

Audited Financial Statements and
Supplementary Information

**KINGSTON PLANTATION
MASTER ASSOCIATION, INC.**

Years Ended December 31, 2025 and 2024

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

AUDITED FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

Years Ended December 31, 2025 and 2024

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1-2
Financial Statements:	
Balance Sheets	3
Statements of Revenues and Expenses and Changes in Fund Balances	4-5
Statements of Cash Flows	6
Notes to Financial Statements	7-11
Supplementary Information:	
Supplementary Information on Future Major Repairs and Replacements (Un-audited)	12

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Kingston Plantation Master Association, Inc.
Myrtle Beach, South Carolina

Opinion

I have audited the accompanying financial statements of Kingston Plantation Master Association, Inc., which comprise the balance sheets as of December 31, 2025 and 2024 and the related statements of revenues and expenses and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Kingston Plantation Master Association, Inc. as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion

I conducted my audits in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Kingston Plantation Master Association, Inc. and to meet other ethical responsibilities in accordance with the relevant ethical requirements relating to the audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Kingston Plantation Master Association, Inc.'s ability to continue as a going concern within one year after the date the financial statements are available to be issued.

(continued on next page)

INDEPENDENT AUDITOR'S REPORT (Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Kingston Plantation Master Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Kingston Plantation Master Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that I identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that supplementary information on future major repairs and replacements on page 12 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Wayne E. Fussaro, CPA

Surfside Beach, South Carolina

May 2, 2026

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

BALANCE SHEETS

December 31, 2025 and 2024

	Operating Fund	Reserve Fund	2025 Totals	2024 Totals
<u>ASSETS</u>				
Cash & cash equivalents	\$ 552,178	\$ 2,858,782	\$ 3,410,960	\$ 3,861,697
Assessments & other amounts receivable	2,621	-	2,621	-
Prepaid insurance	41,102	-	41,102	30,214
Utility deposits	2,220	-	2,220	2,220
Total assets	\$ 598,121	\$ 2,858,782	\$ 3,456,903	\$ 3,894,131
<u>LIABILITIES AND FUND BALANCES</u>				
Accounts & other amounts payable	\$ 99,768	\$ 2,611	\$ 102,379	\$ 161,171
Income taxes payable	11,686	-	11,686	27,286
Construction deposits	28,000	-	28,000	20,500
Deferred revenue - cable & internet contract	323,220	-	323,220	382,280
Assessments received in advance - operating	70,095	-	70,095	12,542
Contract liabilities (assessments received in advance-reserve fund)	-	2,856,171	2,856,171	2,622,336
Total liabilities	532,769	2,858,782	3,391,551	3,226,115
Fund balances	65,352	-	65,352	668,016
Total liabilities & fund balances	\$ 598,121	\$ 2,858,782	\$ 3,456,903	\$ 3,894,131

The accompanying notes are an integral part of these financial statements.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

STATEMENTS OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES

Years Ended December 31, 2025 and 2024

	Operating Fund	Reserve Fund	2025 Totals	2024 Totals
<u>Revenues</u>				
Regular assessments	\$ 2,437,894	\$ 435,000	\$ 2,872,894	\$ 2,820,405
Golf cart parking project	-	22,650	22,650	32,250
Cable TV assessments	717,029	-	717,029	706,598
Cable & internet contract revenue	59,060	-	59,060	59,060
Interest / investment income	44,555	70,387	114,942	177,529
Rental income	26,250	-	26,250	21,462
Decal / sticker revenues	111,736	-	111,736	115,430
Bike rally parking fee revenues	8,738	-	8,738	7,950
Other revenues	6,275	-	6,275	4,839
Total revenue	3,411,537	528,037	3,939,574	3,945,523
<u>Expenses</u>				
Repairs & maintenance				
General maintenance & materials	131,340	-	131,340	130,634
Irrigation maintenance	15,681	-	15,681	12,883
Janitorial supplies	2,709	-	2,709	1,864
Lake maintenance	13,200	-	13,200	13,200
Landscape contract	1,028,249	-	1,028,249	1,018,068
Landscape maintenance & supplies	72,528	-	72,528	87,243
Maintenance staff	217,369	-	217,369	223,624
Pest control	23,331	-	23,331	23,296
Pool maintenance, supplies, & equipment	19,778	-	19,778	21,913
Total repairs & maintenance	1,524,185	-	1,524,185	1,532,725
General & administrative				
Management services	246,773	-	246,773	243,355
Accounting services	5,000	-	5,000	5,000
Legal & professional services	13,497	-	13,497	23,135
Insurance expense	81,058	-	81,058	61,590
Office supplies & administrative expenses	71,737	-	71,737	54,095
Total general & administrative	418,065	-	418,065	387,175

