## Fund Balance Sheet

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

**As of:** 09/30/2025

**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 | 98,402.58 | | 98,402.58 |
| 102 | Operating Account - First Foundation Bank | 21,414.62 | | 21,414.62 |
| 106 | Escrow Account | 11,000.00 | | 11,000.00 |
| 107 | Operational Reserves -ICS | 20,019.60 | | 20,019.60 |
| 160 | Reserve Account - First Horizon | | 100,377.21 | 100,377.21 |
| 161 | Reserve Account - First Foundation Bank | | 185,588.84 | 185,588.84 |
| | **Total Cash** | **150,836.80** | **285,966.05** | **436,802.85** |
| 111 | A/R Maintenance | 32,568.25 | | 32,568.25 |
| 129 | Allowance for Doubtful Accounts | -4,838.67 | | -4,838.67 |
| 130 | Prepaid Insurance | 13,515.97 | | 13,515.97 |
| 135 | Prepaid Expenses | 8,195.19 | | 8,195.19 |
| | TOTAL ASSETS | **200,277.54** | **285,966.05** | **486,243.59** |
| | | | | |
| | | | | |
| | **LIABILITIES & CAPITAL** | | | |
| | **Liabilities** | | | |
| 200 | Accounts Payables | 6,073.41 | | 6,073.41 |
| 215 | Prepaid Member Fees | 5,653.48 | | 5,653.48 |
| 216 | ARC Deposits | 11,000.00 | | 11,000.00 |
| 238 | Deferred Irrigation Income | 6,737.78 | | 6,737.78 |
| 239 | Deferred Income | 115,866.00 | | 115,866.00 |
| 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 | | 3,693.71 | 3,693.71 |
| | **Total Liabilities** | **145,330.67** | **285,966.05** | **431,296.72** |
| | **Capital** | | | |
| 390 | Fund Balance | 41,100.08 | | 41,100.08 |
| 391 | Prior Year adjustment | 2,680.32 | | 2,680.32 |
| | Calculated Retained Earnings | 11,166.47 | 0.00 | 11,166.47 |
| | Calculated Prior Years Retained Earnings | 0.00 | 0.00 | 0.00 |
| | **Total Capital** | **54,946.87** | **0.00** | **54,946.87** |
| | TOTAL LIABILITIES & CAPITAL | **200,277.54** | **285,966.05** | **486,243.59** |

