



# **EDEN ON THE BAY HOA, INC.**

**FINANCIAL REPORT  
FOR THE PERIOD ENDING:**

**JANUARY 2026**



**Eden On The Bay HOA, Inc.**  
**Balance Sheet**  
As of January 31, 2026

	Jan 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>CASH - OPERATING</b>	
10-1110 · COGENT OP 4783	83,545.08
<b>Total CASH - OPERATING</b>	83,545.08
<b>CASH - RESERVES</b>	
12-1311 · COGENT RES 4791	166,741.14
12-1313 · Cogent CD 0638 - 05/09/26	34,318.36
12-1314 · Cogent CD#2 0646 - 05/20/26	71,820.75
<b>Total CASH - RESERVES</b>	272,880.25
<b>Total Checking/Savings</b>	356,425.33
<b>Accounts Receivable</b>	
<b>ACCOUNTS RECEIVABLE</b>	38,489.70
<b>Total Accounts Receivable</b>	38,489.70
<b>Other Current Assets</b>	
<b>OTHER ASSETS</b>	
14-1562 · Prepaid Insurance	6,741.57
<b>Total OTHER ASSETS</b>	6,741.57
<b>Total Other Current Assets</b>	6,741.57
<b>Total Current Assets</b>	401,656.60
<b>Other Assets</b>	
14-565 · Due to Reserve	6,147.64
<b>Total Other Assets</b>	6,147.64
<b>TOTAL ASSETS</b>	<b>407,804.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · *Accounts Payable	3,661.37
<b>Total Accounts Payable</b>	3,661.37
<b>Other Current Liabilities</b>	
20-216 · Due from Operating	6,147.64
20-2014 · Prepaid Assessments	7,700.41
20-2105 · Deferred Income	68,933.51
<b>RESERVE FUNDS</b>	
25-2536 · Gutter Replacement	416.67
25-2521 · Guardhouse Painting/Monument	369.93
25-2510 Gatehouse Roof	7,720.49
25-2515 Gatehouse Paint	1,560.87
25-2516 · Gatehouse Upgrade	483.35
25-2520 Guardhouse Upgrade	5,809.59
25-2524 Slurry Seal	10,581.75
25-2525 Paving	82,842.85
25-2530 Security Gate	9,167.26
25-2535 Fountains	6,086.59
25-2540 Clubhouse Roof	8,647.67
25-2545 Clubhouse Painting Int	6,114.00
25-2550 Clubhouse Painting Ext	6,090.44
25-2555 Pool/Spa	22,418.09
25-2560 Pool Furniture	4,778.46
25-2565 Pool/Spa Heater	10,431.90
25-2570 Clubhouse Mechanical	7,496.99
25-2571 Clubhouse Elevator	6,087.52

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Accrual Basis

Eden On The Bay HOA, Inc.

**Balance Sheet**

As of January 31, 2026

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	<u>Jan 31, 26</u>
25-2575 Community Improvement	49,056.06
25-2580 Retaining Wall	10,863.06
25-2585 Mailbox Signage Replace	9,915.76
25-2590 Deferred Maint-Storm Da	7,700.33
25-2591 · Hurricane Disaster	27.61
25-2595 Resale Capital	2,362.27
25-2600 Unallocated Interest	<u>1,998.38</u>
<b>Total RESERVE FUNDS</b>	<u>279,027.89</u>
<b>Total Other Current Liabilities</b>	<u>361,809.45</u>
<b>Total Current Liabilities</b>	<u>365,470.82</u>
<b>Total Liabilities</b>	<u>365,470.82</u>
<b>Equity</b>	
32000 · Retained Earnings	37,524.39
Net Income	<u>4,809.03</u>
<b>Total Equity</b>	<u>42,333.42</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>407,804.24</u></u>

## Eden On The Bay HOA, Inc. Profit & Loss Budget Performance January 2026

	Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>OPERATING INCOME</b>					
4000-00 Assessments	29,031.25	29,031.25	29,031.25	29,031.25	348,375.00
4010-00 Clubhouse Assessments	2,154.17	2,154.17	2,154.17	2,154.17	25,850.00
4085-00 Legal Fee	0.00	1,166.67	0.00	1,166.67	14,000.00
4017-00 Gate Access	15.00		15.00		
4030-00 Interest on Judgement	187.86		187.86		
<b>Total OPERATING INCOME</b>	<b>31,388.28</b>	<b>32,352.09</b>	<b>31,388.28</b>	<b>32,352.09</b>	<b>388,225.00</b>
<b>Total Income</b>	<b>31,388.28</b>	<b>32,352.09</b>	<b>31,388.28</b>	<b>32,352.09</b>	<b>388,225.00</b>
<b>Expense</b>					
<b>ADMINISTRATIVE</b>					
5500-00 Property Management	1,709.22	1,566.67	1,709.22	1,566.67	18,800.00
5510-00 Accounting	1,250.00	1,036.42	1,250.00	1,036.42	12,437.00
5520-00 Professional Fees	2,948.29	2,166.67	2,948.29	2,166.67	26,000.00
5530-00 Office Supplies	154.26	222.09	154.26	222.09	2,665.00
5540-00 Website Design & Maint.	1,240.00	137.92	1,240.00	137.92	1,655.00
5550-00 Tax Return Preparation	0.00	316.67	0.00	316.67	3,800.00
5557-00 Social Fund	0.00	333.34	0.00	333.34	4,000.00
5560-00 Holiday Gifts	0.00	125.00	0.00	125.00	1,500.00
5580-00 Fees & Licenses	0.00	17.92	0.00	17.92	215.00
6861-00 Bank Service Charges	0.00	5.42	0.00	5.42	65.00
<b>Total ADMINISTRATIVE</b>	<b>7,301.77</b>	<b>5,928.12</b>	<b>7,301.77</b>	<b>5,928.12</b>	<b>71,137.00</b>
<b>CLUBHOUSE</b>					
6200-00 Elevator Maintenance	0.00	133.34	0.00	133.34	1,600.00
6210-00 Clubhouse Repairs	446.26	83.34	446.26	83.34	1,000.00
6211-00 A/C Contract	0.00	104.17	0.00	104.17	1,250.00
6220-00 Pool/Spa Permit	0.00	83.34	0.00	83.34	1,000.00
6230-00 Pool Repairs	0.00	416.67	0.00	416.67	5,000.00
6240-00 Pool Maintenance	700.00	750.00	700.00	750.00	9,000.00
6250-00 Pest Control	360.00	416.67	360.00	416.67	5,000.00
6260-00 Janitorial	0.00	333.34	0.00	333.34	4,000.00
<b>Total CLUBHOUSE</b>	<b>1,506.26</b>	<b>2,320.87</b>	<b>1,506.26</b>	<b>2,320.87</b>	<b>27,850.00</b>
<b>63300 - INSURANCE</b>					
6400-00 Flood Insurance	0.00	125.00	0.00	125.00	1,500.00
6410-00 Clubhouse Property Liab	1,000.28	1,083.34	1,000.28	1,083.34	13,000.00
6420-00 Property Liability	1,098.17	1,000.00	1,098.17	1,000.00	12,000.00
<b>Total 63300 - INSURANCE</b>	<b>2,098.45</b>	<b>2,208.34</b>	<b>2,098.45</b>	<b>2,208.34</b>	<b>26,500.00</b>
<b>67200 - REPAIRS &amp; MAINTENANCE</b>					
6000-00 Grounds Maint Contract	11,200.00	11,200.00	11,200.00	11,200.00	134,400.00
6005-00 Grounds Maint - Extra	67.45	300.00	67.45	300.00	3,600.00
6010-00 Power Washing	0.00	166.67	0.00	166.67	2,000.00
6025-00 Infrastructure Maint.	0.00	541.67	0.00	541.67	6,500.00
6030-00 Security Gate Maint.	145.00	166.67	145.00	166.67	2,000.00
6040-00 Holiday Decorations	0.00	383.34	0.00	383.34	4,600.00
6060-00 Tree Trimming	800.00	1,166.67	800.00	1,166.67	14,000.00
6070-00 Irrigation Maintenance	71.00	583.34	71.00	583.34	7,000.00
6080-00 Wetland Maintenance	500.00	583.34	500.00	583.34	7,000.00
6085-00 Buffers	0.00	183.34	0.00	183.34	2,200.00
6087-00 Western Preserve	0.00	583.34	0.00	583.34	7,000.00
6090-00 Fountain Maint.	0.00	175.00	0.00	175.00	2,100.00
6110-00 Plantings/Sod	0.00	625.00	0.00	625.00	7,500.00
6120-00 Mulch - Homes	0.00	2,250.00	0.00	2,250.00	27,000.00
6150-00 Lawn Application & Fert	0.00	333.34	0.00	333.34	4,000.00
<b>Total 67200 - REPAIRS &amp; MAINTENANCE</b>	<b>12,783.45</b>	<b>19,241.72</b>	<b>12,783.45</b>	<b>19,241.72</b>	<b>230,900.00</b>
<b>68600 - UTILITIES</b>					
5800-00 Gatehouse Telephone	309.67	250.00	309.67	250.00	3,000.00
5810-00 Clubhouse Telephone	244.29	250.00	244.29	250.00	3,000.00
5820-00 Clubhouse Water & Sewer	220.39	416.67	220.39	416.67	5,000.00
5830-00 Clubhouse Electricity	1,051.69	756.25	1,051.69	756.25	9,075.00
5840-00 Electricity	1,063.28	949.00	1,063.28	949.00	11,388.00
<b>Total 68600 - UTILITIES</b>	<b>2,889.32</b>	<b>2,621.92</b>	<b>2,889.32</b>	<b>2,621.92</b>	<b>31,463.00</b>
<b>Total Expense</b>	<b>26,579.25</b>	<b>32,320.97</b>	<b>26,579.25</b>	<b>32,320.97</b>	<b>387,850.00</b>
<b>Net Ordinary Income</b>	<b>4,809.03</b>	<b>31.12</b>	<b>4,809.03</b>	<b>31.12</b>	<b>375.00</b>

**Eden On The Bay HOA, Inc.**  
**Profit & Loss Budget Performance**  
**January 2026**

	Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>RESERVE INCOME</b>					
4005-00 · Reserve Fees	2,682.72	2,682.72	2,682.72	2,682.72	32,192.58
4015-00 · Clubhouse Reserves	598.35	598.35	598.35	598.35	7,180.18
4016-00 · Reserve Interest Income	314.34	699.17	314.34	699.17	8,390.00
<b>Total RESERVE INCOME</b>	<u>3,595.41</u>	<u>3,980.24</u>	<u>3,595.41</u>	<u>3,980.24</u>	<u>47,762.76</u>
<b>Total Other Income</b>	3,595.41	3,980.24	3,595.41	3,980.24	47,762.76
<b>Other Expense</b>					
<b>RESERVE TRANSFER</b>					
9000-00 · 9000-00 Reserve Transfers	3,281.07	3,281.07	3,281.07	3,281.07	39,372.76
9016-00 · Reserve Interest Funding	314.34	699.17	314.34	699.17	8,390.00
<b>Total RESERVE TRANSFER</b>	<u>3,595.41</u>	<u>3,980.24</u>	<u>3,595.41</u>	<u>3,980.24</u>	<u>47,762.76</u>
<b>Total Other Expense</b>	3,595.41	3,980.24	3,595.41	3,980.24	47,762.76
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u><u>4,809.03</u></u>	<u><u>31.12</u></u>	<u><u>4,809.03</u></u>	<u><u>31.12</u></u>	<u><u>375.00</u></u>

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Eden On The Bay HOA, Inc.