The accompanying notes are an integral part of these financial statements.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

STATEMENTS OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES (continued)

Years Ended December 31, 2025 and 2024

	Operating Fund	Reserve Fund	2025 Totals	2024 Totals
<u>Expenses (continued)</u>				
Utilities				
Electricity	89,945	-	89,945	70,699
Water & sewer	8,423	-	8,423	9,254
Trash removal	43,917	-	43,917	25,528
Telephone	4,208	-	4,208	4,994
High speed internet access	353,339	-	353,339	353,479
Cable television	370,102	-	370,102	359,879
Total utilities	869,934	-	869,934	823,833
Other expenses (income)				
Contract security	505,248	-	505,248	493,683
Bike rally parking fee expenses	13,534	-	13,534	23,258
Holiday decorations	8,441	-	8,441	2,394
Storm damage repairs	2,576	-	2,576	78
Taxes & licenses	34,391	-	34,391	48,305
Total other expenses (income)	564,190	-	564,190	567,718
Major repairs & replacements				
Building and other common property repairs and replacements	-	932,029	932,029	310,253
Total major repairs & replacements	-	932,029	932,029	310,253
Total expenses	3,376,374	932,029	4,308,403	3,621,704
Excess (deficiency) of revenues over expenses	35,163	(403,992)	(368,829)	323,819
Beginning fund balances	668,016	-	668,016	621,470
Equity transfer	(637,827)	637,827	-	-
FASB ASC 606	-	(233,835)	(233,835)	(277,273)
Ending fund balances	\$ 65,352	\$ -	\$ 65,352	\$ 668,016

The accompanying notes are an integral part of these financial statements.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

Years Ended December 31, 2025 and 2024

	Operating Fund	Reserve Fund	2025 Totals	2024 Totals
Cash flows from operating activities:				
Excess (deficiency) of revenues over expenses	\$ 35,163	\$ (403,992)	\$ (368,829)	\$ 323,819
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash (used in) provided by operating activities:				
(Increase) decrease in:				
Assessments & other amounts receivable	(2,621)	-	(2,621)	75
Prepaid insurance	(10,888)	-	(10,888)	(5,499)
Increase (decrease) in:				
Accounts & other amounts payable	(60,412)	1,620	(58,792)	64,046
Income taxes payable	(15,600)	-	(15,600)	21,669
Construction deposits	7,500	-	7,500	2,500
Golf cart parking deposits	-	-	-	-
Assessments received in advance - operating	57,553	-	57,553	(283)
Deferred revenue	(59,060)	-	(59,060)	(59,060)
Net cash (used in) provided by operating activities	<u>(48,365)</u>	<u>(402,372)</u>	<u>(450,737)</u>	<u>347,267</u>
Cash flows from investing activities:				
Equity transfer	<u>(637,827)</u>	<u>637,827</u>	<u>-</u>	<u>-</u>
Net cash (used in) provided by investing activities	<u>(637,827)</u>	<u>637,827</u>	<u>-</u>	<u>-</u>
Net (decrease) increase in cash	<u>(686,192)</u>	<u>235,455</u>	<u>(450,737)</u>	<u>347,267</u>
Cash & cash equivalents, beginning of year	<u>1,238,370</u>	<u>2,623,327</u>	<u>3,861,697</u>	<u>3,514,430</u>
Cash & cash equivalents, end of year	<u>\$ 552,178</u>	<u>\$ 2,858,782</u>	<u>\$ 3,410,960</u>	<u>\$ 3,861,697</u>
Supplementary cash flow information				
Cash paid during the year for:				
Income taxes	<u>\$ 27,286</u>	<u>\$ -</u>	<u>\$ 27,286</u>	<u>\$ 5,617</u>

The accompanying notes are an integral part of these financial statements.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

1 - NATURE OF ORGANIZATION

Kingston Plantation Master Association, Inc. (the Association) is a statutory association incorporated and existing under the laws of the state of South Carolina. The Association is responsible for maintaining and preserving common property, enforcing rules for mutual benefit, and providing other common services to the Kingston Plantation. The Association is the master association for the fourteen (14) subordinate regimes located within the Kingston Plantation, a resort development in Myrtle Beach, South Carolina, consisting of 1,643 residential and commercial units. The Association began its operation in 1986.

2 - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through May 2, 2026, the date that the financial statements were available to be issued.

3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Association has elected to report its revenues and expenses on the accrual basis. Consequently, revenues and expenses are recognized when the revenues are earned rather than when received and when the expenses are incurred rather than when paid.

Fund Accounting

To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in specific funds established according to their nature and purpose. The Association's funds are separated between operating funds and funds for future major repairs and replacements. Operating disbursements are made generally at the discretion of the Board of Directors and the Association's property management company. Replacement funds have been set aside for a specific purpose and are to be disbursed accordingly.

