv 06820		Truist-Oper...	12.00	12.00
			Total Legal/Professional				12.00	12.00
Management Fee								
Check	04/13/26	1825	Duke Professional Manag...	April		Truist-Oper...	1,000.00	1,000.00
Check	05/12/26	1837	Duke Professional Manag...			Truist-Oper...	1,000.00	2,000.00
Check	06/08/26	1845	Duke Professional Manag...			Truist-Oper...	1,000.00	3,000.00
			Total Management Fee				3,000.00	3,000.00
			Total Administration				3,352.00	3,352.00
Building Maintenance								
Fire Alarm Maintenance								
Check	04/30/26	1834	Impact Fire	annual inspection - Inv 29040898		Truist-Oper...	309.22	309.22
			Total Fire Alarm Maintenance				309.22	309.22
Janitorial Service								
Check	04/12/26	1823	Garry Harris - Janitorial serv	Inv for March -		Truist-Oper...	322.00	322.00
Check	05/15/26	1838	Garry Harris - Janitorial serv	April Time		Truist-Oper...	483.00	805.00
Check	05/30/26	1841	Garry Harris - Janitorial serv	May invoice		Truist-Oper...	342.28	1,147.28
Check	06/30/26	1849	Garry Harris - Janitorial serv	June		Truist-Oper...	140.15	1,287.43
			Total Janitorial Service				1,287.43	1,287.43
Pest Control - Interior								
Check	04/27/26	1832	Hughes Exterminators	Inv 66617704 - pest control		Truist-Oper...	125.00	125.00
Check	06/20/26	1846	Hughes Exterminators	June Inv		Truist-Oper...	125.00	250.00
			Total Pest Control - Interior				250.00	250.00
Repairs & Maintenance								
Check	04/27/26	1830	Debra Goodwin	planters, door repair		Truist-Oper...	648.30	648.30
			Total Repairs & Maintenance				648.30	648.30
			Total Building Maintenance				2,494.95	2,494.95
Elevators								
Elevator Contract								
Check	04/30/26	1835	Florida Elevator	Inv 104610		Truist-Oper...	165.00	165.00

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Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	05/30/26	1842	Florida Elevator	Inv 105193 - routine mtc		Truist-Oper...	165.00	330.00
Check	06/28/26	1848	Florida Elevator	Inv for July		Truist-Oper...	165.00	495.00
Total Elevator Contract							495.00	495.00
Elevator Inspection								
Check	04/18/26	1826	Atis Elevator Inspections L...	Inv 482424		Truist-Oper...	285.00	285.00
Check	04/27/26	1833	Florida Elevator	safety tests		Truist-Oper...	147.00	432.00
Total Elevator Inspection							432.00	432.00
Elevator License								
Check	06/28/26	1847	Duke Professional Manag...	reimb Duke - paid with c/c		Truist-Oper...	200.00	200.00
Total Elevator License							200.00	200.00
Elevator Phones								
Check	04/18/26	1827	Kings III of America, LLC	Inv 3318575 - video / phone monito...		Truist-Oper...	120.38	120.38
Check	05/25/26	1840	Kings III of America, LLC	Inv 3434035		Truist-Oper...	433.35	553.73
Total Elevator Phones							553.73	553.73
Total Elevators							1,680.73	1,680.73
Grounds								
Additional Landscaping								
Check	04/07/26	1822	Phillips and Sons	trimming and weeding all around p...		Truist-Oper...	350.00	350.00
Total Additional Landscaping							350.00	350.00
Grounds Contract								
Check	04/07/26	1822	Phillips and Sons	monthly		Truist-Oper...	450.00	450.00
Check	05/05/26	1836	Phillips and Sons	April lawn service		Truist-Oper...	450.00	900.00
Check	06/06/26	1844	Phillips and Sons	May invoice		Truist-Oper...	450.00	1,350.00
Total Grounds Contract							1,350.00	1,350.00
Irrigation Maint & Repair								
Check	04/07/26	1822	Phillips and Sons	check system		Truist-Oper...	420.00	420.00
Check	04/27/26	1831	Babe's Plumbing	ordered from Babes / irrigation		Truist-Oper...	95.00	515.00
Check	06/06/26	1844	Phillips and Sons	Inv 38519		Truist-Oper...	165.00	680.00
Total Irrigation Maint & Repair							680.00	680.00
Landscape Restoration								
Check	04/20/26	1829	Beth Keiser	reimb for landscape		Truist-Oper...	100.00	100.00
Total Landscape Restoration							100.00	100.00
Total Grounds							2,480.00	2,480.00
Insurance Expenses								
Insurance - Wind/Property								

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General Journal	04/16/26	PPI		mtly PPI - property		Prepaid Ins...	3,473.03	3,473.03
General Journal	04/30/26	2026...		t/adj balance to match liability		Prepaid Ins...	873.54	4,346.57
General Journal	05/16/26	PPI		mtly PPI - property		Prepaid Ins...	3,473.03	7,819.60
General Journal	06/16/26	PPI		mtly PPI - property		Prepaid Ins...	3,473.03	11,292.63
Total Insurance - Wind/Property							11,292.63	11,292.63
Total Insurance Expenses							11,292.63	11,292.63
Swimming Pool								
Pool Contract								
Check	04/07/26	1816	Howards Pool	Inv 142393505 - Inv 1.9.26		Truist-Oper...	250.00	250.00
Check	04/07/26	1816	Howards Pool	Inv 146973988 - Inv 2.10.26		Truist-Oper...	454.00	704.00
Check	04/12/26	1824	Howards Pool	Inv 161761107 - pool service		Truist-Oper...	454.00	1,158.00
Total Pool Contract							1,158.00	1,158.00
Total Swimming Pool							1,158.00	1,158.00
Utilities								
Electric								
Check	04/28/26	db	FPL			Truist-Oper...	35.01	35.01
Check	04/28/26	db	FPL			Truist-Oper...	545.26	580.27
Check	05/27/26	db	FPL			Truist-Oper...	35.01	615.28
Check	05/27/26	db	FPL			Truist-Oper...	404.61	1,019.89
Check	06/30/26	db	FPL			Truist-Oper...	35.01	1,054.90
Check	06/30/26	db	FPL			Truist-Oper...	332.12	1,387.02
Total Electric							1,387.02	1,387.02
Water/Sewer								
Check	04/07/26	db	Englewood Water District			Truist-Oper...	438.39	438.39
Check	05/07/26	db	Englewood Water District			Truist-Oper...	428.46	866.85
Check	05/30/26	1843	Englewood Water District	payment for violation - water restric...		Truist-Oper...	100.00	966.85
Check	06/09/26	db	Englewood Water District			Truist-Oper...	410.06	1,376.91
Total Water/Sewer							1,376.91	1,376.91
Total Utilities							2,763.93	2,763.93
Total Disbursements							25,222.24	25,222.24
Total Expense							25,222.24	25,222.24
Net Ordinary Income							8,731.21	8,731.21
Net Income							8,731.21	8,731.21