

CORNERS OF KENDALL LAKES TOWNHOUSE CONDO. ASSOC. INC.

BALANCE SHEET AS OF 12/31/25
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

TRUIST - OPERATING	517,217.21
TRUIST - RESERVES	59,232.94
TRUIST - SPECIAL ASSESS.	317,525.18
TOTAL CASH IN BANK	893,975.33

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	22,590.30
A/R ADJ IN TRANSIT	(2,678.02)
UNBILLED S.A.	1,410,144.00
TOTAL ACCOUNTS RECEIVABLE	1,430,056.28

PREPAID EXPENSES

TOTAL CURRENT ASSETS	2,324,031.61
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LIABILITIES

CURRENT LIABILITIES

MAINT PAID IN ADVANCE	13,855.53
ACCRUED EXPENSES	383.77
SECURITY DEPOSITS PAYABLE	20,200.00
LOAN PAYABLE	771,057.17
DEFERRED S.A. REVENUE	721,901.55
TOTAL CURRENT LIABILITIES	1,527,398.02

RESERVES

RESERVES	127,872.00
TOTAL RESERVES	127,872.00

TOTAL LIABILITIES	1,655,270.02
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FUND BALANCE

BEGINNING FUND BALANCE	640,430.21
YEAR TO DATE SURPLUS	28,331.38
TOTAL FUND BALANCE	668,761.59
TOTAL LIABILITIES & FUND BALANCE	2,324,031.61
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