Assessments Received in Advance – Operating Fund

Assessments received in advance in the operating fund at December 31, 2025 and 2024 represents payments received in advance for homeowners' operating assessments. These advance payments will be recognized as revenue in the months in which they are earned.

Contract Liabilities (Assessments received in advance-reserve fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-reserve fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments.

Cash and Cash Equivalents

Cash and cash equivalents consist primarily of demand and money market deposits along with investments in government and agency bonds. The Association considers all certificates of deposit with original maturities of less than one hundred twenty (120) days to be cash equivalents.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS
(Continued)

3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair Value of Financial Instruments

The Association's financial instruments are cash and cash equivalents, including amounts invested in US treasury bonds with maturities ranging from three (3) months to one (1) year. The Association has elected to record these investments at cost and recognize the interest / investment income at maturity.

FASB codification Topic 820-10 on *Fair Value Measurements* (FASB 820-10) establishes a framework for measuring fair value and provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The Organization uses the following valuation techniques to measure fair value for its assets and liabilities:

- Level 1 – quoted market prices in active markets for identical assets or liabilities;
- Level 2 – observable inputs other than level 1 including quoted prices for similar assets or liabilities, quoted market prices in less active markets, or other observable inputs that can be corroborated by observable market data;
- Level 3 – unobservable inputs for the asset or liability, which are valued based on management's estimates of assumptions that market participants would use in the pricing of the asset or liability.

Member Assessments

Sub association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the reserve fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable, at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from sub associations and other amounts owed to the Association. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are ninety days or more delinquent. The Association has not recorded an allowance for doubtful accounts at December 31, 2025 and 2024. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained included consideration of past experience and susceptibility to factors outside of the Association's control.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS
(Continued)

3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not reflected on the Association's financial statements. Those properties are owned by the individual unit owners in common and dedicated for the use of the entire community. These common areas cannot be sold separately and thus have no fair market value other than that related to their intended use. All expenditures for real property common elements and improvements are reflected as an expense in the period incurred. Common property elements not recognized as assets in the financial statements consist primarily of access pool elements, landscaping, property and other common areas.

4 - RECLASSIFICATIONS

Certain reclassifications may have been made to the prior year financial statements in order for them to be in conformity with current year presentation.

5 - COMMITMENTS & CONTINGENCIES

At times, the Association may become party to various legal actions normally associated with homeowner associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

From time to time, the Association may enter into contracts with vendors, towards the end of the calendar year. Some of these contracts may call for a down-payment to begin the job, and payments as the work progresses. The Association recognizes these expenses as the work is completed and billed by the contractor.

6 - INCOME TAXES

Under the provisions of the Internal Revenue Code, the Association is allowed to elect each year to file as an eligible Section 528 homeowner's association, thereby excluding exempt function income from taxation, or file as an ordinary taxable corporation. Under Section 528, the Association is taxed on its net nonexempt function income, which consists primarily of interest, rental and vending income, at a flat rate of 30% by the federal government and at 5% by the State of South Carolina. Income related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property, is not taxable. As a regular corporation, membership income is exempt from taxation if certain elections are made, and the Association is taxed on its non-membership income, such as interest earnings, at regular federal and state corporate rates.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2025 and 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements.

The Association's tax filings are subject to audit by various taxing authorities. The Association's federal and state income tax returns generally remain open to examination by the Internal Revenue Service and the South Carolina Department of Revenue for three (3) years after they were filed. In evaluating the Association's tax calculations, the Association believes that its estimates are appropriate based on current facts and circumstances.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS
(Continued)

7 - MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated net funds, which total \$2,856,171 and \$2,622,336 at December 31, 2025 and 2024, respectively, are presented on the accompanying balance sheets as a contract liability (assessments received in advance – reserve fund) and are held in separate accounts and generally not available for operating purposes. However, these funds may be used, as needed, for any Association purpose at the discretion of the Board of Directors. For the year ended December 31, 2025, the Association recognizes an equity transfer of \$637,827 from the Association's operating fund to the Association's reserve fund.

During 2022, the Association engaged an outside engineering firm to conduct a study to estimate the remaining useful lives and replacement costs of the common property components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on estimates of current replacement costs, considering amounts previously designated for future repairs and replacements. The estimates for current replacement costs include a provision for the future effects of inflation. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts designated for future repairs and replacements may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to board approval, to increase regular assessments or to levy a special assessment to supplement previously budgeted funds.

8 - CONCENTRATIONS OF CREDIT RISK

Financial instruments that potentially subject the Association to concentration of credit risk consist of cash and cash equivalents, money market accounts and US treasury bonds. Cash and cash equivalent balances on deposit at financial institutions are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The FDIC does not insure US treasury bonds but these investments are backed by the full faith and credit of the United States Government. While not an agency of the United States government like the FDIC, the Securities Investor Protection Corporation (SIPC) insures accounts (not the underlying investments) up to a maximum of \$500,000.

