

Fund Balance Sheet

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

As of: 11/30/2025

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	54,313.33		54,313.33
102	Operating Account - First Foundation Bank	11,882.00		11,882.00
106	Escrow Account	11,000.00		11,000.00
107	Operational Reserves -ICS	20,021.25		20,021.25
160	Reserve Account - First Horizon		100,692.57	100,692.57
161	Reserve Account - First Foundation Bank		185,990.11	185,990.11
	Total Cash	97,216.58	286,682.68	383,899.26
111	A/R Maintenance	24,168.48		24,168.48
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	9,792.28		9,792.28
135	Prepaid Expenses	8,115.45		8,115.45
	TOTAL ASSETS	134,454.12	286,682.68	421,136.80
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	5,637.40		5,637.40
201	Accrued Expenses	116.33		116.33
215	Prepaid Member Fees	9,905.26		9,905.26
216	ARC Deposits	11,000.00		11,000.00
238	Deferred Irrigation Income	2,245.92		2,245.92
239	Deferred Income	38,622.00		38,622.00
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 Improvements		38,000.00	38,000.00
312-1	Reserves - Irrigation		10,000.00	10,000.00

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Account Number	Account Name	Operating	Reserve	Total
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		4,410.70	4,410.70
	Total Liabilities	67,526.91	286,683.04	354,209.95
	Capital			
390	Fund Balance	41,100.08		41,100.08
391	Prior Year adjustment	2,680.32		2,680.32
	Calculated Retained Earnings	23,146.45	0.00	23,146.45
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	66,926.85	0.00	66,926.85
	TOTAL LIABILITIES & CAPITAL	134,453.76	286,683.04	421,136.80

Annual Budget - Comparative (new)

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

As of: Nov 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	38,658.16	-36.16	425,276.00	425,239.84	36.16	463,898.00
412	Reserve Revenue	0.00	3,765.33	-3,765.33	27,842.00	41,418.67	-13,576.67	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	56.30	183.33	-127.03	618.89	2,016.67	-1,397.78	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	1,990.00	1,070.00	920.00	16,258.00	11,770.00	4,488.00	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	2,245.93	2,398.33	-152.40	24,705.23	26,381.67	-1,676.44	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	348.34	-148.34	380.00
490	Other Income	0.00	0.00	0.00	181.99	0.00	181.99	0.00
491	Operating Interest	0.81	1.25	-0.44	16.15	13.75	2.40	15.00
492	Reserve Interest	335.81	375.00	-39.19	4,410.69	4,125.00	285.69	4,500.00
	Total INCOME	43,250.85	46,483.06	-3,232.21	511,392.95	511,313.94	79.01	557,797.00
440	Architect Review Fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00
	Total Operating Income	43,275.85	46,483.06	-3,207.21	511,417.95	511,313.94	104.01	557,797.00
Expense								
501	UTILITY EXPENSES							
500	Electricity	878.38	991.66	113.28	9,748.72	10,908.34	1,159.62	11,900.00
504	Water / Sewer	41.72	41.66	-0.06	402.77	458.34	55.57	500.00
510	Telephone	324.16	325.00	0.84	3,844.92	3,575.00	-269.92	3,900.00
	Total UTILITY EXPENSES	1,244.26	1,358.32	114.06	13,996.41	14,941.68	945.27	16,300.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
601	BUILDING EXPENSES							
600	Building Maintenance	698.84	125.00	-573.84	4,658.17	1,375.00	-3,283.17	1,500.00
	Total BUILDING EXPENSES	698.84	125.00	-573.84	4,658.17	1,375.00	-3,283.17	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,475.00	-25.00	49,200.00	49,225.00	25.00	53,700.00
703	Landscape Replacement	2,105.35	1,666.66	-438.69	22,024.50	18,333.34	-3,691.16	20,000.00
708	Irrigation Repair & Maintenance	334.60	541.66	207.06	3,979.30	5,958.34	1,979.04	6,500.00
710	Tree Trimming	1,850.00	1,083.33	-766.67	15,405.00	11,916.67	-3,488.33	13,000.00
715-0	Landscape Maintenance	764.37	1,083.33	318.96	3,220.35	11,916.67	8,696.32	13,000.00
719	Lake Maintenance	1,797.00	1,791.66	-5.34	19,986.76	19,708.34	-278.42	21,500.00
719-0	Pump Maintenance Contract	156.20	125.00	-31.20	2,614.53	1,375.00	-1,239.53	1,500.00
720-3	Tennis Courts/Maintenance	0.00	41.66	41.66	513.44	458.34	-55.10	500.00
723-0	Small Equipment Purchase	107.24	727.08	619.84	8,943.87	7,997.92	-945.95	8,725.00
742	Christmas Decorations	3,187.98	375.00	-2,812.98	4,936.98	4,125.00	-811.98	4,500.00
	Total GROUNDS EXPENSES	14,802.74	11,910.38	-2,892.36	130,824.73	131,014.62	189.89	142,925.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,033.37	7,054.00	20.63	77,367.07	77,594.00	226.93	84,648.00
801-1	On-Site Personnel Payroll	12,606.48	13,904.16	1,297.68	142,622.63	152,945.84	10,323.21	166,850.00
803	Vehicle/Equipment	867.98	678.33	-189.65	11,365.04	7,461.67	-3,903.37	8,140.00
805	Office Expense	383.96	1,025.00	641.04	26,127.33	11,275.00	-14,852.33	12,300.00
812	Legal Expense	160.00	1,666.66	1,506.66	18,731.00	18,333.34	-397.66	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	100.00	5,500.00	5,400.00	6,000.00
814	Professional Fees	0.00	554.16	554.16	0.00	6,095.84	6,095.84	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	68.75	-6.25	75.00
822	Bank Charges	0.00	13.75	13.75	45.00	151.25	106.25	165.00
835	Insurance	2,167.51	2,703.75	536.24	29,566.16	29,741.25	175.09	32,445.00
855	Contingency	0.00	384.58	384.58	0.00	4,230.42	4,230.42	4,615.00
856	Bad Debt Write Off	0.00	458.33	458.33	540.27	5,041.67	4,501.40	5,500.00
	Total ADMINISTRATIVE EXPENSES	23,219.30	28,948.97	5,729.67	306,539.50	318,439.03	11,899.53	347,388.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	3,765.33	3,765.33	27,842.00	41,418.67	13,576.67	45,184.00
901	Reserve Interest	335.81	375.00	39.19	4,410.69	4,125.00	-285.69	4,500.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total RESERVE EXPENSE	335.81	4,140.33	3,804.52	32,252.69	45,543.67	13,290.98	49,684.00
	Total Operating Expense	40,300.95	46,483.00	6,182.05	488,271.50	511,314.00	23,042.50	557,797.00
	Total Operating Income	43,275.85	46,483.06	-3,207.21	511,417.95	511,313.94	104.01	557,797.00
	Total Operating Expense	40,300.95	46,483.00	6,182.05	488,271.50	511,314.00	23,042.50	557,797.00
	NOI - Net Operating Income	2,974.90	0.06	2,974.84	23,146.45	-0.06	23,146.51	0.00
	Total Income	43,275.85	46,483.06	-3,207.21	511,417.95	511,313.94	104.01	557,797.00
	Total Expense	40,300.95	46,483.00	6,182.05	488,271.50	511,314.00	23,042.50	557,797.00
	Net Income	2,974.90	0.06	2,974.84	23,146.45	-0.06	23,146.51	0.00