

Fund Balance Sheet

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

As of: 03/31/2026

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	135,099.21		135,099.21
102	Operating Account - First Foundation Bank	25,230.30		25,230.30
106	Escrow Account	12,200.00		12,200.00
107	Operational Reserves -ICS	20,024.49		20,024.49
107-6	First Foundation CD Acct # 21084 4 Month MTD 7.5.26 APY 3.80%	259,000.00		259,000.00
160	Reserve Account - First Horizon		35,991.47	35,991.47
161	Reserve Account - First Foundation Bank		186,698.89	186,698.89
161-1	First Foundation CD Acct # 2115 4 Month MTD 7.5.26 APY 3.80%		100,000.00	100,000.00
	Total Cash	451,554.00	322,690.36	774,244.36
111	A/R Maintenance	56,652.96		56,652.96
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	2,486.43		2,486.43
135	Prepaid Expenses	9,040.52		9,040.52
137-2	Due from Reserve	2,940.00		2,940.00
	TOTAL ASSETS	517,835.24	322,690.36	840,525.60
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	14,895.78		14,895.78
215	Prepaid Member Fees	12,780.72		12,780.72
216	ARC Deposits	12,200.00		12,200.00
228	Due To Operating		2,940.00	2,940.00
238	Deferred Irrigation Income	23,626.19		23,626.19
239	Deferred Income	377,933.82		377,933.82
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

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
306-0	Reserve - Gator		3,373.60	3,373.60
309-03	Reserve - Lake		63,744.13	63,744.13
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 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		848.82	848.82
	Total Liabilities	441,436.51	322,690.36	764,126.87
	Capital			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	15,086.40	0.00	15,086.40
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	76,398.73	0.00	76,398.73
	TOTAL LIABILITIES & CAPITAL	517,835.24	322,690.36	840,525.60

Annual Budget - Comparative (new)

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

As of: Mar 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	125,977.95	125,976.15	1.80	503,904.54
412	Reserve Revenue	2,940.00	4,145.35	-1,205.35	2,940.00	12,436.05	-9,496.05	49,744.23
417	Owner Late Fees & Interest	271.60	0.00	271.60	788.41	0.00	788.41	0.00
417-8	Balance Due Reminder Fee	1,850.00	0.00	1,850.00	2,575.00	0.00	2,575.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-4,723.05	0.00	-4,723.05	0.00
418-3	NOLAS Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	6,826.78	7,875.39	-1,048.61	31,501.58
491	Operating Interest	1.54	0.00	1.54	3.81	0.00	3.81	0.00
492	Reserve Interest	270.89	0.00	270.89	848.82	0.00	848.82	0.00
	Total INCOME	50,051.81	48,762.53	1,289.28	135,337.72	146,287.59	-10,949.87	585,150.35
	Total Operating Income	50,051.81	48,762.53	1,289.28	135,337.72	146,287.59	-10,949.87	585,150.35
Expense								
501	UTILITY EXPENSES							
500	Electricity	881.23	1,041.67	160.44	2,637.88	3,125.01	487.13	12,500.00
504	Water / Sewer	37.28	50.00	12.72	111.84	150.00	38.16	600.00
510	Telephone	12.44	325.00	312.56	358.99	975.00	616.01	3,900.00
	Total UTILITY EXPENSES	930.95	1,416.67	485.72	3,108.71	4,250.01	1,141.30	17,000.00
601	BUILDING EXPENSES							
600	Building Maintenance	0.00	125.00	125.00	2,302.10	375.00	-1,927.10	1,500.00
	Total BUILDING EXPENSES	0.00	125.00	125.00	2,302.10	375.00	-1,927.10	1,500.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,680.00	4,583.33	-96.67	13,680.00	13,749.99	69.99	55,000.00
703	Landscape Replacement	234.47	1,666.67	1,432.20	234.47	5,000.01	4,765.54	20,000.00
708	Irrigation Repair & Maintenance	0.00	583.33	583.33	64.31	1,749.99	1,685.68	7,000.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000.00
715-0	Landscape Maintenance	0.00	833.33	833.33	400.00	2,499.99	2,099.99	10,000.00
719	Lake Maintenance	1,851.00	1,875.00	24.00	5,553.00	5,625.00	72.00	22,500.00
719-0	Pump Maintenance Contract	39.87	166.67	126.80	119.61	500.01	380.40	2,000.00
720-3	Tennis Courts/Maintenance	189.81	41.67	-148.14	189.81	125.01	-64.80	500.00
723-0	Small Equipment Purchase	1,897.61	750.00	-1,147.61	3,981.78	2,250.00	-1,731.78	9,000.00
742	Christmas Decorations	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
Total GROUNDS EXPENSES		8,892.76	12,166.67	3,273.91	24,222.98	36,500.01	12,277.03	146,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	7,188.10	7,293.01	104.91	21,564.30	21,879.03	314.73	87,516.12
801-1	On-Site Personnel Payroll	14,035.46	15,000.00	964.54	41,837.88	45,000.00	3,162.12	180,000.00
803	Vehicle/Equipment	649.97	683.33	33.36	1,810.30	2,049.99	239.69	8,200.00
805	Office Expense	542.64	1,025.00	482.36	4,378.94	3,075.00	-1,303.94	12,300.00
812	Legal Expense	10,078.00	1,666.67	-8,411.33	10,573.00	5,000.01	-5,572.99	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	1,662.51	1,662.51	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	0.00	18.75	18.75	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	41.25	41.25	165.00
835	Insurance	2,221.43	3,333.33	1,111.90	6,664.29	9,999.99	3,335.70	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	1,125.00	1,125.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	1,374.99	1,374.99	5,500.00
Total ADMINISTRATIVE EXPENSES		34,715.60	30,908.84	-3,806.76	86,828.71	92,726.52	5,897.81	370,906.12
910	RESERVE EXPENSE							
900	Reserve Expense	2,940.00	4,145.35	1,205.35	2,940.00	12,436.05	9,496.05	49,744.23
901	Reserve Interest	270.89	0.00	-270.89	848.82	0.00	-848.82	0.00
Total RESERVE EXPENSE		3,210.89	4,145.35	934.46	3,788.82	12,436.05	8,647.23	49,744.23
Total Operating Expense		47,750.20	48,762.53	1,012.33	120,251.32	146,287.59	26,036.27	585,150.35
Total Operating Income		50,051.81	48,762.53	1,289.28	135,337.72	146,287.59	-10,949.87	585,150.35
Total Operating Expense		47,750.20	48,762.53	1,012.33	120,251.32	146,287.59	26,036.27	585,150.35
NOI - Net Operating Income		2,301.61	0.00	2,301.61	15,086.40	0.00	15,086.40	0.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	50,051.81	48,762.53	1,289.28	135,337.72	146,287.59	-10,949.87	585,150.35
	Total Expense	47,750.20	48,762.53	1,012.33	120,251.32	146,287.59	26,036.27	585,150.35
	Net Income	2,301.61	0.00	2,301.61	15,086.40	0.00	15,086.40	0.00