Balances often fluctuate during the year, depending on the cash flow needs of the Association, and may exceed the \$250,000 limit at times. Management monitors the financial condition of the banking institutions to minimize the risk of loss due to uninsured balances.

9 - MANAGEMENT COMPANY

Maintenance personnel employed by the management company provide contract building, grounds and other maintenance services to the Association. Payments to the management company for these services amounted to \$217,369 and \$223,624 for the years ended December 31, 2025 and 2024, respectively.

The Association also reimburses the management company for items such as postage, office supplies, printing, and other maintenance items. Reimbursements totaled \$226,840 and \$73,658 for the years ended December 31, 2025 and 2024, respectively.

10 - ASSESSMENTS

Regular monthly assessments to the fourteen (14) subordinate regimes ranged from \$291 to \$47,572 in 2025 and from \$286 to \$46,744 in 2024. At December 31, 2025 and 2024, all assessments and other amounts receivable have been collected in full or are considered to be fully collectible and the Association does not recognize an allowance for doubtful accounts or bad debt expense for the years then ended.

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS
(Continued)

11 - CONSTRUCTION DEPOSITS

The Association's Architectural Standards Committee (ASC) collects construction deposits from their subordinate regimes who are undergoing major repairs and replacements. Upon completion of the subordinate regimes' projects and approval of the ASC, the amounts can be returned. At December 31, 2025 and 2024, the Association recognizes construction deposits of \$28,000 and \$20,500, respectively, which is presented as a liability on the balance sheets.

12 - GOLF CART PARKING DEPOSITS

In 2022, the Association began setting funds aside to assist with a future project in order to pay for more golf cart parking spaces within the common areas of the community. The project was completed in 2023 and revenues continue to be collected to offset this expense. For the years ended December 31, 2025 and 2024, the Association recognizes golf cart parking project revenues of \$22,650 and \$32,250, respectively, as presented on the statements of revenues and expenses and changes in fund balances.

13 - DEFERRED REVENUE – CABLE AND INTERNET CONTRACT

In 2021, the Association entered into a ten (10) year agreement with their cable television provider to be the sole cable television provider for the Association. The agreement called for the Association to receive a lump-sum payment of \$311,400, which will be recognized as revenue over the life of the agreement. Furthermore, in 2022, the Association amended the 2021 agreement to include internet services. The amended agreement called for the Association to receive an additional lump-sum payment of \$279,200, which will be recognized as revenue over the life of the agreement.

For each of the years ended December 31, 2025 and 2024, the Association recognizes cable and internet contract revenue of \$59,060, which are presented on the statements of revenues and expenses and changes in fund balances. As of December 31, 2025 and 2024, the Association recognizes deferred cable and internet contract revenue of \$323,220 and \$382,280, respectively, which are presented on the balance sheet as liabilities and will be recognized as revenue over the lives of the agreements.

14- FASB ASC 606 ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued guidance that created Topic 606, Revenue from Contracts with Customers, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, Real Estate - Common Interest Realty Associations, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services.

The Association adopted the requirements of the guidance as of January 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning fund balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete. Adoption of the new guidance resulted in changes to our accounting policies for assessment revenue and contract liabilities related to the reserve fund, as previously described.

The effect of the adoption also resulted in the recording of a contract liability (assessments received in advance-reserve fund) at December 31, 2025 and 2024 of \$2,856,171 and \$2,622,336, respectively. The Association has no customer contract modifications that had an effect on the Association's transition to the new guidance.

SUPPLEMENTARY INFORMATION

KINGSTON PLANTATION MASTER ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
(Un-audited)

December 31, 2025

The following is based on estimates conducted by an outside engineering firm in 2022 and presents significant information about the components of common property. The estimated remaining useful lives and estimated replacements costs are based on estimates of market replacement and opinions from respective contractors and their industry standards. Actual amounts will vary based on the timing and need for the specific components.

Component	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs	Year 2026 Budgeted Funding	Reserve Fund Contract Liabilities 12/31/24
Laurel Court meeting building exterior elements	0 to 25	\$ 101,400	\$ 3,171	\$ 25,873
Laurel Court meeting building interior elements	3 to 23	134,275	4,198	34,261
Property site elements	0 to 24	10,202,300	318,999	2,603,190
Beach pool elements	0 to 21	450,075	14,073	114,840
St. James pool elements	0 to 26	305,723	9,559	78,007
		<u>\$ 11,193,773</u>	<u>\$ 350,000</u>	<u>\$ 2,856,171</u>

See independent auditor's report.