## Annual Budget - Comparative (new)

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

**As of:** Sep 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 | 348,032.00 | 347,923.52 | 108.48 | 463,898.00 |
| 412 | Reserve Revenue | 0.00 | 3,765.33 | -3,765.33 | 27,842.00 | 33,888.01 | -6,046.01 | 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 | 109.17 | 183.33 | -74.16 | 435.90 | 1,650.01 | -1,214.11 | 2,200.00 |
| 417-8 | Balance Due Reminder Fee | -75.00 | 0.00 | -75.00 | 3,400.00 | 0.00 | 3,400.00 | 0.00 |
| 418 | Legal Fees Charged to Owners | 500.00 | 1,070.00 | -570.00 | 10,506.07 | 9,630.00 | 876.07 | 12,840.00 |
| 418-3 | NOLAS Fee | -150.00 | 0.00 | -150.00 | 4,050.00 | 0.00 | 4,050.00 | 0.00 |
| 419-2 | Irrigation Fee | 2,245.93 | 2,398.33 | -152.40 | 20,213.37 | 21,585.01 | -1,371.64 | 28,780.00 |
| 424-0 | Accounts Sent to Attorney | -450.00 | 0.00 | -450.00 | 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 | 285.02 | -85.02 | 380.00 |
| 490 | Other Income | 181.99 | 0.00 | 181.99 | 181.99 | 0.00 | 181.99 | 0.00 |
| 491 | Operating Interest | 1.40 | 1.25 | 0.15 | 14.00 | 11.25 | 2.75 | 15.00 |
| 492 | Reserve Interest | 396.11 | 375.00 | 21.11 | 3,693.70 | 3,375.00 | 318.70 | 4,500.00 |
| | **Total INCOME** | **41,381.60** | **46,483.06** | **-5,101.46** | **423,003.03** | **418,347.82** | **4,655.21** | **557,797.00** |
| | **Total Operating Income** | **41,381.60** | **46,483.06** | **-5,101.46** | **423,003.03** | **418,347.82** | **4,655.21** | **557,797.00** |
| | | | | | | | | |
| | **Expense** | | | | | | | |
| **501** | **UTILITY EXPENSES** | | | | | | | |
| 500 | Electricity | 974.02 | 991.66 | 17.64 | 8,046.30 | 8,925.02 | 878.72 | 11,900.00 |
| 504 | Water / Sewer | 35.68 | 41.66 | 5.98 | 325.37 | 375.02 | 49.65 | 500.00 |
| 510 | Telephone | 323.92 | 325.00 | 1.08 | 3,196.60 | 2,925.00 | -271.60 | 3,900.00 |
| | **Total UTILITY EXPENSES** | **1,333.62** | **1,358.32** | **24.70** | **11,568.27** | **12,225.04** | **656.77** | **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 | 700.00 | 125.00 | -575.00 | 3,959.33 | 1,125.00 | -2,834.33 | 1,500.00 |
| | **Total BUILDING EXPENSES** | **700.00** | **125.00** | **-575.00** | **3,959.33** | **1,125.00** | **-2,834.33** | **1,500.00** |
| **701** | **GROUNDS EXPENSES** | | | | | | | |
| 700 | Landscape - Contract | 4,500.00 | 4,475.00 | -25.00 | 40,200.00 | 40,275.00 | 75.00 | 53,700.00 |
| 703 | Landscape Replacement | 7,678.40 | 1,666.66 | -6,011.74 | 19,919.15 | 15,000.02 | -4,919.13 | 20,000.00 |
| 708 | Irrigation Repair & Maintenance | 0.00 | 541.66 | 541.66 | 3,505.79 | 4,875.02 | 1,369.23 | 6,500.00 |
| 710 | Tree Trimming | 13,555.00 | 1,083.33 | -12,471.67 | 13,555.00 | 9,750.01 | -3,804.99 | 13,000.00 |
| 715-0 | Landscape Maintenance | 101.18 | 1,083.33 | 982.15 | 2,365.88 | 9,750.01 | 7,384.13 | 13,000.00 |
| 719 | Lake Maintenance | 1,797.00 | 1,791.66 | -5.34 | 16,338.76 | 16,125.02 | -213.74 | 21,500.00 |
| 719-0 | Pump Maintenance Contract | 189.55 | 125.00 | -64.55 | 2,418.46 | 1,125.00 | -1,293.46 | 1,500.00 |
| 720-3 | Tennis Courts/Maintenance | 10.59 | 41.66 | 31.07 | 513.44 | 375.02 | -138.42 | 500.00 |
| 723-0 | Small Equipment Purchase | 832.09 | 727.08 | -105.01 | 8,447.33 | 6,543.76 | -1,903.57 | 8,725.00 |
| 742 | Christmas Decorations | 0.00 | 375.00 | 375.00 | 1,749.00 | 3,375.00 | 1,626.00 | 4,500.00 |
| | **Total GROUNDS EXPENSES** | **28,663.81** | **11,910.38** | **-16,753.43** | **109,012.81** | **107,193.86** | **-1,818.95** | **142,925.00** |
| **801** | **ADMINISTRATIVE EXPENSES** | | | | | | | |
| 800 | Management Fees | 7,033.37 | 7,054.00 | 20.63 | 63,300.33 | 63,486.00 | 185.67 | 84,648.00 |
| 801-1 | On-Site Personnel Payroll | 13,071.52 | 13,904.16 | 832.64 | 117,177.15 | 125,137.52 | 7,960.37 | 166,850.00 |
| 803 | Vehicle/Equipment | 3,132.12 | 678.33 | -2,453.79 | 9,332.58 | 6,105.01 | -3,227.57 | 8,140.00 |
| 805 | Office Expense | 2,226.51 | 1,025.00 | -1,201.51 | 23,099.65 | 9,225.00 | -13,874.65 | 12,300.00 |
| 812 | Legal Expense | 760.00 | 1,666.66 | 906.66 | 17,160.00 | 15,000.02 | -2,159.98 | 20,000.00 |
| 813 | Accounting /Tax Preparation | 0.00 | 500.00 | 500.00 | 100.00 | 4,500.00 | 4,400.00 | 6,000.00 |
| 814 | Professional Fees | 0.00 | 554.16 | 554.16 | 0.00 | 4,987.52 | 4,987.52 | 6,650.00 |
| 815 | Corporate Annual Fees | 0.00 | 6.25 | 6.25 | 75.00 | 56.25 | -18.75 | 75.00 |
| 822 | Bank Charges | 0.00 | 13.75 | 13.75 | 45.00 | 123.75 | 78.75 | 165.00 |
| 835 | Insurance | 2,393.01 | 2,703.75 | 310.74 | 24,930.47 | 24,333.75 | -596.72 | 32,445.00 |
| 855 | Contingency | 0.00 | 384.58 | 384.58 | 0.00 | 3,461.26 | 3,461.26 | 4,615.00 |
| 856 | Bad Debt Write Off | 0.00 | 458.33 | 458.33 | 540.27 | 4,125.01 | 3,584.74 | 5,500.00 |
| | **Total ADMINISTRATIVE EXPENSES** | **28,616.53** | **28,948.97** | **332.44** | **255,760.45** | **260,541.09** | **4,780.64** | **347,388.00** |
| **910** | **RESERVE EXPENSE** | | | | | | | |
| 900 | Reserve Expense | 0.00 | 3,765.33 | 3,765.33 | 27,842.00 | 33,888.01 | 6,046.01 | 45,184.00 |
| 901 | Reserve Interest | 396.11 | 375.00 | -21.11 | 3,693.70 | 3,375.00 | -318.70 | 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** | **396.11** | **4,140.33** | **3,744.22** | **31,535.70** | **37,263.01** | **5,727.31** | **49,684.00** |
| | **Total Operating Expense** | **59,710.07** | **46,483.00** | **-13,227.07** | **411,836.56** | **418,348.00** | **6,511.44** | **557,797.00** |
| | | | | | | | | |
| | Total Operating Income | 41,381.60 | 46,483.06 | -5,101.46 | 423,003.03 | 418,347.82 | 4,655.21 | 557,797.00 |
| | Total Operating Expense | 59,710.07 | 46,483.00 | -13,227.07 | 411,836.56 | 418,348.00 | 6,511.44 | 557,797.00 |
| | **NOI - Net Operating Income** | **-18,328.47** | **0.06** | **-18,328.53** | **11,166.47** | **-0.18** | **11,166.65** | **0.00** |
| | | | | | | | | |
| | Total Income | 41,381.60 | 46,483.06 | -5,101.46 | 423,003.03 | 418,347.82 | 4,655.21 | 557,797.00 |
| | Total Expense | 59,710.07 | 46,483.00 | -13,227.07 | 411,836.56 | 418,348.00 | 6,511.44 | 557,797.00 |
| | | | | | | | | |
| | **Net Income** | **-18,328.47** | **0.06** | **-18,328.53** | **11,166.47** | **-0.18** | **11,166.65** | **0.00** |