

Fund Balance Sheet

Properties: King's Lake Homeowners Association, Inc. - 2170 Buckingham Lane Naples, FL 34112

As of: 08/31/2025

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
101	Operating Bank	128,308.07		128,308.07
102	Operating Account - First Foundation Bank	26,529.54		26,529.54
106	Escrow Account	11,000.00		11,000.00
107	Operating Account - ICS	20,018.80		20,018.80
160	Reserve Account - First Horizon		115,424.84	115,424.84
161	Reserve Account - First Foundation Bank		185,371.10	185,371.10
Total Cash		185,856.41	300,795.94	486,652.35
111	A/R Maintenance	32,634.08		32,634.08
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	19,858.98		19,858.98
135	Prepaid Expenses	8,235.06		8,235.06
137-2	Due from Reserve	15,226.00		15,226.00
TOTAL ASSETS		256,971.86	300,795.94	557,767.80
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	3,373.01		3,373.01
201	Accrued Expenses	199.32		199.32
215	Prepaid Member Fees	5,652.48		5,652.48
216	ARC Deposits	11,000.00		11,000.00
228	Due To Operating		15,226.00	15,226.00
238	Deferred Irrigation Income	8,983.71		8,983.71
239	Deferred Income	154,488.00		154,488.00
302-00	Reserve - Bear Cat Wood Chipper		3,906.34	3,906.34
303	Reserve - Paving		13,140.04	13,140.04
305-0	Reserve - Truck		32,269.98	32,269.98
305-1	Reserve - Wall Paint		-8,896.88	-8,896.88
305-3	Reserve -Tennis Court		7,394.92	7,394.92
306	Reserve-Maintenance Shop		12,000.00	12,000.00
306-0	Reserve - Utility Cart		2,710.96	2,710.96
307-2	Reserve - Landscape Equipment		5,150.47	5,150.47
309-03	Reserve - Lake		53,355.16	53,355.16
310-0	Reserve - Sign		-1,737.70	-1,737.70
312-04	Reserve - Landscape		38,000.00	38,000.00

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Account Number	Account Name	Operating	Reserve	Total
	Improvements			
312-1	Reserves - Irrigation		10,000.00	10,000.00
313-0	Reserve - Hurricane / Emergency		80,068.06	80,068.06
314-00	Reserve - Nature Preserve		10,093.98	10,093.98
316-0	Reserve - JD Walk Behind Mower		253.02	253.02
317-0	Reserve - Pump House		24,856.00	24,856.00
318	Reserve - JD Tractor 2100/Mower Deck		-1,847.01	-1,847.01
319	Reserve- Shed Purchase		1,600.00	1,600.00
374	Reserve Bank Fees		-45.00	-45.00
375	Reserve Interest		3,297.60	3,297.60
	Total Liabilities	183,696.52	300,795.94	484,492.46
	Capital			
390	Fund Balance	41,100.08		41,100.08
391	Prior Year adjustment	2,680.32		2,680.32
	Calculated Retained Earnings	29,494.94	0.00	29,494.94
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	73,275.34	0.00	73,275.34
	TOTAL LIABILITIES & CAPITAL	256,971.86	300,795.94	557,767.80

Annual Budget - Comparative (new)