**A/P Aging Summary**

As of January 31, 2026

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Collier County Utilities	0.00	220.39	0.00	0.00	0.00	220.39
Davis & Associates, CPA's	1,326.01	0.00	0.00	0.00	0.00	1,326.01
FPL	2,114.97	0.00	0.00	0.00	0.00	2,114.97
<b>TOTAL</b>	<b><u>3,440.98</u></b>	<b><u>220.39</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>3,661.37</u></b>

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>CASH - OPERATING</b>									55,003.29
<b>10-1010 VNB OP 3023</b>									0.00
Total 10-1010 VNB OP 3023									0.00
<b>10-1110 · COGENT OP 4783</b>									55,003.29
Deposit	01/02/2026				Deposit	-SPLIT-	3,300.00		58,303.29
Deposit	01/02/2026				Deposit	-SPLIT-	28,600.00		86,903.29
Transfer	01/02/2026				Funds Transfer	12-1311 · COG...		11,976.99	74,926.30
Deposit	01/05/2026				Deposit	-SPLIT-	2,200.00		77,126.30
Deposit	01/06/2026				Deposit	-SPLIT-	2,200.00		79,326.30
Deposit	01/07/2026				Deposit	12000 · Undep...	1,100.00		80,426.30
Deposit	01/08/2026				Deposit	-SPLIT-	4,400.00		84,826.30
Deposit	01/09/2026				Deposit	12000 · Undep...	1,100.00		85,926.30
Bill Pmt -Check	01/09/2026	1379		Davis & Associates, ...	20000 · *Accou...			1,132.75	84,793.55
Deposit	01/09/2026				Deposit	12000 · Undep...	1,100.00		85,893.55
Deposit	01/12/2026				Deposit	-SPLIT-	7,700.00		93,593.55
Deposit	01/12/2026				Deposit	-SPLIT-	5,500.00		99,093.55
Deposit	01/13/2026				Deposit	-SPLIT-	5,500.00		104,593.55
Bill Pmt -Check	01/13/2026	1380		Anchor Tree Service	20000 · *Accou...			1,670.00	102,923.55
Bill Pmt -Check	01/13/2026	1381		Commercial Pool & ...	20000 · *Accou...			700.00	102,223.55
Bill Pmt -Check	01/13/2026	1382		Crosscreek Environ...	20000 · *Accou...			2,063.50	100,160.05
Bill Pmt -Check	01/13/2026	1383		MSWebservices - Mi...	2026 Domain ...	20000 · *Accou...		1,240.00	98,920.05
Bill Pmt -Check	01/13/2026	1384		PMI Gulf Coast	20000 · *Accou...			1,787.47	97,132.58
Bill Pmt -Check	01/13/2026	1385		Pope Mazzara & Me...	20000 · *Accou...			6,709.00	90,423.58
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			623.62	89,799.96
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			1,044.79	88,755.17
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			68.26	88,686.91
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			104.66	88,582.25
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			66.72	88,515.53
Bill Pmt -Check	01/13/2026	ACH		FPL	20000 · *Accou...			235.67	88,279.86
Deposit	01/13/2026				Deposit	-SPLIT-	6,600.00		94,879.86
Bill Pmt -Check	01/14/2026	1386		Pope Mazzara & Me...	20000 · *Accou...			2,409.79	92,470.07
Deposit	01/14/2026				Deposit	12000 · Undep...	1,100.00		93,570.07
Deposit	01/15/2026				Deposit	12000 · Undep...	1,100.00		94,670.07
Deposit	01/15/2026				Deposit	12000 · Undep...	1,100.00		95,770.07
Deposit	01/20/2026				Deposit	20000 · *Accou...	2,260.61		98,030.68
Bill Pmt -Check	01/20/2026			Collier County Utilities	QuickBooks g...	20000 · *Accou...	0.00		98,030.68
Check	01/20/2026			Comcast	5800-00 · Gate...			309.67	97,721.01
Bill Pmt -Check	01/21/2026	1387		Rick Speziale	Reimb: Clock,...	20000 · *Accou...		67.45	97,653.56
Bill Pmt -Check	01/21/2026	1388		B & T Pest Solutions	20000 · *Accou...			360.00	97,293.56
Bill Pmt -Check	01/21/2026	1389		Crosscreek Environ...	20000 · *Accou...			500.00	96,793.56
Bill Pmt -Check	01/21/2026	1390		GrayRobinson	20000 · *Accou...			4,197.50	92,596.06
Bill Pmt -Check	01/21/2026	1391		Green Acres Lawn	20000 · *Accou...			11,271.00	81,325.06
Bill Pmt -Check	01/21/2026	1392		Ramco Protective	20000 · *Accou...			145.00	81,180.06
Deposit	01/21/2026				Deposit	12000 · Undep...	1,100.00		82,280.06
Deposit	01/26/2026				Deposit	12000 · Undep...	1,100.00		83,380.06
Bill Pmt -Check	01/27/2026	1393		Sriano Electric Flori...	20000 · *Accou...			782.43	82,597.63
Deposit	01/27/2026				Deposit	4017-00 · Gate...	15.00		82,612.63
Deposit	01/27/2026				Deposit	-SPLIT-	2,200.00		84,812.63
Check	01/27/2026			Comcast	5810-00 · Club...			244.29	84,568.34
Bill Pmt -Check	01/30/2026	1394		ABC Fire Equipment	20000 · *Accou...			446.26	84,122.08
Bill Pmt -Check	01/30/2026	1395		Collier Environmenta...	20000 · *Accou...			577.00	83,545.08
Total 10-1110 · COGENT OP 4783							79,275.61	50,733.82	83,545.08
<b>CASH - OPERATING - Other</b>									0.00
Total CASH - OPERATING - Other									0.00
Total CASH - OPERATING							79,275.61	50,733.82	83,545.08
<b>CASH - RESERVES</b>									260,588.92
<b>12-1210 VNB RSV 1463</b>									0.00
Total 12-1210 VNB RSV 1463									0.00
<b>12-1100 · First Horizon CD#2 04/14/24</b>									0.00
Total 12-1100 · First Horizon CD#2 04/14/24									0.00
<b>12-1110 · First Horizon CD 04/14/24</b>									0.00
Total 12-1110 · First Horizon CD 04/14/24									0.00
<b>12-1311 · COGENT RES 4791</b>									154,449.81
Transfer	01/02/2026				Funds Transfer	10-1110 · COG...	11,976.99		166,426.80
Deposit	01/30/2026				Interest	4016-00 · Rese...	314.34		166,741.14
Total 12-1311 · COGENT RES 4791							12,291.33	0.00	166,741.14
<b>12-1313 · Cogent CD 0638 - 05/09/26</b>									34,318.36
Total 12-1313 · Cogent CD 0638 - 05/09/26									34,318.36
<b>12-1314 · Cogent CD#2 0646 - 05/20/26</b>									71,820.75
Total 12-1314 · Cogent CD#2 0646 - 05/20/26									71,820.75
<b>CASH - RESERVES - Other</b>									0.00
Total CASH - RESERVES - Other									0.00
Total CASH - RESERVES							12,291.33	0.00	272,880.25
<b>Coge</b>									0.00
Total Coge									0.00

