

## Fund Balance Sheet

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

As of: 12/31/2025

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
101	Operating Bank	236,464.90		236,464.90
102	Operating Account - First Foundation Bank	14,211.56		14,211.56
106	Escrow Account	11,000.00		11,000.00
107	Operational Reserves -ICS	20,022.09		20,022.09
160	Reserve Account - First Horizon		85,920.18	85,920.18
161	Reserve Account - First Foundation Bank		186,177.13	186,177.13
	<b>Total Cash</b>	<b>281,698.55</b>	<b>272,097.31</b>	<b>553,795.86</b>
111	A/R Maintenance	23,255.91		23,255.91
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	7,614.78		7,614.78
135	Prepaid Expenses	119.60		119.60
	<b>TOTAL ASSETS</b>	<b>307,850.17</b>	<b>272,097.31</b>	<b>579,947.48</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
200	Accounts Payables	8,406.50		8,406.50
201	Accrued Expenses	2,252.54		2,252.54
215	Prepaid Member Fees	224,895.63		224,895.63
216	ARC Deposits	11,000.00		11,000.00
302-00	Reserve - Bear Cat Wood Chipper		3,906.34	3,906.34
303	Reserve - Paving		-1,774.96	-1,774.96
305-0	Reserve - Truck		32,269.98	32,269.98
305-1	Reserve - Wall Paint		-4,201.91	-4,201.91
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 Improvements		38,000.00	38,000.00
312-1	Reserves - Irrigation		10,000.00	10,000.00
313-0	Reserve - Hurricane / Emergency		80,068.06	80,068.06

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Account Number	Account Name	Operating	Reserve	Total
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
	<b>Total Liabilities</b>	<b>246,554.67</b>	<b>272,097.31</b>	<b>518,651.98</b>
	<b>Capital</b>			
390	Fund Balance	43,780.40		43,780.40
	Calculated Retained Earnings	17,515.10	0.00	17,515.10
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	<b>Total Capital</b>	<b>61,295.50</b>	<b>0.00</b>	<b>61,295.50</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>307,850.17</b>	<b>272,097.31</b>	<b>579,947.48</b>

**Annual Budget - Comparative (new)**

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

**As of:** Dec 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
<b>Income</b>								
<b>401</b>	<b>INCOME</b>							
411	Maintenance Assessment	38,622.00	38,658.16	-36.16	463,898.00	463,898.00	0.00	463,898.00
412	Reserve Revenue	10,175.03	3,765.33	6,409.70	38,017.03	45,184.00	-7,166.97	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	-63.64	183.33	-246.97	555.25	2,200.00	-1,644.75	2,200.00
417-8	Balance Due Reminder Fee	0.00	0.00	0.00	3,400.00	0.00	3,400.00	0.00
418	Legal Fees Charged to Owners	2,046.50	1,070.00	976.50	18,304.50	12,840.00	5,464.50	12,840.00
418-3	NOLAS Fee	0.00	0.00	0.00	4,050.00	0.00	4,050.00	0.00
419-2	Irrigation Fee	2,245.92	2,398.33	-152.41	26,951.15	28,780.00	-1,828.85	28,780.00
424-0	Accounts Sent to Attorney	0.00	0.00	0.00	2,700.00	0.00	2,700.00	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	31.66	-31.66	200.00	380.00	-180.00	380.00
490	Other Income	0.00	0.00	0.00	181.99	0.00	181.99	0.00
491	Operating Interest	1.04	1.25	-0.21	17.55	15.00	2.55	15.00
492	Reserve Interest	329.63	375.00	-45.37	4,739.96	4,500.00	239.96	4,500.00
	<b>Total INCOME</b>	<b>53,356.48</b>	<b>46,483.06</b>	<b>6,873.42</b>	<b>564,749.43</b>	<b>557,797.00</b>	<b>6,952.43</b>	<b>557,797.00</b>
440	Architect Review Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
	<b>Total Operating Income</b>	<b>53,356.48</b>	<b>46,483.06</b>	<b>6,873.42</b>	<b>564,774.43</b>	<b>557,797.00</b>	<b>6,977.43</b>	<b>557,797.00</b>
<b>Expense</b>								
<b>501</b>	<b>UTILITY EXPENSES</b>							
500	Electricity	984.78	991.66	6.88	10,733.50	11,900.00	1,166.50	11,900.00
504	Water / Sewer	32.84	41.66	8.82	435.61	500.00	64.39	500.00
510	Telephone	381.84	325.00	-56.84	4,226.76	3,900.00	-326.76	3,900.00
	<b>Total UTILITY EXPENSES</b>	<b>1,399.46</b>	<b>1,358.32</b>	<b>-41.14</b>	<b>15,395.87</b>	<b>16,300.00</b>	<b>904.13</b>	<b>16,300.00</b>

