

Fund Balance Sheet

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

As of: 10/31/2025

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	80,723.87		80,723.87
102	Operating Account - First Foundation Bank	16,532.12		16,532.12
106	Escrow Account	11,000.00		11,000.00
107	Operational Reserves -ICS	20,020.44		20,020.44
160	Reserve Account - First Horizon		100,547.85	100,547.85
161	Reserve Account - First Foundation Bank		185,799.38	185,799.38
	Total Cash	128,276.43	286,347.23	414,623.66
111	A/R Maintenance	26,063.64		26,063.64
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	11,949.79		11,949.79
135	Prepaid Expenses	8,155.32		8,155.32
	TOTAL ASSETS	169,606.51	286,347.23	455,953.74
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	5,286.23		5,286.23
215	Prepaid Member Fees	7,632.48		7,632.48
216	ARC Deposits	11,000.00		11,000.00
238	Deferred Irrigation Income	4,491.85		4,491.85
239	Deferred Income	77,244.00		77,244.00
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
313-0	Reserve - Hurricane /		80,068.06	80,068.06

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Emergency			
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		4,074.89	4,074.89
	Total Liabilities	105,654.56	286,347.23	392,001.79
	Capital			
390	Fund Balance	41,100.08		41,100.08
391	Prior Year adjustment	2,680.32		2,680.32
	Calculated Retained Earnings	20,171.55	0.00	20,171.55
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	63,951.95	0.00	63,951.95
	TOTAL LIABILITIES & CAPITAL	169,606.51	286,347.23	455,953.74

Annual Budget - Comparative (new)

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

As of: Oct 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	386,654.00	386,581.68	72.32	463,898.00
412	Reserve Revenue	0.00	3,765.33	-3,765.33	27,842.00	37,653.34	-9,811.34	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	126.69	183.33	-56.64	562.59	1,833.34	-1,270.75	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	3,761.93	1,070.00	2,691.93	14,268.00	10,700.00	3,568.00	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	22,459.30	23,983.34	-1,524.04	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	316.68	-116.68	380.00
490	Other Income	0.00	0.00	0.00	181.99	0.00	181.99	0.00
491	Operating Interest	1.34	1.25	0.09	15.34	12.50	2.84	15.00
492	Reserve Interest	381.18	375.00	6.18	4,074.88	3,750.00	324.88	4,500.00
Total INCOME		45,139.07	46,483.06	-1,343.99	468,142.10	464,830.88	3,311.22	557,797.00
Total Operating Income		45,139.07	46,483.06	-1,343.99	468,142.10	464,830.88	3,311.22	557,797.00
Expense								
501	UTILITY EXPENSES							
500	Electricity	824.04	991.66	167.62	8,870.34	9,916.68	1,046.34	11,900.00
504	Water / Sewer	35.68	41.66	5.98	361.05	416.68	55.63	500.00
510	Telephone	324.16	325.00	0.84	3,520.76	3,250.00	-270.76	3,900.00
Total UTILITY EXPENSES		1,183.88	1,358.32	174.44	12,752.15	13,583.36	831.21	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	0.00	125.00	125.00	3,959.33	1,250.00	-2,709.33	1,500.00
	Total BUILDING EXPENSES	0.00	125.00	125.00	3,959.33	1,250.00	-2,709.33	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,475.00	-25.00	44,700.00	44,750.00	50.00	53,700.00
703	Landscape Replacement	0.00	1,666.66	1,666.66	19,919.15	16,666.68	-3,252.47	20,000.00
708	Irrigation Repair & Maintenance	138.91	541.66	402.75	3,644.70	5,416.68	1,771.98	6,500.00
710	Tree Trimming	0.00	1,083.33	1,083.33	13,555.00	10,833.34	-2,721.66	13,000.00
715-0	Landscape Maintenance	90.10	1,083.33	993.23	2,455.98	10,833.34	8,377.36	13,000.00
719	Lake Maintenance	1,851.00	1,791.66	-59.34	18,189.76	17,916.68	-273.08	21,500.00
719-0	Pump Maintenance Contract	39.87	125.00	85.13	2,458.33	1,250.00	-1,208.33	1,500.00
720-3	Tennis Courts/Maintenance	0.00	41.66	41.66	513.44	416.68	-96.76	500.00
723-0	Small Equipment Purchase	389.30	727.08	337.78	8,836.63	7,270.84	-1,565.79	8,725.00
742	Christmas Decorations	0.00	375.00	375.00	1,749.00	3,750.00	2,001.00	4,500.00
	Total GROUNDS EXPENSES	7,009.18	11,910.38	4,901.20	116,021.99	119,104.24	3,082.25	142,925.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,033.37	7,054.00	20.63	70,333.70	70,540.00	206.30	84,648.00
801-1	On-Site Personnel Payroll	12,839.00	13,904.16	1,065.16	130,016.15	139,041.68	9,025.53	166,850.00
803	Vehicle/Equipment	1,164.48	678.33	-486.15	10,497.06	6,783.34	-3,713.72	8,140.00
805	Office Expense	2,643.72	1,025.00	-1,618.72	25,743.37	10,250.00	-15,493.37	12,300.00
812	Legal Expense	1,411.00	1,666.66	255.66	18,571.00	16,666.68	-1,904.32	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	100.00	5,000.00	4,900.00	6,000.00
814	Professional Fees	0.00	554.16	554.16	0.00	5,541.68	5,541.68	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	62.50	-12.50	75.00
822	Bank Charges	0.00	13.75	13.75	45.00	137.50	92.50	165.00
835	Insurance	2,468.18	2,703.75	235.57	27,398.65	27,037.50	-361.15	32,445.00
855	Contingency	0.00	384.58	384.58	0.00	3,845.84	3,845.84	4,615.00
856	Bad Debt Write Off	0.00	458.33	458.33	540.27	4,583.34	4,043.07	5,500.00
	Total ADMINISTRATIVE EXPENSES	27,559.75	28,948.97	1,389.22	283,320.20	289,490.06	6,169.86	347,388.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	3,765.33	3,765.33	27,842.00	37,653.34	9,811.34	45,184.00
901	Reserve Interest	381.18	375.00	-6.18	4,074.88	3,750.00	-324.88	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	381.18	4,140.33	3,759.15	31,916.88	41,403.34	9,486.46	49,684.00
	Total Operating Expense	36,133.99	46,483.00	10,349.01	447,970.55	464,831.00	16,860.45	557,797.00
	Total Operating Income	45,139.07	46,483.06	-1,343.99	468,142.10	464,830.88	3,311.22	557,797.00
	Total Operating Expense	36,133.99	46,483.00	10,349.01	447,970.55	464,831.00	16,860.45	557,797.00
	NOI - Net Operating Income	9,005.08	0.06	9,005.02	20,171.55	-0.12	20,171.67	0.00
	Total Income	45,139.07	46,483.06	-1,343.99	468,142.10	464,830.88	3,311.22	557,797.00
	Total Expense	36,133.99	46,483.00	10,349.01	447,970.55	464,831.00	16,860.45	557,797.00
	Net Income	9,005.08	0.06	9,005.02	20,171.55	-0.12	20,171.67	0.00