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>ACCOUNTS RECEIVABLE</b>									30,601.84
<b>14-1400 Accounts Receivable</b>									0.00
<b>1410-00 - Prepaid Assessments Received</b>									0.00
Total 1410-00 - Prepaid Assessments Received									0.00
<b>14-1400 Accounts Receivable - Other</b>									0.00
Total 14-1400 Accounts Receivable - Other									0.00
Total 14-1400 Accounts Receivable									0.00
<b>ACCOUNTS RECEIVABLE - Other</b>									30,601.84
Invoice	01/01/2026	1656		101 - Purcell		4000-00 Asses...	1,100.00		31,701.84
Invoice	01/01/2026	1657		102 - VB Res		4000-00 Asses...	1,100.00		32,801.84
Invoice	01/01/2026	1658		103 - Galbraith		4000-00 Asses...	1,100.00		33,901.84
Invoice	01/01/2026	1659		104 - Borman		4000-00 Asses...	1,100.00		35,001.84
Invoice	01/01/2026	1660		105 - Nielsen		4000-00 Asses...	1,100.00		36,101.84
Invoice	01/01/2026	1661		106 - Defelice		4000-00 Asses...	1,100.00		37,201.84
Invoice	01/01/2026	1662		107 - Koper		4000-00 Asses...	1,100.00		38,301.84
Invoice	01/01/2026	1663		108 - D'Anna		4000-00 Asses...	1,100.00		39,401.84
Invoice	01/01/2026	1664		109 - Vandevanter		4000-00 Asses...	1,100.00		40,501.84
Invoice	01/01/2026	1665		110 - Buchwald		4000-00 Asses...	1,100.00		41,601.84
Invoice	01/01/2026	1666		111 - Manoogian		4000-00 Asses...	1,100.00		42,701.84
Invoice	01/01/2026	1667		112 - Isherwood, Janet		4000-00 Asses...	1,100.00		43,801.84
Invoice	01/01/2026	1668		113 - Weychert		4000-00 Asses...	1,100.00		44,901.84
Invoice	01/01/2026	1669		114 - Webb		4000-00 Asses...	1,100.00		46,001.84
Invoice	01/01/2026	1670		115 - Zuro		4000-00 Asses...	1,100.00		47,101.84
Invoice	01/01/2026	1671		116 - Sadowski		4000-00 Asses...	1,100.00		48,201.84
Invoice	01/01/2026	1672		117 - Deis		4000-00 Asses...	1,100.00		49,301.84
Invoice	01/01/2026	1673		118 - Monrad		4000-00 Asses...	1,100.00		50,401.84
Invoice	01/01/2026	1674		119 - Kolatkar		4000-00 Asses...	1,100.00		51,501.84
Invoice	01/01/2026	1675		120 - Van Buskirk		4000-00 Asses...	1,100.00		52,601.84
Invoice	01/01/2026	1676		121 - Ajjouny		4000-00 Asses...	1,100.00		53,701.84
Invoice	01/01/2026	1677		122 - Sidor		4000-00 Asses...	1,100.00		54,801.84
Invoice	01/01/2026	1678		123 - Beattie		4000-00 Asses...	1,100.00		55,901.84
Invoice	01/01/2026	1679		124 - Carbonneau		4000-00 Asses...	1,100.00		57,001.84
Invoice	01/01/2026	1680		125 - Fenstermacher		4000-00 Asses...	1,100.00		58,101.84
Invoice	01/01/2026	1681		126 - Simonov		4000-00 Asses...	1,100.00		59,201.84
Invoice	01/01/2026	1682		127 - Roepke		4000-00 Asses...	1,100.00		60,301.84
Invoice	01/01/2026	1683		128 - Studzinski		4000-00 Asses...	1,100.00		61,401.84
Invoice	01/01/2026	1684		129 - Seats		4000-00 Asses...	1,100.00		62,501.84
Invoice	01/01/2026	1685		130 - Zeprun & Ham...		4000-00 Asses...	1,100.00		63,601.84
Invoice	01/01/2026	1686		131 - Fox		4000-00 Asses...	1,100.00		64,701.84
Invoice	01/01/2026	1687		132 - Gase		4000-00 Asses...	1,100.00		65,801.84
Invoice	01/01/2026	1688		133 - Feldman		4000-00 Asses...	1,100.00		66,901.84
Invoice	01/01/2026	1689		134 - Davie		4000-00 Asses...	1,100.00		68,001.84
Invoice	01/01/2026	1690		135 - Wilson		4000-00 Asses...	1,100.00		69,101.84
Invoice	01/01/2026	1691		136 - Osber		4000-00 Asses...	1,100.00		70,201.84
Invoice	01/01/2026	1692		137 - Ripper		4000-00 Asses...	1,100.00		71,301.84
Invoice	01/01/2026	1693		138 - Breitenbach		4000-00 Asses...	1,100.00		72,401.84
Invoice	01/01/2026	1694		139 - Lepore		4000-00 Asses...	1,100.00		73,501.84
Invoice	01/01/2026	1695		140 - Hitzke		4000-00 Asses...	1,100.00		74,601.84
Invoice	01/01/2026	1696		141 - Haddad		4000-00 Asses...	1,100.00		75,701.84
Invoice	01/01/2026	1697		142 - Hurgoi		4000-00 Asses...	1,100.00		76,801.84
Invoice	01/01/2026	1698		143 - Bohl		4000-00 Asses...	1,100.00		77,901.84
Invoice	01/01/2026	1699		144 - Davos-EMAIL ...		4000-00 Asses...	1,100.00		79,001.84
Invoice	01/01/2026	1700		145 - Speziale		4000-00 Asses...	1,100.00		80,101.84
Invoice	01/01/2026	1701		146 - Mensch Revoc...		4000-00 Asses...	1,100.00		81,201.84
Invoice	01/01/2026	1702		147 - Farrell		4000-00 Asses...	1,100.00		82,301.84
Invoice	01/01/2026	1703		148 - Schnabel		4000-00 Asses...	1,100.00		83,401.84
Invoice	01/01/2026	1704		149 - Cioffi		4000-00 Asses...	1,100.00		84,501.84
Invoice	01/01/2026	1705		150 - Cooney		4000-00 Asses...	1,100.00		85,601.84
Invoice	01/01/2026	1706		152 - Martins		4000-00 Asses...	1,100.00		86,701.84
Invoice	01/01/2026	1707		153 - Finer		4000-00 Asses...	1,100.00		87,801.84
Invoice	01/01/2026	1708		154 - Corbo		4000-00 Asses...	1,100.00		88,901.84
Invoice	01/01/2026	1709		155 - Tawksbury		4000-00 Asses...	1,100.00		90,001.84
Invoice	01/01/2026	1710		156 - Scheelen		4000-00 Asses...	1,100.00		91,101.84
Invoice	01/01/2026	1711		157 - Nolan		4000-00 Asses...	1,100.00		92,201.84
Invoice	01/01/2026	1712		158 - Hunt/Carestia		4000-00 Asses...	1,100.00		93,301.84
Invoice	01/01/2026	1713		159 - Zmijewski		4000-00 Asses...	1,100.00		94,401.84
Invoice	01/01/2026	1714		160 - Genovese		4000-00 Asses...	1,100.00		95,501.84
Invoice	01/01/2026	1715		161 - Clifford		4000-00 Asses...	1,100.00		96,601.84
Invoice	01/01/2026	1716		162 - White		4000-00 Asses...	1,100.00		97,701.84
Invoice	01/01/2026	1717		163 - Heartlein		4000-00 Asses...	1,100.00		98,801.84
Invoice	01/01/2026	1718		164 - Simonelli		4000-00 Asses...	1,100.00		99,901.84
Invoice	01/01/2026	1719		165 - Lewis		4000-00 Asses...	1,100.00		101,001.84
Invoice	01/01/2026	1720		166 - Nies		4000-00 Asses...	1,100.00		102,101.84
Invoice	01/01/2026	1721		167 - Frees		4000-00 Asses...	1,100.00		103,201.84
Invoice	01/01/2026	1722		168 - Wollam		4000-00 Asses...	1,100.00		104,301.84
Invoice	01/01/2026	1723		169 - Lindberg		4000-00 Asses...	1,100.00		105,401.84
Invoice	01/01/2026	1724		170 - Maus		4000-00 Asses...	1,100.00		106,501.84
Invoice	01/01/2026	1725		171 - Handy		4000-00 Asses...	1,100.00		107,601.84
Invoice	01/01/2026	1726		172 - Bosso		4000-00 Asses...	1,100.00		108,701.84
Invoice	01/01/2026	1727		173 - Linck		4000-00 Asses...	1,100.00		109,801.84
Invoice	01/01/2026	1728		174 - Canale		4000-00 Asses...	1,100.00		110,901.84
Invoice	01/01/2026	1729		175 - Vega		4000-00 Asses...	1,100.00		112,001.84
Invoice	01/01/2026	1730		176 - Monaco		4000-00 Asses...	1,100.00		113,101.84
Invoice	01/01/2026	1731		177 - Wilkens-EMAI...		4000-00 Asses...	1,100.00		114,201.84
Invoice	01/01/2026	1732		178 - Allen		4000-00 Asses...	1,100.00		115,301.84
Invoice	01/01/2026	1733		179 - Scro		4000-00 Asses...	1,100.00		116,401.84
Invoice	01/01/2026	1734		180 - Savela		4000-00 Asses...	1,100.00		117,501.84
Invoice	01/01/2026	1735		181 - Turin		4000-00 Asses...	1,100.00		118,601.84

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Invoice	01/01/2026	1736		182 - Karwowski		4000-00 Asses...	1,100.00		119,701.84
Invoice	01/01/2026	1737		183 - Rauh		4000-00 Asses...	1,100.00		120,801.84
Invoice	01/01/2026	1738		184 - Roepke		4000-00 Asses...	1,100.00		121,901.84
Invoice	01/01/2026	1739		185 - O'Connor		4000-00 Asses...	1,100.00		123,001.84
Invoice	01/01/2026	1740		186 - Regan		4000-00 Asses...	1,100.00		124,101.84
Invoice	01/01/2026	1741		187 - Piazza		4000-00 Asses...	1,100.00		125,201.84
Invoice	01/01/2026	1742		188 - Dardas		4000-00 Asses...	1,100.00		126,301.84
Invoice	01/01/2026	1743		189 - Bracci		4000-00 Asses...	1,100.00		127,401.84
Invoice	01/01/2026	1744		190 - Kuebel		4000-00 Asses...	1,100.00		128,501.84
Invoice	01/01/2026	1745		191 - Johnson		4000-00 Asses...	1,100.00		129,601.84
Invoice	01/01/2026	1746		192 - Isherwood		4000-00 Asses...	1,100.00		130,701.84
Invoice	01/01/2026	1747		193 - Abiri		4000-00 Asses...	1,100.00		131,801.84
Invoice	01/01/2026	1748		194 - Lerner		4000-00 Asses...	1,100.00		132,901.84
Invoice	01/01/2026	1749		151 - Swanson		4000-00 Asses...	1,100.00		134,001.84
General Journal	01/01/2026	JJ 7/2...	*	ZZ Prepaid Assessm...	Reverse of GJ...	20-2014 - Prep...		26,400.41	107,601.43
Payment	01/02/2026	48874...		148 - Schnabel		12000 - Undep...		1,100.00	106,501.43
Payment	01/02/2026	52517...		181 - Turin		12000 - Undep...		1,100.00	105,401.43
Payment	01/02/2026	5820		172 - Bosso		12000 - Undep...		1,100.00	104,301.43
Payment	01/02/2026	ACH		106 - Defelice		12000 - Undep...		1,100.00	103,201.43
Payment	01/02/2026	ACH		107 - Koper		12000 - Undep...		1,100.00	102,101.43
Payment	01/02/2026	ACH		109 - Vandevanter		12000 - Undep...		1,100.00	101,001.43
Payment	01/02/2026	ACH		114 - Webb		12000 - Undep...		1,100.00	99,901.43
Payment	01/02/2026	ACH		117 - Deis		12000 - Undep...		1,100.00	98,801.43
Payment	01/02/2026	ACH		120 - Van Buskirk		12000 - Undep...		1,100.00	97,701.43
Payment	01/02/2026	ACH		123 - Beattie		12000 - Undep...		1,100.00	96,601.43
Payment	01/02/2026	ACH		124 - Carbonneau		12000 - Undep...		1,100.00	95,501.43
Payment	01/02/2026	ACH		126 - Simonov		12000 - Undep...		1,100.00	94,401.43
Payment	01/02/2026	ACH		129 - Seats		12000 - Undep...		1,100.00	93,301.43
Payment	01/02/2026	ACH		130 - Zeprun & Ham...		12000 - Undep...		1,100.00	92,201.43
Payment	01/02/2026	ACH		132 - Gase		12000 - Undep...		1,100.00	91,101.43
Payment	01/02/2026	ACH		139 - Lepore		12000 - Undep...		1,100.00	90,001.43
Payment	01/02/2026	ACH		141 - Haddad		12000 - Undep...		1,100.00	88,901.43
Payment	01/02/2026	ACH		143 - Bohl		12000 - Undep...		1,100.00	87,801.43
Payment	01/02/2026	ACH		145 - Speziale		12000 - Undep...		1,100.00	86,701.43
Payment	01/02/2026	ACH		150 - Cooney		12000 - Undep...		1,100.00	85,601.43
Payment	01/02/2026	ACH		152 - Martins		12000 - Undep...		1,100.00	84,501.43
Payment	01/02/2026	ACH		168 - Wollam		12000 - Undep...		1,100.00	83,401.43
Payment	01/02/2026	ACH		169 - Lindberg		12000 - Undep...		1,100.00	82,301.43
Payment	01/02/2026	ACH		170 - Maus		12000 - Undep...		1,100.00	81,201.43
Payment	01/02/2026	ACH		180 - Savela		12000 - Undep...		1,100.00	80,101.43
Payment	01/02/2026	ACH		182 - Karwowski		12000 - Undep...		1,100.00	79,001.43
Payment	01/02/2026	ACH		183 - Rauh		12000 - Undep...		1,100.00	77,901.43
Payment	01/02/2026	ACH		191 - Johnson		12000 - Undep...		1,100.00	76,801.43
Payment	01/02/2026	ACH		192 - Isherwood		12000 - Undep...		1,100.00	75,701.43
Payment	01/05/2026	104		187 - Piazza		12000 - Undep...		1,100.00	74,601.43
Payment	01/05/2026	100014		178 - Allen		12000 - Undep...		1,100.00	73,501.43
Payment	01/06/2026	4479		128 - Studzinski		12000 - Undep...		1,100.00	72,401.43
Payment	01/06/2026	1855		149 - Cioffi		12000 - Undep...		1,100.00	71,301.43
Payment	01/07/2026	1753		105 - Nielsen		12000 - Undep...		1,100.00	70,201.43
Payment	01/08/2026	53597...		101 - Purcell		12000 - Undep...		1,100.00	69,101.43
Payment	01/08/2026	5125		155 - Tewksbury		12000 - Undep...		1,100.00	68,001.43
Payment	01/08/2026	1107		138 - Breitenbach		12000 - Undep...		1,100.00	66,901.43
Payment	01/08/2026	183		125 - Fenstermacher		12000 - Undep...		1,100.00	65,801.43
Payment	01/09/2026	ACH		185 - O'Connor		12000 - Undep...		1,100.00	64,701.43
Payment	01/09/2026	90999...		154 - Corbo		12000 - Undep...		1,100.00	63,601.43
Payment	01/12/2026	312		165 - Lewis		12000 - Undep...		1,100.00	62,501.43
Payment	01/12/2026	5924		113 - Weychert		12000 - Undep...		1,100.00	61,401.43
Payment	01/12/2026	9594		186 - Regan		12000 - Undep...		1,100.00	60,301.43
Payment	01/12/2026	7724		171 - Handy		12000 - Undep...		1,100.00	59,201.43
Payment	01/12/2026	8665		104 - Borman		12000 - Undep...		1,100.00	58,101.43
Payment	01/12/2026	5178		131 - Fox		12000 - Undep...		1,100.00	57,001.43
Payment	01/12/2026	5100		179 - Scro		12000 - Undep...		1,100.00	55,901.43
Payment	01/12/2026	6125		189 - Bracci		12000 - Undep...		1,100.00	54,801.43
Payment	01/12/2026	1098		184 - Roepke		12000 - Undep...		1,100.00	53,701.43
Payment	01/12/2026	512		122 - Sidor		12000 - Undep...		1,100.00	52,601.43
Payment	01/12/2026	1456		103 - Galbraith		12000 - Undep...		1,100.00	51,501.43
Payment	01/12/2026	3589		134 - Davie		12000 - Undep...		1,100.00	50,401.43
Payment	01/13/2026	5096		166 - Nies		12000 - Undep...		1,100.00	49,301.43
Payment	01/13/2026	4464		137 - Ripper		12000 - Undep...		4,400.00	44,901.43
Payment	01/13/2026	4122		116 - Sadowski		12000 - Undep...		1,100.00	43,801.43
Payment	01/13/2026	3403		102 - VB Res		12000 - Undep...		4,400.00	39,401.43
Payment	01/13/2026	54596...		133 - Feldman		12000 - Undep...		1,100.00	38,301.43
Payment	01/14/2026	55254...		163 - Heartlein		12000 - Undep...		1,100.00	37,201.43
Payment	01/15/2026	1066		167 - Frees		12000 - Undep...		1,100.00	36,101.43
Payment	01/15/2026	310		118 - Monrad		12000 - Undep...		1,100.00	35,001.43
Payment	01/21/2026	1497		157 - Nolan		12000 - Undep...		1,100.00	33,901.43
Payment	01/26/2026	434		144 - Davos-EMAIL ...		12000 - Undep...		1,100.00	32,801.43
Payment	01/27/2026	1061		112 - Isherwood, Janet		12000 - Undep...		1,100.00	31,701.43
Payment	01/27/2026	308		158 - Hunt/Carestia		12000 - Undep...		1,100.00	30,601.43
Invoice	01/31/2026	IConJ...		185 - O'Connor		4030-00 - Inter...	187.86		30,789.29
General Journal	01/31/2026	CP 01/...	*	ZZ Prepaid Assessm...		20-2014 - Prep...	7,700.41		38,489.70
Total ACCOUNTS RECEIVABLE - Other							111,288.27	103,400.41	38,489.70
Total ACCOUNTS RECEIVABLE							111,288.27	103,400.41	38,489.70
Prepaid Expenses									0.00
Total Prepaid Expenses									0.00

