

Kings Greens Condominium, Inc
Balance Sheet
 As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
CASH IN BANK RESERVES	
ACHIEVA - CD 5650 12/24	82,108.61
ACHIEVA - CD 5651 3/25	81,596.92
CASH-TRUIST-RESERVES	289,382.23
Total CASH IN BANK RESERVES	453,087.76
CASH IN BANKS	
CASH-TRUIST-OPERATING	58,291.60
Total CASH IN BANKS	58,291.60
Total Checking/Savings	511,379.36
Accounts Receivable	
Accounts Receivable	32,239.53
Total Accounts Receivable	32,239.53
Other Current Assets	
PREPAID INSURANCE	34,271.99
Total Other Current Assets	34,271.99
Total Current Assets	577,890.88
TOTAL ASSETS	577,890.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PREPAID MAINTENANCE FEES	16,512.11
Total Other Current Liabilities	16,512.11
Total Current Liabilities	16,512.11
Long Term Liabilities	
RESERVE LIABILITY	
LANAI REPAIRS RESERVE	30,000.00
PAINT RESERVES	114,922.26
RESERVE INTEREST	1,127.57
ROOF RESERVES	307,037.93
Total RESERVE LIABILITY	453,087.76
Total Long Term Liabilities	453,087.76
Total Liabilities	469,599.87
Equity	
FUND BALANCE	89,332.96
Net Income	18,958.05
Total Equity	108,291.01
TOTAL LIABILITIES & EQUITY	577,890.88

Kings Greens Condominium, Inc
Profit & Loss Budget vs. Actual
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Income			
LATE FEES	125.00		
OPERATING CONDO FEES	260,544.00	260,542.28	1.72
OTHER INCOME			
INTEREST INCOME	28.47		
RENTAL APPLICATION FEES	1,900.00		
RESERVE INTEREST	1,299.10		
RESERVE TRANSFER INCOME	23,721.00		
Total OTHER INCOME	26,948.57		
RESERVE CONDO FEES	92,736.00	92,736.75	-0.75
Total Income	380,353.57	353,279.03	27,074.54
Expense			
ADMINISTRATION			
ACCOUNTING SERVICES	300.00	2,500.00	-2,200.00
ANNUAL CORPORATE STATE FEES	61.25	61.25	0.00
BAD DEBT EXPENSE	0.00	3,640.00	-3,640.00
BANK FEES	676.80	400.00	276.80
CAM	17,640.00	17,640.00	0.00
CONTINGENCY	0.00	3,713.28	-3,713.28
LEGAL FEES	1,919.69	3,000.00	-1,080.31
OFFICE EXPENSE	4,028.28	2,000.00	2,028.28
STATE CONDO FEE	1,120.00	603.75	516.25
Total ADMINISTRATION	25,746.02	33,558.28	-7,812.26
BUILDING			
BUILDING MAINTENANCE	1,732.00	13,500.00	-11,768.00
DRYER VENT CLEANING	2,496.00	2,500.00	-4.00
MISCELLANEOUS MAINT	556.81	2,000.00	-1,443.19
PEST CONTROL - INTERIOR	359.00	325.00	34.00
Total BUILDING	5,143.81	18,325.00	-13,181.19
GROUNDS			
FERTILIZER/PEST CONTROL EXTERIO	5,047.00	4,900.00	147.00
GENERAL GROUNDS MAINTENANCE	250.00		
IRRIGATION MAINTENANCE	0.00	0.00	0.00
IRRIGATION REPAIRS	14,315.03	3,500.00	10,815.03
LAWN SERVICE	67,800.03	68,959.00	-1,158.97
PLANT TRIMMING & MULCH	9,900.00	20,000.00	-10,100.00
WELLS	9,497.58		
Total GROUNDS	106,809.64	97,359.00	9,450.64
INSURANCE EXPENSE	104,126.41	110,000.00	-5,873.59
RESERVE EXPENSES			
ROOF	23,976.00		
Total RESERVE EXPENSES	23,976.00		
RESERVE TRANSFER	94,035.86	92,736.75	1,299.11
UTILITIES			
ELECTRIC	1,557.78	1,300.00	257.78
Total UTILITIES	1,557.78	1,300.00	257.78
Total Expense	361,395.52	353,279.03	8,116.49
Net Income	18,958.05	0.00	18,958.05