

Fund Balance Sheet

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

As of: 07/31/2025

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	186,736.91		186,736.91
102	Operating Account - First Foundation Bank	31,411.81		31,411.81
106	Escrow Account	11,300.00		11,300.00
107	Operating Account - ICS	20,017.95		20,017.95
160	Reserve Account - First Horizon		127,827.56	127,827.56
161	Reserve Account - First Foundation Bank		185,145.32	185,145.32
Total Cash		249,466.67	312,972.88	562,439.55
111	A/R Maintenance	33,823.02		33,823.02
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	21,891.15		21,891.15
135	Prepaid Expenses	8,391.26		8,391.26
137-2	Due from Reserve	10,491.00		10,491.00
TOTAL ASSETS		319,224.43	312,972.88	632,197.31
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	12,489.20		12,489.20
201	Accrued Expenses	4,024.66		4,024.66
215	Prepaid Member Fees	5,652.48		5,652.48
216	ARC Deposits	11,000.00		11,000.00
228	Due To Operating		10,491.00	10,491.00
238	Deferred Irrigation Income	11,229.64		11,229.64
239	Deferred Income	193,110.00		193,110.00
300	Deferred Reserve Revenue		-10,491.00	-10,491.00
302-00	Reserve - Bear Cat Wood Chipper		3,906.34	3,906.34
303	Reserve - Paving		20,000.04	20,000.04
305-0	Reserve - Truck		32,269.98	32,269.98
305-1	Reserve - Wall Paint		7,860.12	7,860.12
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

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Account Number	Account Name	Operating	Reserve	Total
310-0	Reserve - Sign		2,487.30	2,487.30
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
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		2,858.54	2,858.54
Total Liabilities		237,505.98	312,972.88	550,478.86
Capital				
390	Fund Balance	41,100.08		41,100.08
391	Prior Year adjustment	2,680.32		2,680.32
	Calculated Retained Earnings	37,938.05	0.00	37,938.05
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
Total Capital		81,718.45	0.00	81,718.45
TOTAL LIABILITIES & CAPITAL		319,224.43	312,972.88	632,197.31

Annual Budget - Comparative (new)

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

As of: Jul 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	270,788.00	270,607.19	180.81	463,898.00
412	Reserve Revenue	10,491.00	3,765.33	6,725.67	10,491.00	26,357.35	-15,866.35	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	-299.45	183.33	-482.78	223.15	1,283.35	-1,060.20	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	868.90	1,070.00	-201.10	9,709.94	7,490.00	2,219.94	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	15,721.51	16,788.35	-1,066.84	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	221.69	-21.69	380.00
491	Operating Interest	1.40	1.25	0.15	11.00	8.75	2.25	15.00
492	Reserve Interest	458.15	375.00	83.15	2,858.53	2,625.00	233.53	4,500.00
Total INCOME		52,387.93	46,483.08	5,904.85	322,562.13	325,381.68	-2,819.55	557,797.00
Total Operating Income		52,387.93	46,483.08	5,904.85	322,562.13	325,381.68	-2,819.55	557,797.00
Expense								
501	UTILITY EXPENSES							
500	Electricity	855.49	991.67	136.18	6,250.89	6,941.69	690.80	11,900.00
504	Water / Sewer	35.68	41.67	5.99	254.01	291.69	37.68	500.00
510	Telephone	323.85	325.00	1.15	2,548.76	2,275.00	-273.76	3,900.00
Total UTILITY EXPENSES		1,215.02	1,358.34	143.32	9,053.66	9,508.38	454.72	16,300.00
601	BUILDING EXPENSES							
600	Building Maintenance	0.00	125.00	125.00	3,259.33	875.00	-2,384.33	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	875.00	-2,384.33	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,475.00	-25.00	31,200.00	31,325.00	125.00	53,700.00
703	Landscape Replacement	1,396.65	1,666.67	270.02	2,898.71	11,666.69	8,767.98	20,000.00
708	Irrigation Repair & Maintenance	322.17	541.67	219.50	2,955.42	3,791.69	836.27	6,500.00
710	Tree Trimming	0.00	1,083.33	1,083.33	0.00	7,583.35	7,583.35	13,000.00
715-0	Landscape Maintenance	0.00	1,083.33	1,083.33	2,264.70	7,583.35	5,318.65	13,000.00
719	Lake Maintenance	1,962.76	1,791.67	-171.09	12,744.76	12,541.69	-203.07	21,500.00
719-0	Pump Maintenance Contract	255.86	125.00	-130.86	1,973.05	875.00	-1,098.05	1,500.00
720-3	Tennis Courts/Maintenance	88.51	41.67	-46.84	502.85	291.69	-211.16	500.00
723-0	Small Equipment Purchase	981.52	727.08	-254.44	7,260.24	5,089.60	-2,170.64	8,725.00
742	Christmas Decorations	0.00	375.00	375.00	1,749.00	2,625.00	876.00	4,500.00
	Total GROUNDS EXPENSES	9,507.47	11,910.42	2,402.95	63,548.73	83,373.06	19,824.33	142,925.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,033.37	7,054.00	20.63	49,233.59	49,378.00	144.41	84,648.00
801-1	On-Site Personnel Payroll	13,304.04	13,904.17	600.13	91,266.61	97,329.19	6,062.58	166,850.00
803	Vehicle/Equipment	1,007.38	678.33	-329.05	5,141.53	4,748.35	-393.18	8,140.00
805	Office Expense	596.69	1,025.00	428.31	20,463.54	7,175.00	-13,288.54	12,300.00
812	Legal Expense	0.00	1,666.67	1,666.67	7,890.00	11,666.69	3,776.69	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	3,879.19	3,879.19	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	43.75	-31.25	75.00
822	Bank Charges	0.00	13.75	13.75	45.00	96.25	51.25	165.00
835	Insurance	3,057.84	2,703.75	-354.09	20,757.29	18,926.25	-1,831.04	32,445.00
855	Contingency	0.00	384.58	384.58	0.00	2,692.10	2,692.10	4,615.00
856	Bad Debt Write Off	540.27	458.33	-81.94	540.27	3,208.35	2,668.08	5,500.00
	Total ADMINISTRATIVE EXPENSES	25,539.59	28,949.00	3,409.41	195,412.83	202,643.12	7,230.29	347,388.00
910	RESERVE EXPENSE							
900	Reserve Expense	10,491.00	3,765.33	-6,725.67	10,491.00	26,357.35	15,866.35	45,184.00
901	Reserve Interest	458.15	375.00	-83.15	2,858.53	2,625.00	-233.53	4,500.00
	Total RESERVE EXPENSE	10,949.15	4,140.33	-6,808.82	13,349.53	28,982.35	15,632.82	49,684.00
	Total Operating Expense	47,211.23	46,483.09	-728.14	284,624.08	325,381.91	40,757.83	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	52,387.93	46,483.08	5,904.85	322,562.13	325,381.68	-2,819.55	557,797.00
	Total Operating Expense	47,211.23	46,483.09	-728.14	284,624.08	325,381.91	40,757.83	557,797.00
	NOI - Net Operating Income	5,176.70	-0.01	5,176.71	37,938.05	-0.23	37,938.28	0.00
	Total Income	52,387.93	46,483.08	5,904.85	322,562.13	325,381.68	-2,819.55	557,797.00
	Total Expense	47,211.23	46,483.09	-728.14	284,624.08	325,381.91	40,757.83	557,797.00
	Net Income	5,176.70	-0.01	5,176.71	37,938.05	-0.23	37,938.28	0.00