Properties: King's Lake Homeowners Association, Inc. - 2170 Buckingham Lane Naples, FL 34112
As of: Aug 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
401	INCOME							
411	Maintenance Assessment	38,622.00	38,658.17	-36.17	309,410.00	309,265.36	144.64	463,898.00
412	Reserve Revenue	17,351.00	3,765.33	13,585.67	27,842.00	30,122.68	-2,280.68	45,184.00
415-1	Hurricane Insurance Claim	0.00	0.00	0.00	1,450.00	0.00	1,450.00	0.00
416	Mailbox Replacement Income	0.00	0.00	0.00	217.00	0.00	217.00	0.00
417	Owner Late Fees & Interest	103.58	183.33	-79.75	326.73	1,466.68	-1,139.95	2,200.00
417-8	Balance Due Reminder Fee	0.00	0.00	0.00	3,475.00	0.00	3,475.00	0.00
418	Legal Fees Charged to Owners	296.13	1,070.00	-773.87	10,006.07	8,560.00	1,446.07	12,840.00
418-3	NOLAS Fee	0.00	0.00	0.00	4,200.00	0.00	4,200.00	0.00
419-2	Irrigation Fee	2,245.93	2,398.33	-152.40	17,967.44	19,186.68	-1,219.24	28,780.00
424-0	Accounts Sent to Attorney	0.00	0.00	0.00	3,150.00	0.00	3,150.00	0.00
424-4	Light & Mailboxes	0.00	0.00	0.00	67.00	0.00	67.00	0.00
471	Application Fees	0.00	31.67	-31.67	200.00	253.36	-53.36	380.00
491	Operating Interest	1.60	1.25	0.35	12.60	10.00	2.60	15.00
492	Reserve Interest	439.06	375.00	64.06	3,297.59	3,000.00	297.59	4,500.00
	Total INCOME	59,059.30	46,483.08	12,576.22	381,621.43	371,864.76	9,756.67	557,797.00
	Total Operating Income	59,059.30	46,483.08	12,576.22	381,621.43	371,864.76	9,756.67	557,797.00
Expense								
501	UTILITY EXPENSES							
500	Electricity	821.39	991.67	170.28	7,072.28	7,933.36	861.08	11,900.00
504	Water / Sewer	35.68	41.67	5.99	289.69	333.36	43.67	500.00
510	Telephone	323.92	325.00	1.08	2,872.68	2,600.00	-272.68	3,900.00
	Total UTILITY EXPENSES	1,180.99	1,358.34	177.35	10,234.65	10,866.72	632.07	16,300.00
601	BUILDING EXPENSES							
600	Building Maintenance	0.00	125.00	125.00	3,259.33	1,000.00	-2,259.33	1,500.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total BUILDING EXPENSES		0.00	125.00	125.00	3,259.33	1,000.00	-2,259.33	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,475.00	-25.00	35,700.00	35,800.00	100.00	53,700.00
703	Landscape Replacement	9,342.04	1,666.67	-7,675.37	12,240.75	13,333.36	1,092.61	20,000.00
708	Irrigation Repair & Maintenance	550.37	541.67	-8.70	3,505.79	4,333.36	827.57	6,500.00
710	Tree Trimming	0.00	1,083.33	1,083.33	0.00	8,666.68	8,666.68	13,000.00
715-0	Landscape Maintenance	0.00	1,083.33	1,083.33	2,264.70	8,666.68	6,401.98	13,000.00
719	Lake Maintenance	1,797.00	1,791.67	-5.33	14,541.76	14,333.36	-208.40	21,500.00
719-0	Pump Maintenance Contract	255.86	125.00	-130.86	2,228.91	1,000.00	-1,228.91	1,500.00
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	502.85	333.36	-169.49	500.00
723-0	Small Equipment Purchase	355.00	727.08	372.08	7,615.24	5,816.68	-1,798.56	8,725.00
742	Christmas Decorations	0.00	375.00	375.00	1,749.00	3,000.00	1,251.00	4,500.00
Total GROUNDS EXPENSES		16,800.27	11,910.42	-4,889.85	80,349.00	95,283.48	14,934.48	142,925.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,033.37	7,054.00	20.63	56,266.96	56,432.00	165.04	84,648.00
801-1	On-Site Personnel Payroll	12,839.02	13,904.17	1,065.15	104,105.63	111,233.36	7,127.73	166,850.00
803	Vehicle/Equipment	1,058.93	678.33	-380.60	6,200.46	5,426.68	-773.78	8,140.00
805	Office Expense	409.60	1,025.00	615.40	20,873.14	8,200.00	-12,673.14	12,300.00
812	Legal Expense	8,510.00	1,666.67	-6,843.33	16,400.00	13,333.36	-3,066.64	20,000.00
813	Accounting /Tax Preparation	100.00	500.00	400.00	100.00	4,000.00	3,900.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	4,433.36	4,433.36	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	50.00	-25.00	75.00
822	Bank Charges	0.00	13.75	13.75	45.00	110.00	65.00	165.00
835	Insurance	1,780.17	2,703.75	923.58	22,537.46	21,630.00	-907.46	32,445.00
855	Contingency	0.00	384.58	384.58	0.00	3,076.68	3,076.68	4,615.00
856	Bad Debt Write Off	0.00	458.33	458.33	540.27	3,666.68	3,126.41	5,500.00
Total ADMINISTRATIVE EXPENSES		31,731.09	28,949.00	-2,782.09	227,143.92	231,592.12	4,448.20	347,388.00
910	RESERVE EXPENSE							
900	Reserve Expense	17,351.00	3,765.33	-13,585.67	27,842.00	30,122.68	2,280.68	45,184.00
901	Reserve Interest	439.06	375.00	-64.06	3,297.59	3,000.00	-297.59	4,500.00
Total RESERVE EXPENSE		17,790.06	4,140.33	-13,649.73	31,139.59	33,122.68	1,983.09	49,684.00
Total Operating Expense		67,502.41	46,483.09	-21,019.32	352,126.49	371,865.00	19,738.51	557,797.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Income	59,059.30	46,483.08	12,576.22	381,621.43	371,864.76	9,756.67	557,797.00
	Total Operating Expense	67,502.41	46,483.09	-21,019.32	352,126.49	371,865.00	19,738.51	557,797.00
	NOI - Net Operating Income	-8,443.11	-0.01	-8,443.10	29,494.94	-0.24	29,495.18	0.00
	Total Income	59,059.30	46,483.08	12,576.22	381,621.43	371,864.76	9,756.67	557,797.00
	Total Expense	67,502.41	46,483.09	-21,019.32	352,126.49	371,865.00	19,738.51	557,797.00
	Net Income	-8,443.11	-0.01	-8,443.10	29,494.94	-0.24	29,495.18	0.00