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Prepaid Insurance									0.00
Total Prepaid Insurance									0.00
<b>OTHER ASSETS</b>									
14-1530 · Prepaid Expenses									8,840.02
Total 14-1530 · Prepaid Expenses									0.00
14-1562 · Prepaid Insurance									8,840.02
General Journal	01/31/2026	CP 01/...	*			6420-00 · Prop...		2,098.45	6,741.57
Total 14-1562 · Prepaid Insurance							0.00	2,098.45	6,741.57
<b>OTHER ASSETS - Other</b>									
Total OTHER ASSETS - Other									0.00
Total OTHER ASSETS							0.00	2,098.45	6,741.57
<b>12000 · Undeposited Funds</b>									
Payment	01/02/2026	48874...		148 - Schnabel		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/02/2026	52517...		181 - Turin		ACCOUNTS R...	1,100.00		2,200.00
Payment	01/02/2026	5820		172 - Bosso		ACCOUNTS R...	1,100.00		3,300.00
Deposit	01/02/2026	48874...		-MULTIPLE-	Deposit	10-1110 · COG...		3,300.00	0.00
Payment	01/02/2026	ACH		106 - Defelice		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/02/2026	ACH		107 - Koper		ACCOUNTS R...	1,100.00		2,200.00
Payment	01/02/2026	ACH		109 - Vandevanter		ACCOUNTS R...	1,100.00		3,300.00
Payment	01/02/2026	ACH		114 - Webb		ACCOUNTS R...	1,100.00		4,400.00
Payment	01/02/2026	ACH		117 - Deis		ACCOUNTS R...	1,100.00		5,500.00
Payment	01/02/2026	ACH		120 - Van Buskirk		ACCOUNTS R...	1,100.00		6,600.00
Payment	01/02/2026	ACH		123 - Beattie		ACCOUNTS R...	1,100.00		7,700.00
Payment	01/02/2026	ACH		124 - Carbonneau		ACCOUNTS R...	1,100.00		8,800.00
Payment	01/02/2026	ACH		126 - Simonov		ACCOUNTS R...	1,100.00		9,900.00
Payment	01/02/2026	ACH		129 - Seats		ACCOUNTS R...	1,100.00		11,000.00
Payment	01/02/2026	ACH		130 - Zeprun & Ham...		ACCOUNTS R...	1,100.00		12,100.00
Payment	01/02/2026	ACH		132 - Gase		ACCOUNTS R...	1,100.00		13,200.00
Payment	01/02/2026	ACH		139 - Lepore		ACCOUNTS R...	1,100.00		14,300.00
Payment	01/02/2026	ACH		141 - Haddad		ACCOUNTS R...	1,100.00		15,400.00
Payment	01/02/2026	ACH		143 - Bohl		ACCOUNTS R...	1,100.00		16,500.00
Payment	01/02/2026	ACH		145 - Speziale		ACCOUNTS R...	1,100.00		17,600.00
Payment	01/02/2026	ACH		150 - Cooney		ACCOUNTS R...	1,100.00		18,700.00
Payment	01/02/2026	ACH		152 - Martins		ACCOUNTS R...	1,100.00		19,800.00
Payment	01/02/2026	ACH		168 - Wollam		ACCOUNTS R...	1,100.00		20,900.00
Payment	01/02/2026	ACH		169 - Lindberg		ACCOUNTS R...	1,100.00		22,000.00
Payment	01/02/2026	ACH		170 - Maus		ACCOUNTS R...	1,100.00		23,100.00
Payment	01/02/2026	ACH		180 - Savella		ACCOUNTS R...	1,100.00		24,200.00
Payment	01/02/2026	ACH		182 - Karwowski		ACCOUNTS R...	1,100.00		25,300.00
Payment	01/02/2026	ACH		183 - Rauh		ACCOUNTS R...	1,100.00		26,400.00
Payment	01/02/2026	ACH		191 - Johnson		ACCOUNTS R...	1,100.00		27,500.00
Payment	01/02/2026	ACH		192 - Isherwood		ACCOUNTS R...	1,100.00		28,600.00
Deposit	01/02/2026	ACH		-MULTIPLE-	Deposit	10-1110 · COG...		28,600.00	0.00
Payment	01/05/2026	104		187 - Piazza		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/05/2026	100014		178 - Allen		ACCOUNTS R...	1,100.00		2,200.00
Deposit	01/05/2026	104		-MULTIPLE-	Deposit	10-1110 · COG...		2,200.00	0.00
Payment	01/06/2026	4479		128 - Studzinski		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/06/2026	1855		149 - Cioffi		ACCOUNTS R...	1,100.00		2,200.00
Deposit	01/06/2026	4479		-MULTIPLE-	Deposit	10-1110 · COG...		2,200.00	0.00
Payment	01/07/2026	1753		105 - Nielsen		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/07/2026	1753		105 - Nielsen	Deposit	10-1110 · COG...		1,100.00	0.00
Payment	01/08/2026	53597...		101 - Purcell		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/08/2026	5125		155 - Tewksbury		ACCOUNTS R...	1,100.00		2,200.00
Payment	01/08/2026	1107		138 - Breitenbach		ACCOUNTS R...	1,100.00		3,300.00
Payment	01/08/2026	183		125 - Fenstermacher		ACCOUNTS R...	1,100.00		4,400.00
Deposit	01/08/2026	53597...		-MULTIPLE-	Deposit	10-1110 · COG...		4,400.00	0.00
Payment	01/09/2026	ACH		185 - O'Connor		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/09/2026	ACH		185 - O'Connor	Deposit	10-1110 · COG...		1,100.00	0.00
Payment	01/09/2026	90999...		154 - Corbo		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/09/2026	90999...		154 - Corbo	Deposit	10-1110 · COG...		1,100.00	0.00
Payment	01/12/2026	312		165 - Lewis		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/12/2026	5924		113 - Weychert		ACCOUNTS R...	1,100.00		2,200.00
Payment	01/12/2026	9594		186 - Regan		ACCOUNTS R...	1,100.00		3,300.00
Payment	01/12/2026	7724		171 - Handy		ACCOUNTS R...	1,100.00		4,400.00
Payment	01/12/2026	8665		104 - Borman		ACCOUNTS R...	1,100.00		5,500.00
Payment	01/12/2026	5178		131 - Fox		ACCOUNTS R...	1,100.00		6,600.00
Payment	01/12/2026	5100		179 - Scro		ACCOUNTS R...	1,100.00		7,700.00
Deposit	01/12/2026	312		-MULTIPLE-	Deposit	10-1110 · COG...		7,700.00	0.00
Payment	01/12/2026	6125		189 - Bracci		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/12/2026	1098		184 - Roepeke		ACCOUNTS R...	1,100.00		2,200.00
Payment	01/12/2026	512		122 - Sidor		ACCOUNTS R...	1,100.00		3,300.00
Payment	01/12/2026	1456		103 - Galbraith		ACCOUNTS R...	1,100.00		4,400.00
Payment	01/12/2026	3589		134 - Davie		ACCOUNTS R...	1,100.00		5,500.00
Deposit	01/12/2026	6125		-MULTIPLE-	Deposit	10-1110 · COG...		5,500.00	0.00
Payment	01/13/2026	5096		166 - Nies		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/13/2026	4464		137 - Ripper		ACCOUNTS R...	4,400.00		5,500.00
Deposit	01/13/2026	5096		-MULTIPLE-	Deposit	10-1110 · COG...		5,500.00	0.00
Payment	01/13/2026	4122		116 - Sadowski		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/13/2026	3403		102 - VB Res		ACCOUNTS R...	4,400.00		5,500.00
Payment	01/13/2026	54596...		133 - Feldman		ACCOUNTS R...	1,100.00		6,600.00
Deposit	01/13/2026	4122		-MULTIPLE-	Deposit	10-1110 · COG...		6,600.00	0.00
Payment	01/14/2026	55254...		163 - Heartlein		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/14/2026	55254...		163 - Heartlein	Deposit	10-1110 · COG...		1,100.00	0.00
Payment	01/15/2026	1066		167 - Frees		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/15/2026	1066		167 - Frees	Deposit	10-1110 · COG...		1,100.00	0.00

Eden On The Bay HOA, Inc.