**Annual Budget - Comparative (new)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>601</b>	<b>BUILDING EXPENSES</b>							
600	Building Maintenance	0.00	125.00	125.00	4,658.17	1,500.00	-3,158.17	1,500.00
	<b>Total BUILDING EXPENSES</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>4,658.17</b>	<b>1,500.00</b>	<b>-3,158.17</b>	<b>1,500.00</b>
<b>701</b>	<b>GROUNDS EXPENSES</b>							
715	Entry Wall Maintenance	31.00	0.00	-31.00	31.00	0.00	-31.00	0.00
	<b>Total GROUNDS EXPENSES</b>	<b>31.00</b>	<b>0.00</b>	<b>-31.00</b>	<b>31.00</b>	<b>0.00</b>	<b>-31.00</b>	<b>0.00</b>
<b>701</b>	<b>GROUNDS EXPENSES</b>							
700	Landscape - Contract	4,500.00	4,475.00	-25.00	53,700.00	53,700.00	0.00	53,700.00
703	Landscape Replacement	204.97	1,666.66	1,461.69	22,229.47	20,000.00	-2,229.47	20,000.00
708	Irrigation Repair & Maintenance	142.54	541.66	399.12	4,121.84	6,500.00	2,378.16	6,500.00
710	Tree Trimming	500.00	1,083.33	583.33	15,905.00	13,000.00	-2,905.00	13,000.00
715-0	Landscape Maintenance	0.00	1,083.33	1,083.33	3,220.35	13,000.00	9,779.65	13,000.00
719	Lake Maintenance	1,851.00	1,791.66	-59.34	21,837.76	21,500.00	-337.76	21,500.00
719-0	Pump Maintenance Contract	306.47	125.00	-181.47	2,921.00	1,500.00	-1,421.00	1,500.00
720-3	Tennis Courts/Maintenance	0.00	41.66	41.66	513.44	500.00	-13.44	500.00
723-0	Small Equipment Purchase	302.62	727.08	424.46	9,246.49	8,725.00	-521.49	8,725.00
742	Christmas Decorations	568.76	375.00	-193.76	5,505.74	4,500.00	-1,005.74	4,500.00
	<b>Total GROUNDS EXPENSES</b>	<b>8,376.36</b>	<b>11,910.38</b>	<b>3,534.02</b>	<b>139,201.09</b>	<b>142,925.00</b>	<b>3,723.91</b>	<b>142,925.00</b>
<b>801</b>	<b>ADMINISTRATIVE EXPENSES</b>							
800	Management Fees	7,033.37	7,054.00	20.63	84,400.44	84,648.00	247.56	84,648.00
801-1	On-Site Personnel Payroll	23,616.68	13,904.16	-9,712.52	166,239.31	166,850.00	610.69	166,850.00
803	Vehicle/Equipment	246.69	678.33	431.64	11,611.73	8,140.00	-3,471.73	8,140.00
805	Office Expense	3,772.47	1,025.00	-2,747.47	29,899.80	12,300.00	-17,599.80	12,300.00
812	Legal Expense	1,840.00	1,666.66	-173.34	20,571.00	20,000.00	-571.00	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	100.00	6,000.00	5,900.00	6,000.00
814	Professional Fees	0.00	554.16	554.16	0.00	6,650.00	6,650.00	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	75.00	0.00	75.00
822	Bank Charges	0.00	13.75	13.75	45.00	165.00	120.00	165.00
835	Insurance	2,167.50	2,703.75	536.25	31,733.66	32,445.00	711.34	32,445.00
855	Contingency	0.00	384.58	384.58	0.00	4,615.00	4,615.00	4,615.00
856	Bad Debt Write Off	0.00	458.33	458.33	540.27	5,500.00	4,959.73	5,500.00
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>38,676.71</b>	<b>28,948.97</b>	<b>-9,727.74</b>	<b>345,216.21</b>	<b>347,388.00</b>	<b>2,171.79</b>	<b>347,388.00</b>

**Annual Budget - Comparative (new)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>910</b>	<b>RESERVE EXPENSE</b>							
900	Reserve Expense	10,175.03	3,765.33	-6,409.70	38,017.03	45,184.00	7,166.97	45,184.00
901	Reserve Interest	329.63	375.00	45.37	4,739.96	4,500.00	-239.96	4,500.00
	<b>Total RESERVE EXPENSE</b>	<b>10,504.66</b>	<b>4,140.33</b>	<b>-6,364.33</b>	<b>42,756.99</b>	<b>49,684.00</b>	<b>6,927.01</b>	<b>49,684.00</b>
	<b>Total Operating Expense</b>	<b>58,988.19</b>	<b>46,483.00</b>	<b>-12,505.19</b>	<b>547,259.33</b>	<b>557,797.00</b>	<b>10,537.67</b>	<b>557,797.00</b>
	Total Operating Income	53,356.48	46,483.06	6,873.42	564,774.43	557,797.00	6,977.43	557,797.00
	Total Operating Expense	58,988.19	46,483.00	-12,505.19	547,259.33	557,797.00	10,537.67	557,797.00
	<b>NOI - Net Operating Income</b>	<b>-5,631.71</b>	<b>0.06</b>	<b>-5,631.77</b>	<b>17,515.10</b>	<b>0.00</b>	<b>17,515.10</b>	<b>0.00</b>
	Total Income	53,356.48	46,483.06	6,873.42	564,774.43	557,797.00	6,977.43	557,797.00
	Total Expense	58,988.19	46,483.00	-12,505.19	547,259.33	557,797.00	10,537.67	557,797.00
	<b>Net Income</b>	<b>-5,631.71</b>	<b>0.06</b>	<b>-5,631.77</b>	<b>17,515.10</b>	<b>0.00</b>	<b>17,515.10</b>	<b>0.00</b>