

Fund Balance Sheet

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

As of: 01/31/2026

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	479,520.24		479,520.24
102	Operating Account - First Foundation Bank	10,781.23		10,781.23
106	Escrow Account	11,600.00		11,600.00
107	Operational Reserves -ICS	20,022.93		20,022.93
160	Reserve Account - First Horizon		86,032.65	86,032.65
161	Reserve Account - First Foundation Bank		186,356.68	186,356.68
	Total Cash	521,924.40	272,389.33	794,313.73
111	A/R Maintenance	101,081.16		101,081.16
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	6,312.18		6,312.18
135	Prepaid Expenses	8,620.73		8,620.73
178	Due from Operating		49,744.23	49,744.23
	TOTAL ASSETS	633,099.80	322,133.56	955,233.36
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	2,549.37		2,549.37
215	Prepaid Member Fees	10,579.51		10,579.51
216	ARC Deposits	11,600.00		11,600.00
220	Due to Reserves	49,744.23		49,744.23
238	Deferred Irrigation Income	28,876.45		28,876.45
239	Deferred Income	461,919.12		461,919.12
302-00	Reserve - Bear Cat Wood Chipper		3,906.34	3,906.34
303	Reserve - Paving		13,225.04	13,225.04
305-0	Reserve - Truck		33,179.99	33,179.99
305-1	Reserve - Wall /Monument		-1,344.77	-1,344.77
305-3	Reserve -Tennis Court/ Pickleball Court		8,263.28	8,263.28
306	Reserve-Maintenance Shop		13,142.86	13,142.86
306-0	Reserve - Gator		3,373.60	3,373.60
309-03	Reserve - Lake		66,684.13	66,684.13
310-0	Reserve - Sign		-309.13	-309.13
312-04	Reserve - Hedge/ Landscape		42,000.00	42,000.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
313-0	Reserve - Hurricane / Emergency		86,712.04	86,712.04
314-00	Reserve - Nature Preserve		10,093.98	10,093.98
317-0	Reserve - Pump House/ Equipment		35,504.71	35,504.71
318	Reserve - JD Tractor 2100/Mower Deck		4,973.11	4,973.11
319	Reserve- Shed Purchase		2,436.36	2,436.36
375	Reserve Interest		292.02	292.02
	Total Liabilities	565,268.68	322,133.56	887,402.24
	Capital			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	6,518.79	0.00	6,518.79
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	67,831.12	0.00	67,831.12
	TOTAL LIABILITIES & CAPITAL	633,099.80	322,133.56	955,233.36

Annual Budget - Comparative (new)

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

As of: Jan 2026

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	41,992.65	41,992.05	0.60	41,992.65	41,992.05	0.60	503,904.54
412	Reserve Revenue	0.00	4,145.35	-4,145.35	0.00	4,145.35	-4,145.35	49,744.23
417	Owner Late Fees & Interest	628.52	0.00	628.52	628.52	0.00	628.52	0.00
418	Legal Fees Charged to Owners	-2,052.32	0.00	-2,052.32	-2,052.32	0.00	-2,052.32	0.00
419-2	Irrigation Fee	1,576.52	2,625.13	-1,048.61	1,576.52	2,625.13	-1,048.61	31,501.58
491	Operating Interest	1.19	0.00	1.19	1.19	0.00	1.19	0.00
492	Reserve Interest	292.02	0.00	292.02	292.02	0.00	292.02	0.00
	Total INCOME	42,438.58	48,762.53	-6,323.95	42,438.58	48,762.53	-6,323.95	585,150.35
	Total Operating Income	42,438.58	48,762.53	-6,323.95	42,438.58	48,762.53	-6,323.95	585,150.35
Expense								
501	UTILITY EXPENSES							
500	Electricity	942.58	1,041.67	99.09	942.58	1,041.67	99.09	12,500.00
504	Water / Sewer	37.28	50.00	12.72	37.28	50.00	12.72	600.00
510	Telephone	334.11	325.00	-9.11	334.11	325.00	-9.11	3,900.00
	Total UTILITY EXPENSES	1,313.97	1,416.67	102.70	1,313.97	1,416.67	102.70	17,000.00
601	BUILDING EXPENSES							
600	Building Maintenance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
	Total BUILDING EXPENSES	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,583.33	83.33	4,500.00	4,583.33	83.33	55,000.00
703	Landscape Replacement	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
708	Irrigation Repair & Maintenance	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
715-0	Landscape Maintenance	400.00	833.33	433.33	400.00	833.33	433.33	10,000.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
719	Lake Maintenance	1,851.00	1,875.00	24.00	1,851.00	1,875.00	24.00	22,500.00
719-0	Pump Maintenance Contract	39.87	166.67	126.80	39.87	166.67	126.80	2,000.00
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
723-0	Small Equipment Purchase	493.13	750.00	256.87	493.13	750.00	256.87	9,000.00
742	Christmas Decorations	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
	Total GROUNDS EXPENSES	7,284.00	12,166.67	4,882.67	7,284.00	12,166.67	4,882.67	146,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,188.10	7,293.01	104.91	7,188.10	7,293.01	104.91	87,516.12
801-1	On-Site Personnel Payroll	14,203.89	15,000.00	796.11	14,203.89	15,000.00	796.11	180,000.00
803	Vehicle/Equipment	608.10	683.33	75.23	608.10	683.33	75.23	8,200.00
805	Office Expense	2,793.28	1,025.00	-1,768.28	2,793.28	1,025.00	-1,768.28	12,300.00
812	Legal Expense	15.00	1,666.67	1,651.67	15.00	1,666.67	1,651.67	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	554.17	554.17	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	0.00	6.25	6.25	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	13.75	13.75	165.00
835	Insurance	2,221.43	3,333.33	1,111.90	2,221.43	3,333.33	1,111.90	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	458.33	458.33	5,500.00
	Total ADMINISTRATIVE EXPENSES	27,029.80	30,908.84	3,879.04	27,029.80	30,908.84	3,879.04	370,906.12
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	4,145.35	4,145.35	0.00	4,145.35	4,145.35	49,744.23
901	Reserve Interest	292.02	0.00	-292.02	292.02	0.00	-292.02	0.00
	Total RESERVE EXPENSE	292.02	4,145.35	3,853.33	292.02	4,145.35	3,853.33	49,744.23
	Total Operating Expense	35,919.79	48,762.53	12,842.74	35,919.79	48,762.53	12,842.74	585,150.35
	Total Operating Income	42,438.58	48,762.53	-6,323.95	42,438.58	48,762.53	-6,323.95	585,150.35
	Total Operating Expense	35,919.79	48,762.53	12,842.74	35,919.79	48,762.53	12,842.74	585,150.35
	NOI - Net Operating Income	6,518.79	0.00	6,518.79	6,518.79	0.00	6,518.79	0.00
	Total Income	42,438.58	48,762.53	-6,323.95	42,438.58	48,762.53	-6,323.95	585,150.35
	Total Expense	35,919.79	48,762.53	12,842.74	35,919.79	48,762.53	12,842.74	585,150.35

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	6,518.79	0.00	6,518.79	6,518.79	0.00	6,518.79	0.00