General Ledger

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Payment	01/15/2026	310		118 - Monrad		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/15/2026	310		118 - Monrad	Deposit	10-1110 - COG...		1,100.00	0.00
Payment	01/21/2026	1497		157 - Nolan		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/21/2026	1497		157 - Nolan	Deposit	10-1110 - COG...		1,100.00	0.00
Payment	01/26/2026	434		144 - Davos-EMAIL ...		ACCOUNTS R...	1,100.00		1,100.00
Deposit	01/26/2026	434		144 - Davos-EMAIL ...	Deposit	10-1110 - COG...		1,100.00	0.00
Payment	01/27/2026	1061		112 - Isherwood, Janet		ACCOUNTS R...	1,100.00		1,100.00
Payment	01/27/2026	308		158 - Hunt/Carestia		ACCOUNTS R...	1,100.00		2,200.00
Deposit	01/27/2026	1061		-MULTIPLE-	Deposit	10-1110 - COG...		2,200.00	0.00
Total 12000 - Undeposited Funds							77,000.00	77,000.00	0.00
15000 - Furniture and Equipment									0.00
Total 15000 - Furniture and Equipment									0.00
17000 - Accumulated Depreciation									0.00
Total 17000 - Accumulated Depreciation									0.00
14-565 - Due to Reserve									14,843.56
General Journal	01/31/2026	CP 01/...	*			20-216 - Due fr...		8,695.92	6,147.64
Total 14-565 - Due to Reserve							0.00	8,695.92	6,147.64
14-566 - Due to Operating fr Reserves									0.00
Total 14-566 - Due to Operating fr Reserves									0.00
20000 - *Accounts Payable									-15,676.79
Bill	01/01/2026	IN-5249		Commercial Pool & ...		6240-00 - Pool ...		700.00	-16,376.79
Bill	01/01/2026	2443		PMI Gulf Coast		-SPLIT-		1,787.47	-18,164.26
Bill	01/01/2026	10120...		MSWebservices - Mi...	2026 Domain ...	5540-00 - Web...		1,240.00	-19,404.26
Bill	01/06/2026	2784		Pope Mazzara & Me...		5520-00 - Profe...		490.00	-19,894.26
Bill	01/06/2026	2845		Pope Mazzara & Me...		5520-00 - Profe...		48.50	-19,942.76
Bill	01/06/2026	71658		Anchor Tree Service		6060-00 - Tree ...		800.00	-20,742.76
Bill	01/06/2026	2785		Pope Mazzara & Me...		5520-00 - Profe...		180.00	-20,922.76
Bill	01/06/2026	2844		Pope Mazzara & Me...		5520-00 - Profe...		842.20	-21,764.96
Bill	01/06/2026	2846		Pope Mazzara & Me...		5520-00 - Profe...		1,387.59	-23,152.55
Bill Pmt -Check	01/09/2026	1379		Davis & Associates, ...		10-1110 - COG...	1,132.75		-22,019.80
Bill	01/10/2026	Exp R...		Rick Speziale	Reimb: Clock,...	6005-00 - Grou...		67.45	-22,087.25
Bill	01/10/2026	33901		Green Acres Lawn		6070-00 - Irriga...		71.00	-22,158.25
Bill	01/10/2026	33871		Green Acres Lawn		6000-00 - Grou...		11,200.00	-33,358.25
Bill	01/10/2026	2026P...		B & T Pest Solutions		6250-00 - Pest ...		360.00	-33,718.25
Bill Pmt -Check	01/13/2026	1380		Anchor Tree Service		10-1110 - COG...	1,670.00		-32,048.25
Bill Pmt -Check	01/13/2026	1381		Commercial Pool & ...		10-1110 - COG...	700.00		-31,348.25
Bill Pmt -Check	01/13/2026	1382		Crosscreek Environ...		10-1110 - COG...	2,063.50		-29,284.75
Bill Pmt -Check	01/13/2026	1383		MSWebservices - Mi...	2026 Domain ...	10-1110 - COG...	1,240.00		-28,044.75
Bill Pmt -Check	01/13/2026	1384		PMI Gulf Coast		10-1110 - COG...	1,787.47		-26,257.28
Bill Pmt -Check	01/13/2026	1385		Pope Mazzara & Me...		10-1110 - COG...	6,709.00		-19,548.28
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	623.62		-18,924.66
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	1,044.79		-17,879.87
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	68.26		-17,811.61
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	104.66		-17,706.95
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	66.72		-17,640.23
Bill Pmt -Check	01/13/2026	ACH		FPL		10-1110 - COG...	235.67		-17,404.56
Bill	01/13/2026	16820...		ABC Fire Equipment		6210-00 - Club...		446.26	-17,850.82
Bill Pmt -Check	01/14/2026	1386		Pope Mazzara & Me...		10-1110 - COG...	2,409.79		-15,441.03
Bill	01/14/2026	04054...		Collier County Utilities		5820-00 - Club...		220.39	-15,661.42
Bill	01/14/2026	24313		Crosscreek Environ...		6080-00 - Wett...		500.00	-16,161.42
Bill	01/14/2026	73646		Ramco Protective		6030-00 - Secu...		145.00	-16,306.42
Deposit	01/20/2026	670		Collier County Utilities	Deposit	10-1110 - COG...		2,260.61	-18,567.03
Bill Pmt -Check	01/20/2026			Collier County Utilities	QuickBooks g...	10-1110 - COG...	0.00		-18,567.03
Bill Pmt -Check	01/21/2026	1387		Rick Speziale	Reimb: Clock,...	10-1110 - COG...	67.45		-18,499.58
Bill Pmt -Check	01/21/2026	1388		B & T Pest Solutions		10-1110 - COG...	360.00		-18,139.58
Bill Pmt -Check	01/21/2026	1389		Crosscreek Environ...		10-1110 - COG...	500.00		-17,639.58
Bill Pmt -Check	01/21/2026	1390		GrayRobinson		10-1110 - COG...	4,197.50		-13,442.08
Bill Pmt -Check	01/21/2026	1391		Green Acres Lawn		10-1110 - COG...	11,271.00		-2,171.08
Bill Pmt -Check	01/21/2026	1392		Ramco Protective		10-1110 - COG...	145.00		-2,026.08
Bill Pmt -Check	01/27/2026	1393		Striano Electric Flori...		10-1110 - COG...	782.43		-1,243.65
Bill Pmt -Check	01/30/2026	1394		ABC Fire Equipment		10-1110 - COG...	446.26		-797.39
Bill Pmt -Check	01/30/2026	1395		Collier Environmenta...		10-1110 - COG...	577.00		-220.39
Bill	01/31/2026	128609		Davis & Associates, ...		-SPLIT-		1,326.01	-1,546.40
Bill	01/31/2026	18119...		FPL		5840-00 - Elect...		623.62	-2,170.02
Bill	01/31/2026	28915...		FPL		5840-00 - Elect...		101.93	-2,271.95
Bill	01/31/2026	35330...		FPL		5830-00 - Club...		1,051.69	-3,323.64
Bill	01/31/2026	64249...		FPL		5840-00 - Elect...		79.82	-3,403.46
Bill	01/31/2026	49200...		FPL		5840-00 - Elect...		50.83	-3,454.29
Bill	01/31/2026	44366...		FPL		5840-00 - Elect...		207.08	-3,661.37
Total 20000 - *Accounts Payable							38,202.87	26,187.45	-3,661.37
20-2015 PPD Owner Maintenance									0.00
Total 20-2015 PPD Owner Maintenance									0.00
ACCOUNTS PAYABLE									0.00
Total ACCOUNTS PAYABLE									0.00
20-216 - Due from Operating									-14,843.56
General Journal	01/31/2026	CP 01/...	*			14-565 - Due to...	8,695.92		-6,147.64
Total 20-216 - Due from Operating							8,695.92	0.00	-6,147.64
20-217 - Due to Operating fr Reserves									0.00
Total 20-217 - Due to Operating fr Reserves									0.00

Eden On The Bay HOA, Inc.

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>20-218 · Due to Reseres fr Operating</b>									0.00
Total 20-218 · Due to Reseres fr Operating									0.00
<b>20-2014 · Prepaid Assessments</b>									-26,400.41
General Journal	01/01/2026	JJ 7/2...	*	ZZ Prepaid Assessm...	Reverse of GJ...	ACCOUNTS R...	26,400.41		0.00
General Journal	01/31/2026	CP 01/...	*	ZZ Prepaid Assessm...		ACCOUNTS R...		7,700.41	-7,700.41
Total 20-2014 · Prepaid Assessments									-7,700.41
<b>20-2105 · Deferred Income</b>									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		68,933.51	-68,933.51
Total 20-2105 · Deferred Income									-68,933.51
<b>RESERVE FUNDS</b>									-275,432.48
<b>25-2536 · Gutter Replacement</b>									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		416.67	-416.67
Total 25-2536 · Gutter Replacement									-416.67
<b>25-2521 · Guardhouse Painting/Monument</b>									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		369.93	-369.93
Total 25-2521 · Guardhouse Painting/Monument									-369.93
<b>25-2510 Gatehouse Roof</b>									-7,673.52
General Journal	01/31/2026	CP	*			4000-00 Asses...		46.97	-7,720.49
Total 25-2510 Gatehouse Roof									-7,720.49
<b>25-2515 Gatehouse Paint</b>									-1,560.87
Total 25-2515 Gatehouse Paint									-1,560.87
<b>25-2516 · Gatehouse Upgrade</b>									-473.76
General Journal	01/31/2026	CP	*			4000-00 Asses...		9.59	-483.35
Total 25-2516 · Gatehouse Upgrade									-483.35
<b>25-2520 Guardhouse Upgrade</b>									-5,800.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		9.59	-5,809.59
Total 25-2520 Guardhouse Upgrade									-5,809.59
<b>25-2524 Slurry Seal</b>									-10,278.48
General Journal	01/31/2026	CP	*			4000-00 Asses...		303.27	-10,581.75
Total 25-2524 Slurry Seal									-10,581.75
<b>25-2525 Paving</b>									-82,164.71
General Journal	01/31/2026	CP	*			4000-00 Asses...		678.14	-82,842.85
Total 25-2525 Paving									-82,842.85
<b>25-2530 Security Gate</b>									-9,070.53
General Journal	01/31/2026	CP	*			4000-00 Asses...		96.73	-9,167.26
Total 25-2530 Security Gate									-9,167.26
<b>25-2535 Fountains</b>									-6,013.12
General Journal	01/31/2026	CP	*			4000-00 Asses...		73.47	-6,086.59
Total 25-2535 Fountains									-6,086.59
<b>25-2540 Clubhouse Roof</b>									-8,409.15
General Journal	01/31/2026	CP	*			4000-00 Asses...		238.52	-8,647.67
Total 25-2540 Clubhouse Roof									-8,647.67
<b>25-2545 Clubhouse Painting Int</b>									-6,114.00
Total 25-2545 Clubhouse Painting Int									-6,114.00
<b>25-2550 Clubhouse Painting Ext</b>									-5,936.19
General Journal	01/31/2026	CP	*			4000-00 Asses...		154.25	-6,090.44
Total 25-2550 Clubhouse Painting Ext									-6,090.44
<b>25-2555 Pool/Spa</b>									-22,270.34
General Journal	01/31/2026	CP	*			4000-00 Asses...		147.75	-22,418.09
Total 25-2555 Pool/Spa									-22,418.09
<b>25-2560 Pool Furniture</b>									-4,700.49
General Journal	01/31/2026	CP	*			4000-00 Asses...		77.97	-4,778.46
Total 25-2560 Pool Furniture									-4,778.46
<b>25-2565 Pool/Spa Heater</b>									-10,301.39
General Journal	01/31/2026	CP	*			4000-00 Asses...		130.51	-10,431.90
Total 25-2565 Pool/Spa Heater									-10,431.90
<b>25-2570 Clubhouse Mechanical</b>									-7,438.57
General Journal	01/31/2026	CP	*			4000-00 Asses...		58.42	-7,496.99
Total 25-2570 Clubhouse Mechanical									-7,496.99

Eden On The Bay HOA, Inc.

