

Fund Balance Sheet

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

As of: 02/28/2026

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	417,837.66		417,837.66
102	Operating Account - First Foundation Bank	30,724.03		30,724.03
106	Escrow Account	11,900.00		11,900.00
107	Operational Reserves -ICS	20,023.68		20,023.68
160	Reserve Account - First Horizon		135,900.46	135,900.46
161	Reserve Account - First Foundation Bank		186,519.01	186,519.01
	Total Cash	480,485.37	322,419.47	802,904.84
111	A/R Maintenance	63,299.04		63,299.04
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	4,090.75		4,090.75
135	Prepaid Expenses	8,580.86		8,580.86
	TOTAL ASSETS	551,617.35	322,419.47	874,036.82
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	8,614.39		8,614.39
215	Prepaid Member Fees	10,824.42		10,824.42
216	ARC Deposits	11,900.00		11,900.00
238	Deferred Irrigation Income	26,251.32		26,251.32
239	Deferred Income	419,926.47		419,926.47
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
313-0	Reserve - Hurricane / Emergency		86,712.04	86,712.04
314-00	Reserve - Nature		10,093.98	10,093.98

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Preserve			
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		577.93	577.93
	Total Liabilities	477,516.60	322,419.47	799,936.07
	Capital			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	12,788.42	0.00	12,788.42
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	74,100.75	0.00	74,100.75
	TOTAL LIABILITIES & CAPITAL	551,617.35	322,419.47	874,036.82

Annual Budget - Comparative (new)

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

As of: Feb 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	83,985.30	83,984.10	1.20	503,904.54
412	Reserve Revenue	0.00	4,145.35	-4,145.35	0.00	8,290.70	-8,290.70	49,744.23
417	Owner Late Fees & Interest	-104.93	0.00	-104.93	520.44	0.00	520.44	0.00
417-8	Balance Due Reminder Fee	725.00	0.00	725.00	725.00	0.00	725.00	0.00
418	Legal Fees Charged to Owners	-2,670.73	0.00	-2,670.73	-4,723.05	0.00	-4,723.05	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	4,201.65	5,250.26	-1,048.61	31,501.58
491	Operating Interest	1.08	0.00	1.08	2.27	0.00	2.27	0.00
492	Reserve Interest	285.91	0.00	285.91	577.93	0.00	577.93	0.00
	Total INCOME	42,854.11	48,762.53	-5,908.42	85,289.54	97,525.06	-12,235.52	585,150.35
	Total Operating Income	42,854.11	48,762.53	-5,908.42	85,289.54	97,525.06	-12,235.52	585,150.35
Expense								
501	UTILITY EXPENSES							
500	Electricity	814.07	1,041.67	227.60	1,756.65	2,083.34	326.69	12,500.00
504	Water / Sewer	37.28	50.00	12.72	74.56	100.00	25.44	600.00
510	Telephone	12.44	325.00	312.56	346.55	650.00	303.45	3,900.00
	Total UTILITY EXPENSES	863.79	1,416.67	552.88	2,177.76	2,833.34	655.58	17,000.00
601	BUILDING EXPENSES							
600	Building Maintenance	2,302.10	125.00	-2,177.10	2,302.10	250.00	-2,052.10	1,500.00
	Total BUILDING EXPENSES	2,302.10	125.00	-2,177.10	2,302.10	250.00	-2,052.10	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,583.33	83.33	9,000.00	9,166.66	166.66	55,000.00
703	Landscape Replacement	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
708	Irrigation Repair & Maintenance	64.31	583.33	519.02	64.31	1,166.66	1,102.35	7,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
715-0	Landscape Maintenance	0.00	833.33	833.33	400.00	1,666.66	1,266.66	10,000.00
719	Lake Maintenance	1,851.00	1,875.00	24.00	3,702.00	3,750.00	48.00	22,500.00
719-0	Pump Maintenance Contract	39.87	166.67	126.80	79.74	333.34	253.60	2,000.00
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
723-0	Small Equipment Purchase	1,591.04	750.00	-841.04	2,084.17	1,500.00	-584.17	9,000.00
742	Christmas Decorations	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
	Total GROUNDS EXPENSES	8,046.22	12,166.67	4,120.45	15,330.22	24,333.34	9,003.12	146,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,188.10	7,293.01	104.91	14,376.20	14,586.02	209.82	87,516.12
801-1	On-Site Personnel Payroll	13,598.53	15,000.00	1,401.47	27,802.42	30,000.00	2,197.58	180,000.00
803	Vehicle/Equipment	552.23	683.33	131.10	1,160.33	1,366.66	206.33	8,200.00
805	Office Expense	1,043.02	1,025.00	-18.02	3,836.30	2,050.00	-1,786.30	12,300.00
812	Legal Expense	480.00	1,666.67	1,186.67	495.00	3,333.34	2,838.34	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	1,108.34	1,108.34	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	0.00	12.50	12.50	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	27.50	27.50	165.00
835	Insurance	2,221.43	3,333.33	1,111.90	4,442.86	6,666.66	2,223.80	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	916.66	916.66	5,500.00
	Total ADMINISTRATIVE EXPENSES	25,083.31	30,908.84	5,825.53	52,113.11	61,817.68	9,704.57	370,906.12
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	4,145.35	4,145.35	0.00	8,290.70	8,290.70	49,744.23
901	Reserve Interest	285.91	0.00	-285.91	577.93	0.00	-577.93	0.00
	Total RESERVE EXPENSE	285.91	4,145.35	3,859.44	577.93	8,290.70	7,712.77	49,744.23
	Total Operating Expense	36,581.33	48,762.53	12,181.20	72,501.12	97,525.06	25,023.94	585,150.35
	Total Operating Income	42,854.11	48,762.53	-5,908.42	85,289.54	97,525.06	-12,235.52	585,150.35
	Total Operating Expense	36,581.33	48,762.53	12,181.20	72,501.12	97,525.06	25,023.94	585,150.35
	NOI - Net Operating Income	6,272.78	0.00	6,272.78	12,788.42	0.00	12,788.42	0.00
	Total Income	42,854.11	48,762.53	-5,908.42	85,289.54	97,525.06	-12,235.52	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
	Total Expense	36,581.33	48,762.53	12,181.20	72,501.12	97,525.06	25,023.94	585,150.35
	Net Income	6,272.78	0.00	6,272.78	12,788.42	0.00	12,788.42	0.00