

# Desoto Park Condominium Association

## Balance Sheet For 12/31/2025

### Operating Cash

|                                                    |              |
|----------------------------------------------------|--------------|
| 1020 - Popular Bank - Loan Proceeds 1485 (1020)    | (\$4,915.59) |
| 1030 - Popular Bank - Operating 6482 (1030)        | \$55,120.17  |
| 1070 - Popular Bank - Security Deposit 6562 (1070) | \$77,600.00  |

### Total Operating Cash

**\$127,804.58**

### Reserve Cash

|                                            |              |
|--------------------------------------------|--------------|
| 1035 - Popular Bank - Reserves 6647 (1035) | \$195,458.51 |
|--------------------------------------------|--------------|

### Total Reserve Cash

**\$195,458.51**

### Special Assessment Cash

|                                                        |              |
|--------------------------------------------------------|--------------|
| 1055 - Popular Bank - 2022 Construction SA 6638 (1055) | \$9,194.41   |
| 1060 - Popular Bank - Debt Service 8267 (1060)         | \$125,507.77 |
| 1065 - Popular Bank - Special Assessments 6601 (1065)  | \$3,587.93   |
| 1075 - Popular Bank - Special Projects 6688 (1075)     | \$55,983.12  |
| 1085 - Popular Bank - 7914                             | \$120,694.51 |

### Total Special Assessment Cash

**\$314,967.74**

### Other Assets

|                                    |                |
|------------------------------------|----------------|
| 1200 - Maintenance Receivable      | \$207,613.49   |
| 1205 - Allowance for Bad Debt      | (\$68,340.54)  |
| 1400 - Unbilled Special Assessment | \$4,464,956.99 |
| 1850 - Prepaid Insurance           | \$203,965.09   |
| 1860 - Prepaid Expenses            | \$2,095.92     |
| 1890 - Due to Security             | \$262,137.00   |
| 1895 - Due From Operating          | \$270,639.00   |
| 3530 - Utility Deposits            | \$8,985.85     |
| 3600 - Exchange                    | \$178,508.40   |

### Total Other Assets

**\$5,530,561.20**

### Total Assets

**\$6,168,792.03**

### Liabilities

|                             |                |
|-----------------------------|----------------|
| 4015 - Insurance Payable    | \$121,600.21   |
| 4099 - Accrued Expenses     | \$170,468.00   |
| 4150 - Prepaid Assessments  | \$493,673.18   |
| 4190 - Due to Security      | \$262,137.00   |
| 4195 - Due to Reserves      | \$270,639.00   |
| 4200 - Loan Payable Popular | \$3,405,763.13 |
| 4250 - Security Deposits    | \$253,883.00   |

### Total Liabilities

**\$4,978,163.52**

### Reserve Contract Liabilities

|                                  |                |
|----------------------------------|----------------|
| 5510 - Reserves - Boiler         | \$5,357.00     |
| 5515 - Reserves - Elevator       | (\$18,889.00)  |
| 5520 - Reserves - Cooling Tower  | \$554.00       |
| 5525 - Reserves - Flooring       | \$9,169.00     |
| 5530 - Reserves - Repair         | (\$118,266.00) |
| 5535 - Reserves - Mechanical     | \$6,657.00     |
| 5540 - Reserves - Plumbing       | \$24,332.00    |
| 5545 - Reserves - Pool/Spa       | \$2,129.00     |
| 5550 - Reserves - Paving/Sealing | \$175,615.00   |
| 5555 - Reserves - Roof           | \$256,106.00   |
| 5560 - Reserves - Painting       | \$16,655.00    |

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## Balance Sheet For 12/31/2025

|                                            |                                   |                         |
|--------------------------------------------|-----------------------------------|-------------------------|
| 5590 - Reserves - Interest                 | \$29,615.61                       |                         |
| <b>Total Reserve Contract Liabilities</b>  |                                   | <b>\$389,034.61</b>     |
| <b>Special Assessment Equity</b>           |                                   |                         |
| 5213 - S/A Liability Spent - Loan Interest | \$1,016,455.10                    |                         |
| 5300 - S/A III Liability - Billed          | \$4,200,000.03                    |                         |
| <b>Total Special Assessment Equity</b>     |                                   | <b>\$5,216,455.13</b>   |
| <b>Fund Balance</b>                        |                                   |                         |
| 5800 - Fund Balance                        | (\$3,135,895.56)                  |                         |
| 5810 - Current Year Income/(Loss)          | \$56,499.00                       |                         |
| 5811 - Prior Year Adjustment               | \$56,590.66                       |                         |
| 5999 - Current Year Revenue (Expense)      | (\$1,392,055.33)                  |                         |
| <b>Total Fund Balance</b>                  |                                   | <b>(\$4,414,861.23)</b> |
|                                            | <b>Total Liabilities / Equity</b> | <b>\$6,168,792.03</b>   |