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>25-2571 Clubhouse Elevator</b>									
General Journal	01/31/2026	CP	*			4000-00 Asses...		147.16	-5,940.36
									-6,087.52
Total 25-2571 Clubhouse Elevator							0.00	147.16	-6,087.52
<b>25-2575 Community Improvement</b>									
Total 25-2575 Community Improvement									-49,056.06
<b>25-2580 Retaining Wall</b>									
General Journal	01/31/2026	CP	*			4000-00 Asses...		84.07	-10,778.99
									-10,863.06
Total 25-2580 Retaining Wall							0.00	84.07	-10,863.06
<b>25-2585 Mailbox Signage Replace</b>									
General Journal	01/31/2026	CP	*			4000-00 Asses...		98.13	-9,817.63
									-9,915.76
Total 25-2585 Mailbox Signage Replace							0.00	98.13	-9,915.76
<b>25-2590 Deferred Maint-Storm Da</b>									
Total 25-2590 Deferred Maint-Storm Da									-7,700.33
<b>25-2591 Hurricane Disaster</b>									
General Journal	01/31/2026	CP	*			4000-00 Asses...		139.93	112.32
									-27.61
Total 25-2591 Hurricane Disaster							0.00	139.93	-27.61
<b>25-2595 Resale Capital</b>									
Total 25-2595 Resale Capital									-2,362.27
<b>25-2600 Unallocated Interest</b>									
General Journal	01/31/2026	CP	*			4000-00 Asses...		314.34	-1,684.04
									-1,998.38
Total 25-2600 Unallocated Interest							0.00	314.34	-1,998.38
<b>RESERVE FUNDS - Other</b>									
Total RESERVE FUNDS - Other									0.00
Total RESERVE FUNDS							0.00	3,595.41	-279,027.89
<b>24000 Payroll Liabilities</b>									
Total 24000 Payroll Liabilities									0.00
<b>EQUITY</b>									
Total EQUITY									0.00
<b>30000 Opening Balance Equity</b>									
Total 30000 Opening Balance Equity									0.00
<b>30100 Capital Stock</b>									
Total 30100 Capital Stock									0.00
<b>30200 Dividends Paid</b>									
Total 30200 Dividends Paid									0.00
<b>32000 Retained Earnings</b>									
Total 32000 Retained Earnings									-37,524.39
<b>OPERATING INCOME</b>									
<b>4000-00 Assessments</b>									
Invoice 01/01/2026 1656 101 - Purcell Quarterly Ass... ACCOUNTS R... 1,100.00 -1,100.00									
Invoice 01/01/2026 1657 102 - VB Res Quarterly Ass... ACCOUNTS R... 1,100.00 -2,200.00									
Invoice 01/01/2026 1658 103 - Galbraith Quarterly Ass... ACCOUNTS R... 1,100.00 -3,300.00									
Invoice 01/01/2026 1659 104 - Borman Quarterly Ass... ACCOUNTS R... 1,100.00 -4,400.00									
Invoice 01/01/2026 1660 105 - Nielsen Quarterly Ass... ACCOUNTS R... 1,100.00 -5,500.00									
Invoice 01/01/2026 1661 106 - Defelice Quarterly Ass... ACCOUNTS R... 1,100.00 -6,600.00									
Invoice 01/01/2026 1662 107 - Koper Quarterly Ass... ACCOUNTS R... 1,100.00 -7,700.00									
Invoice 01/01/2026 1663 108 - D'Anna Quarterly Ass... ACCOUNTS R... 1,100.00 -8,800.00									
Invoice 01/01/2026 1664 109 - Vandevanter Quarterly Ass... ACCOUNTS R... 1,100.00 -9,900.00									
Invoice 01/01/2026 1665 110 - Buchwald Quarterly Ass... ACCOUNTS R... 1,100.00 -11,000.00									
Invoice 01/01/2026 1666 111 - Manoogian Quarterly Ass... ACCOUNTS R... 1,100.00 -12,100.00									
Invoice 01/01/2026 1667 112 - Isherwood, Janet Quarterly Ass... ACCOUNTS R... 1,100.00 -13,200.00									
Invoice 01/01/2026 1668 113 - Weychert Quarterly Ass... ACCOUNTS R... 1,100.00 -14,300.00									
Invoice 01/01/2026 1669 114 - Webb Quarterly Ass... ACCOUNTS R... 1,100.00 -15,400.00									
Invoice 01/01/2026 1670 115 - Zuro Quarterly Ass... ACCOUNTS R... 1,100.00 -16,500.00									
Invoice 01/01/2026 1671 116 - Sadowski Quarterly Ass... ACCOUNTS R... 1,100.00 -17,600.00									
Invoice 01/01/2026 1672 117 - Deis Quarterly Ass... ACCOUNTS R... 1,100.00 -18,700.00									
Invoice 01/01/2026 1673 118 - Monrad Quarterly Ass... ACCOUNTS R... 1,100.00 -19,800.00									
Invoice 01/01/2026 1674 119 - Kolatkar Quarterly Ass... ACCOUNTS R... 1,100.00 -20,900.00									
Invoice 01/01/2026 1675 120 - Van Buskirk Quarterly Ass... ACCOUNTS R... 1,100.00 -22,000.00									
Invoice 01/01/2026 1676 121 - Ajjoury Quarterly Ass... ACCOUNTS R... 1,100.00 -23,100.00									
Invoice 01/01/2026 1677 122 - Sidor Quarterly Ass... ACCOUNTS R... 1,100.00 -24,200.00									
Invoice 01/01/2026 1678 123 - Beattie Quarterly Ass... ACCOUNTS R... 1,100.00 -25,300.00									
Invoice 01/01/2026 1679 124 - Carbonneau Quarterly Ass... ACCOUNTS R... 1,100.00 -26,400.00									
Invoice 01/01/2026 1680 125 - Fenstermacher Quarterly Ass... ACCOUNTS R... 1,100.00 -27,500.00									
Invoice 01/01/2026 1681 126 - Simonov Quarterly Ass... ACCOUNTS R... 1,100.00 -28,600.00									
Invoice 01/01/2026 1682 127 - Roepke Quarterly Ass... ACCOUNTS R... 1,100.00 -29,700.00									
Invoice 01/01/2026 1683 128 - Studzinski Quarterly Ass... ACCOUNTS R... 1,100.00 -30,800.00									
Invoice 01/01/2026 1684 129 - Seats Quarterly Ass... ACCOUNTS R... 1,100.00 -31,900.00									
Invoice 01/01/2026 1685 130 - Zeprun & Ham... Quarterly Ass... ACCOUNTS R... 1,100.00 -33,000.00									
Invoice 01/01/2026 1686 131 - Fox Quarterly Ass... ACCOUNTS R... 1,100.00 -34,100.00									
Invoice 01/01/2026 1687 132 - Gase Quarterly Ass... ACCOUNTS R... 1,100.00 -35,200.00									
Invoice 01/01/2026 1688 133 - Feldman Quarterly Ass... ACCOUNTS R... 1,100.00 -36,300.00									
Invoice 01/01/2026 1689 134 - Davie Quarterly Ass... ACCOUNTS R... 1,100.00 -37,400.00									
Invoice 01/01/2026 1690 135 - Wilson Quarterly Ass... ACCOUNTS R... 1,100.00 -38,500.00									

Eden On The Bay HOA, Inc.

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As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Invoice	01/01/2026	1691		136 - Osber	Quarterly Ass...	ACCOUNTS R...		1,100.00	-39,600.00
Invoice	01/01/2026	1692		137 - Ripper	Quarterly Ass...	ACCOUNTS R...		1,100.00	-40,700.00
Invoice	01/01/2026	1693		138 - Breitenbach	Quarterly Ass...	ACCOUNTS R...		1,100.00	-41,800.00
Invoice	01/01/2026	1694		139 - Lepore	Quarterly Ass...	ACCOUNTS R...		1,100.00	-42,900.00
Invoice	01/01/2026	1695		140 - Hitzke	Quarterly Ass...	ACCOUNTS R...		1,100.00	-44,000.00
Invoice	01/01/2026	1696		141 - Haddad	Quarterly Ass...	ACCOUNTS R...		1,100.00	-45,100.00
Invoice	01/01/2026	1697		142 - Hurgoi	Quarterly Ass...	ACCOUNTS R...		1,100.00	-46,200.00
Invoice	01/01/2026	1698		143 - Bohl	Quarterly Ass...	ACCOUNTS R...		1,100.00	-47,300.00
Invoice	01/01/2026	1699		144 - Davos-EMAIL ...	Quarterly Ass...	ACCOUNTS R...		1,100.00	-48,400.00
Invoice	01/01/2026	1700		145 - Speziale	Quarterly Ass...	ACCOUNTS R...		1,100.00	-49,500.00
Invoice	01/01/2026	1701		146 - Mensch Revoc...	Quarterly Ass...	ACCOUNTS R...		1,100.00	-50,600.00
Invoice	01/01/2026	1702		147 - Farrell	Quarterly Ass...	ACCOUNTS R...		1,100.00	-51,700.00
Invoice	01/01/2026	1703		148 - Schnabel	Quarterly Ass...	ACCOUNTS R...		1,100.00	-52,800.00
Invoice	01/01/2026	1704		149 - Cioffi	Quarterly Ass...	ACCOUNTS R...		1,100.00	-53,900.00
Invoice	01/01/2026	1705		150 - Cooney	Quarterly Ass...	ACCOUNTS R...		1,100.00	-55,000.00
Invoice	01/01/2026	1706		152 - Martins	Quarterly Ass...	ACCOUNTS R...		1,100.00	-56,100.00
Invoice	01/01/2026	1707		153 - Finer	Quarterly Ass...	ACCOUNTS R...		1,100.00	-57,200.00
Invoice	01/01/2026	1708		154 - Corbo	Quarterly Ass...	ACCOUNTS R...		1,100.00	-58,300.00
Invoice	01/01/2026	1709		155 - Tewksbury	Quarterly Ass...	ACCOUNTS R...		1,100.00	-59,400.00
Invoice	01/01/2026	1710		156 - Scheelen	Quarterly Ass...	ACCOUNTS R...		1,100.00	-60,500.00
Invoice	01/01/2026	1711		157 - Nolan	Quarterly Ass...	ACCOUNTS R...		1,100.00	-61,600.00
Invoice	01/01/2026	1712		158 - Hunt/Carestia	Quarterly Ass...	ACCOUNTS R...		1,100.00	-62,700.00
Invoice	01/01/2026	1713		159 - Zmijewski	Quarterly Ass...	ACCOUNTS R...		1,100.00	-63,800.00
Invoice	01/01/2026	1714		160 - Genovese	Quarterly Ass...	ACCOUNTS R...		1,100.00	-64,900.00
Invoice	01/01/2026	1715		161 - Clifford	Quarterly Ass...	ACCOUNTS R...		1,100.00	-66,000.00
Invoice	01/01/2026	1716		162 - White	Quarterly Ass...	ACCOUNTS R...		1,100.00	-67,100.00
Invoice	01/01/2026	1717		163 - Heartlein	Quarterly Ass...	ACCOUNTS R...		1,100.00	-68,200.00
Invoice	01/01/2026	1718		164 - Simonelli	Quarterly Ass...	ACCOUNTS R...		1,100.00	-69,300.00
Invoice	01/01/2026	1719		165 - Lewis	Quarterly Ass...	ACCOUNTS R...		1,100.00	-70,400.00
Invoice	01/01/2026	1720		166 - Nies	Quarterly Ass...	ACCOUNTS R...		1,100.00	-71,500.00
Invoice	01/01/2026	1721		167 - Freese	Quarterly Ass...	ACCOUNTS R...		1,100.00	-72,600.00
Invoice	01/01/2026	1722		168 - Wollam	Quarterly Ass...	ACCOUNTS R...		1,100.00	-73,700.00
Invoice	01/01/2026	1723		169 - Lindberg	Quarterly Ass...	ACCOUNTS R...		1,100.00	-74,800.00
Invoice	01/01/2026	1724		170 - Maus	Quarterly Ass...	ACCOUNTS R...		1,100.00	-75,900.00
Invoice	01/01/2026	1725		171 - Handy	Quarterly Ass...	ACCOUNTS R...		1,100.00	-77,000.00
Invoice	01/01/2026	1726		172 - Bosso	Quarterly Ass...	ACCOUNTS R...		1,100.00	-78,100.00
Invoice	01/01/2026	1727		173 - Linck	Quarterly Ass...	ACCOUNTS R...		1,100.00	-79,200.00
Invoice	01/01/2026	1728		174 - Canale	Quarterly Ass...	ACCOUNTS R...		1,100.00	-80,300.00
Invoice	01/01/2026	1729		175 - Vega	Quarterly Ass...	ACCOUNTS R...		1,100.00	-81,400.00
Invoice	01/01/2026	1730		176 - Monaco	Quarterly Ass...	ACCOUNTS R...		1,100.00	-82,500.00
Invoice	01/01/2026	1731		177 - Wilkens-EMAI...	Quarterly Ass...	ACCOUNTS R...		1,100.00	-83,600.00
Invoice	01/01/2026	1732		178 - Allen	Quarterly Ass...	ACCOUNTS R...		1,100.00	-84,700.00
Invoice	01/01/2026	1733		179 - Scro	Quarterly Ass...	ACCOUNTS R...		1,100.00	-85,800.00
Invoice	01/01/2026	1734		180 - Savela	Quarterly Ass...	ACCOUNTS R...		1,100.00	-86,900.00
Invoice	01/01/2026	1735		181 - Turin	Quarterly Ass...	ACCOUNTS R...		1,100.00	-88,000.00
Invoice	01/01/2026	1736		182 - Karowski	Quarterly Ass...	ACCOUNTS R...		1,100.00	-89,100.00
Invoice	01/01/2026	1737		183 - Rauh	Quarterly Ass...	ACCOUNTS R...		1,100.00	-90,200.00
Invoice	01/01/2026	1738		184 - Roepke	Quarterly Ass...	ACCOUNTS R...		1,100.00	-91,300.00
Invoice	01/01/2026	1739		185 - O'Connor	Quarterly Ass...	ACCOUNTS R...		1,100.00	-92,400.00
Invoice	01/01/2026	1740		186 - Regan	Quarterly Ass...	ACCOUNTS R...		1,100.00	-93,500.00
Invoice	01/01/2026	1741		187 - Piazza	Quarterly Ass...	ACCOUNTS R...		1,100.00	-94,600.00
Invoice	01/01/2026	1742		188 - Dardas	Quarterly Ass...	ACCOUNTS R...		1,100.00	-95,700.00
Invoice	01/01/2026	1743		189 - Bracci	Quarterly Ass...	ACCOUNTS R...		1,100.00	-96,800.00
Invoice	01/01/2026	1744		190 - Kuebel	Quarterly Ass...	ACCOUNTS R...		1,100.00	-97,900.00
Invoice	01/01/2026	1745		191 - Johnson	Quarterly Ass...	ACCOUNTS R...		1,100.00	-99,000.00
Invoice	01/01/2026	1746		192 - Isherwood	Quarterly Ass...	ACCOUNTS R...		1,100.00	-100,100.00
Invoice	01/01/2026	1747		193 - Abiri	Quarterly Ass...	ACCOUNTS R...		1,100.00	-101,200.00
Invoice	01/01/2026	1748		194 - Lerner	Quarterly Ass...	ACCOUNTS R...		1,100.00	-102,300.00
Invoice	01/01/2026	1749		151 - Swanson	Quarterly Ass...	ACCOUNTS R...		1,100.00	-103,400.00
General Journal	01/31/2026	CP	*			-SPLIT-	74,368.75		-29,031.25
Total 4000-00 Assessments							74,368.75	103,400.00	-29,031.25
<b>4010-00 Clubhouse Assessments</b>									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		2,154.17	-2,154.17
Total 4010-00 Clubhouse Assessments							0.00	2,154.17	-2,154.17
<b>4025-00 Late Fees</b>									0.00
Total 4025-00 Late Fees									0.00
<b>4060-00 Application Fee</b>									0.00
Total 4060-00 Application Fee									0.00
<b>4085-00 Legal Fee</b>									0.00
Total 4085-00 Legal Fee									0.00
<b>6301-00 Miscellaneous Income</b>									0.00
Total 6301-00 Miscellaneous Income									0.00
<b>4017-00 Gate Access</b>									0.00
Deposit	01/27/2026	2336			Swanson, 388...	10-1110 · COG...		15.00	-15.00
Total 4017-00 Gate Access							0.00	15.00	-15.00
<b>4020-00 S/A Hurricane Ian</b>									0.00
Total 4020-00 S/A Hurricane Ian									0.00
<b>4030-00 Interest on Judgement</b>									0.00
Invoice	01/31/2026	IConJ...		185 - O'Connor	Interest on Ju...	ACCOUNTS R...		187.86	-187.86
Total 4030-00 Interest on Judgement							0.00	187.86	-187.86

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>4038-00 · Clubhouse Rental Fee</b>									0.00
Total 4038-00 · Clubhouse Rental Fee									0.00
<b>OPERATING INCOME - Other</b>									0.00
Total OPERATING INCOME - Other									0.00
Total OPERATING INCOME							74,368.75	105,757.03	-31,388.28
<b>ADMINISTRATIVE</b>									0.00
<b>5500-00 · Property Management</b>									0.00
Bill	01/01/2026	2443		PMI Gulf Coast	-MULTIPLE-	20000 · *Accou...	1,709.22		1,709.22
Total 5500-00 · Property Management							1,709.22	0.00	1,709.22
<b>5510-00 · Accounting</b>									0.00
Bill	01/31/2026	128609		Davis & Associates, ...	-MULTIPLE-	20000 · *Accou...	1,250.00		1,250.00
Total 5510-00 · Accounting							1,250.00	0.00	1,250.00
<b>5520-00 · Professional Fees</b>									0.00
Bill	01/06/2026	2784		Pope Mazzara & Me...	12.2025 Mano...	20000 · *Accou...	490.00		490.00
Bill	01/06/2026	2845		Pope Mazzara & Me...	12.2025 O'Co...	20000 · *Accou...	48.50		538.50
Bill	01/06/2026	2785		Pope Mazzara & Me...	12.2025 Misc...	20000 · *Accou...	180.00		718.50
Bill	01/06/2026	2844		Pope Mazzara & Me...	12.2025 O'Co...	20000 · *Accou...	842.20		1,560.70
Bill	01/06/2026	2846		Pope Mazzara & Me...	12.2025 vs Cy...	20000 · *Accou...	1,387.59		2,948.29
Total 5520-00 · Professional Fees							2,948.29	0.00	2,948.29
<b>5530-00 · Office Supplies</b>									0.00
Bill	01/01/2026	2443		PMI Gulf Coast	-MULTIPLE-	20000 · *Accou...	78.25		78.25
Bill	01/31/2026	128609		Davis & Associates, ...	Reimb office e...	20000 · *Accou...	76.01		154.26
Total 5530-00 · Office Supplies							154.26	0.00	154.26
<b>5540-00 · Website Design &amp; Maint.</b>									0.00
Bill	01/01/2026	10120...		MSWebservices - Mi...	2026 Domain ...	20000 · *Accou...	1,240.00		1,240.00
Total 5540-00 · Website Design & Maint.							1,240.00	0.00	1,240.00
<b>5550-00 · Tax Return Preparation</b>									0.00
Total 5550-00 · Tax Return Preparation									0.00
<b>5557-00 · Social Fund</b>									0.00
Total 5557-00 · Social Fund									0.00
<b>5560-00 · Holiday Gifts</b>									0.00
Total 5560-00 · Holiday Gifts									0.00
<b>5570-00 · Contingency</b>									0.00
Total 5570-00 · Contingency									0.00
<b>5580-00 · Fees &amp; Licenses</b>									0.00
Total 5580-00 · Fees & Licenses									0.00
<b>6861-00 · Bank Service Charges</b>									0.00
Total 6861-00 · Bank Service Charges									0.00
<b>ADMINISTRATIVE - Other</b>									0.00
Total ADMINISTRATIVE - Other									0.00
Total ADMINISTRATIVE							7,301.77	0.00	7,301.77
<b>CLUBHOUSE</b>									0.00
<b>6200-00 · Elevator Maintenance</b>									0.00
Total 6200-00 · Elevator Maintenance									0.00
<b>6210-00 · Clubhouse Repairs</b>									0.00
Bill	01/13/2026	16820...		ABC Fire Equipment		20000 · *Accou...	446.26		446.26
Total 6210-00 · Clubhouse Repairs							446.26	0.00	446.26
<b>6211-00 · A/C Contract</b>									0.00
Total 6211-00 · A/C Contract									0.00
<b>6220-00 · Pool/Spa Permit</b>									0.00
Total 6220-00 · Pool/Spa Permit									0.00
<b>6230-00 · Pool Repairs</b>									0.00
Total 6230-00 · Pool Repairs									0.00
<b>6240-00 · Pool Maintenance</b>									0.00
Bill	01/01/2026	IN-5249		Commercial Pool & ...	01.2026	20000 · *Accou...	700.00		700.00
Total 6240-00 · Pool Maintenance							700.00	0.00	700.00
<b>6250-00 · Pest Control</b>									0.00
Bill	01/10/2026	2026P...		B & T Pest Solutions		20000 · *Accou...	360.00		360.00
Total 6250-00 · Pest Control							360.00	0.00	360.00
<b>6260-00 · Janitorial</b>									0.00
Total 6260-00 · Janitorial									0.00

**Eden On The Bay HOA, Inc.**  
**General Ledger**  
**As of January 31, 2026**

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>CLUBHOUSE - Other</b>									0.00
Total CLUBHOUSE - Other									0.00
Total CLUBHOUSE							1,506.26	0.00	1,506.26
<b>HURRICANE IAN</b>									0.00
9998-00 · Hurricane Ian									0.00
Total 9998-00 · Hurricane Ian									0.00
<b>HURRICANE IAN - Other</b>									0.00
Total HURRICANE IAN - Other									0.00
Total HURRICANE IAN									0.00
<b>OPERATING EXPENSE</b>									0.00
Total OPERATING EXPENSE									0.00
<b>60200 · Automobile Expense</b>									0.00
Total 60200 · Automobile Expense									0.00
<b>61700 · Computer and Internet Expenses</b>									0.00
Total 61700 · Computer and Internet Expenses									0.00
<b>62400 · Depreciation Expense</b>									0.00
Total 62400 · Depreciation Expense									0.00
<b>63300 · INSURANCE</b>									0.00
6400-00 · Flood Insurance									0.00
Total 6400-00 · Flood Insurance									0.00
6410-00 · Clubhouse Property Liab									0.00
General Journal 01/31/2026 CP 01/...			*			6420-00 · Prop...	1,000.28		1,000.28
Total 6410-00 · Clubhouse Property Liab							1,000.28	0.00	1,000.28
6420-00 · Property Liability									0.00
General Journal 01/31/2026 CP 01/...			*			-SPLIT-	1,098.17		1,098.17
Total 6420-00 · Property Liability							1,098.17	0.00	1,098.17
63300 · INSURANCE - Other									0.00
Total 63300 · INSURANCE - Other									0.00
Total 63300 · INSURANCE							2,098.45	0.00	2,098.45
<b>63400 · Interest Expense</b>									0.00
Total 63400 · Interest Expense									0.00
<b>63700 · Landscaping and Groundskeeping</b>									0.00
Total 63700 · Landscaping and Groundskeeping									0.00
<b>64300 · Meals and Entertainment</b>									0.00
Total 64300 · Meals and Entertainment									0.00
<b>64900 · Office Supplies</b>									0.00
Total 64900 · Office Supplies									0.00
<b>66000 · Payroll Expenses</b>									0.00
Total 66000 · Payroll Expenses									0.00
<b>66500 · Postage and Delivery</b>									0.00
Total 66500 · Postage and Delivery									0.00
<b>66700 · Professional Fees</b>									0.00
Total 66700 · Professional Fees									0.00
<b>66800 · Property Management Fees</b>									0.00
Total 66800 · Property Management Fees									0.00
<b>67100 · Rent Expense</b>									0.00
Total 67100 · Rent Expense									0.00
<b>67200 · REPAIRS &amp; MAINTENANCE</b>									0.00
6000-00 · Grounds Maint Contract									0.00
Bill 01/10/2026 33871 Green Acres Lawn 01.2026 20000 · *Accou...							11,200.00		11,200.00
Total 6000-00 · Grounds Maint Contract							11,200.00	0.00	11,200.00
6005-00 · Grounds Maint - Extra									0.00
Bill 01/10/2026 Exp R... Rick Speziale Reimb: Clock,... 20000 · *Accou...							67.45		67.45
Total 6005-00 · Grounds Maint - Extra							67.45	0.00	67.45
6010-00 · Power Washing									0.00
Total 6010-00 · Power Washing									0.00
6020-00 · Gutter Maintenance									0.00
Total 6020-00 · Gutter Maintenance									0.00
6025-00 · Infrastructure Maint.									0.00
Total 6025-00 · Infrastructure Maint.									0.00

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
<b>6030-00 · Security Gate Maint.</b>									0.00
Bill	01/14/2026	73646		Ramco Protective	Svc Call	20000 · *Accou...	145.00		145.00
Total 6030-00 · Security Gate Maint.							145.00	0.00	145.00
<b>6040-00 · Holiday Decorations</b>									0.00
Total 6040-00 · Holiday Decorations									0.00
<b>6060-00 · Tree Trimming</b>									0.00
Bill	01/06/2026	71658		Anchor Tree Service	01.2026	20000 · *Accou...	800.00		800.00
Total 6060-00 · Tree Trimming							800.00	0.00	800.00
<b>6070-00 · Irrigation Maintenance</b>									0.00
Bill	01/10/2026	33901		Green Acres Lawn		20000 · *Accou...	71.00		71.00
Total 6070-00 · Irrigation Maintenance							71.00	0.00	71.00
<b>6080-00 · Wetland Maintenance</b>									0.00
Bill	01/14/2026	24313		Crosscreek Environ...	Lake/pond ma...	20000 · *Accou...	500.00		500.00
Total 6080-00 · Wetland Maintenance							500.00	0.00	500.00
<b>6085-00 · Buffers</b>									0.00
Total 6085-00 · Buffers									0.00
<b>6087-00 · Western Preserve</b>									0.00
Total 6087-00 · Western Preserve									0.00
<b>6090-00 · Fountain Maint.</b>									0.00
Total 6090-00 · Fountain Maint.									0.00
<b>6100-00 · Lake Maintenance</b>									0.00
Total 6100-00 · Lake Maintenance									0.00
<b>6110-00 · Plantings/Sod</b>									0.00
Total 6110-00 · Plantings/Sod									0.00
<b>6120-00 · Mulch - Homes</b>									0.00
Total 6120-00 · Mulch - Homes									0.00
<b>6130-00 · Clubhouse Common Maint</b>									0.00
Total 6130-00 · Clubhouse Common Maint									0.00
<b>6140-00 · Common Area Maint.</b>									0.00
Total 6140-00 · Common Area Maint.									0.00
<b>6150-00 · Lawn Application &amp; Fert</b>									0.00
Total 6150-00 · Lawn Application & Fert									0.00
<b>67200 · REPAIRS &amp; MAINTENANCE - Other</b>									0.00
Total 67200 · REPAIRS & MAINTENANCE - Other									0.00
Total 67200 · REPAIRS & MAINTENANCE							12,783.45	0.00	12,783.45
<b>67800 · Small Tools and Equipment</b>									0.00
Total 67800 · Small Tools and Equipment									0.00
<b>68100 · Telephone Expense</b>									0.00
Total 68100 · Telephone Expense									0.00
<b>68600 · UTILITIES</b>									0.00
<b>5800-00 · Gatehouse Telephone</b>									0.00
Check	01/20/2026			Comcast		10-1110 · COG...	309.67		309.67
Total 5800-00 · Gatehouse Telephone							309.67	0.00	309.67
<b>5810-00 · Clubhouse Telephone</b>									0.00
Check	01/27/2026			Comcast		10-1110 · COG...	244.29		244.29
Total 5810-00 · Clubhouse Telephone							244.29	0.00	244.29
<b>5820-00 · Clubhouse Water &amp; Sewer</b>									0.00
Bill	01/14/2026	04054...		Collier County Utilities	04054352500 ...	20000 · *Accou...	220.39		220.39
Total 5820-00 · Clubhouse Water & Sewer							220.39	0.00	220.39
<b>5830-00 · Clubhouse Electricity</b>									0.00
Bill	01/31/2026	35330...		FPL		20000 · *Accou...	1,051.69		1,051.69
Total 5830-00 · Clubhouse Electricity							1,051.69	0.00	1,051.69
<b>5840-00 · Electricity</b>									0.00
Bill	01/31/2026	18119...		FPL		20000 · *Accou...	623.62		623.62
Bill	01/31/2026	28915...		FPL		20000 · *Accou...	101.93		725.55
Bill	01/31/2026	64249...		FPL		20000 · *Accou...	79.82		805.37
Bill	01/31/2026	49200...		FPL		20000 · *Accou...	50.83		856.20
Bill	01/31/2026	44366...		FPL		20000 · *Accou...	207.08		1,063.28
Total 5840-00 · Electricity							1,063.28	0.00	1,063.28
<b>68600 · UTILITIES - Other</b>									0.00
Total 68600 · UTILITIES - Other									0.00
Total 68600 · UTILITIES							2,889.32	0.00	2,889.32

Eden On The Bay HOA, Inc.

General Ledger

As of January 31, 2026

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
68620 · Bank Service Charges									0.00
Total 68620 · Bank Service Charges									0.00
<b>RESERVE INCOME</b>									0.00
4005-00 · Reserve Fees									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		2,682.72	-2,682.72
Total 4005-00 · Reserve Fees							0.00	2,682.72	-2,682.72
4015-00 · Clubhouse Reserves									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...		598.35	-598.35
Total 4015-00 · Clubhouse Reserves							0.00	598.35	-598.35
4016-00 · Reserve Interest Income									0.00
Deposit	01/30/2026				Interest	12-1311 · COG...		314.34	-314.34
Total 4016-00 · Reserve Interest Income							0.00	314.34	-314.34
<b>RESERVE INCOME - Other</b>									0.00
Total RESERVE INCOME - Other									0.00
Total RESERVE INCOME							0.00	3,595.41	-3,595.41
8220-00 · Resale Capital									0.00
Total 8220-00 · Resale Capital									0.00
<b>Reserve Expense</b>									0.00
Total Reserve Expense									0.00
<b>RESERVE TRANSFER</b>									0.00
9000-00 · 9000-00 Reserve Transfers									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...	3,281.07		3,281.07
Total 9000-00 · 9000-00 Reserve Transfers							3,281.07	0.00	3,281.07
9016-00 · Reserve Interest Funding									0.00
General Journal	01/31/2026	CP	*			4000-00 Asses...	314.34		314.34
Total 9016-00 · Reserve Interest Funding							314.34	0.00	314.34
<b>RESERVE TRANSFER - Other</b>									0.00
Total RESERVE TRANSFER - Other									0.00
Total RESERVE TRANSFER							3,595.41	0.00	3,595.41
80000 · Ask My Accountant									0.00
Total 80000 · Ask My Accountant									0.00
8225-00 · Resale Capital Expense									0.00
Total 8225-00 · Resale Capital Expense									0.00
8250-00 · Resale Capital transfer									0.00
Total 8250-00 · Resale Capital transfer									0.00
<b>No acct</b>									0.00
Total no acct									0.00
<b>TOTAL</b>							<b>457,697.82</b>	<b>457,697.82</b>	<b>0.00</b>