

## Fund Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
101	Operating Bank	94,162.60		94,162.60
102	Operating Account - First Foundation Bank	19,736.44		19,736.44
106	Escrow Account	12,200.00		12,200.00
107	Operational Reserves -ICS	20,025.30		20,025.30
107-6	First Foundation CD Acct # 21084 4 Month MTD 7.5.26 APY 3.80%	259,821.76		259,821.76
160	Reserve Account - First Horizon		33,095.50	33,095.50
161	Reserve Account - First Foundation Bank		186,873.14	186,873.14
161-1	First Foundation CD Acct # 2115 4 Month MTD 7.5.26 APY 3.80%		100,317.28	100,317.28
	<b>Total Cash</b>	<b>405,946.10</b>	<b>320,285.92</b>	<b>726,232.02</b>
111	A/R Maintenance	48,998.02		48,998.02
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	1,827.67		1,827.67
135	Prepaid Expenses	8,998.89		8,998.89
137-2	Due from Reserve	6,787.00		6,787.00
	<b>TOTAL ASSETS</b>	<b>467,719.01</b>	<b>320,285.92</b>	<b>788,004.93</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
200	Accounts Payables	3,893.22		3,893.22
215	Prepaid Member Fees	10,480.72		10,480.72
216	ARC Deposits	12,200.00		12,200.00
228	Due To Operating		6,787.00	6,787.00
238	Deferred Irrigation Income	21,001.06		21,001.06
239	Deferred Income	335,941.17		335,941.17
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

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Account Number	Account Name	Operating	Reserve	Total
306-0	Reserve - Gator		3,373.60	3,373.60
309-03	Reserve - Lake		56,957.13	56,957.13
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		1,384.38	1,384.38
	<b>Total Liabilities</b>	<b>383,516.17</b>	<b>320,285.92</b>	<b>703,802.09</b>
	<b>Capital</b>			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	22,890.51	0.00	22,890.51
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	<b>Total Capital</b>	<b>84,202.84</b>	<b>0.00</b>	<b>84,202.84</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>467,719.01</b>	<b>320,285.92</b>	<b>788,004.93</b>

**Annual Budget - Comparative (new)**

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

**As of:** Apr 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
<b>Income</b>								
<b>401</b>	<b>INCOME</b>							
411	Maintenance Assessment	41,992.65	41,992.05	0.60	167,970.60	167,968.20	2.40	503,904.54
412	Reserve Revenue	6,787.00	4,145.35	2,641.65	9,727.00	16,581.40	-6,854.40	49,744.23
417	Owner Late Fees & Interest	259.22	0.00	259.22	1,047.63	0.00	1,047.63	0.00
417-8	Balance Due Reminder Fee	1,500.00	0.00	1,500.00	4,075.00	0.00	4,075.00	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	0.00	0.00	0.00	100.00	0.00	100.00	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	9,451.91	10,500.52	-1,048.61	31,501.58
424-0	Accounts Sent to Attorney	150.00	0.00	150.00	150.00	0.00	150.00	0.00
491	Operating Interest	823.15	0.00	823.15	826.96	0.00	826.96	0.00
492	Reserve Interest	535.56	0.00	535.56	1,384.38	0.00	1,384.38	0.00
	<b>Total INCOME</b>	<b>54,672.71</b>	<b>48,762.53</b>	<b>5,910.18</b>	<b>190,010.43</b>	<b>195,050.12</b>	<b>-5,039.69</b>	<b>585,150.35</b>
	<b>Total Operating Income</b>	<b>54,672.71</b>	<b>48,762.53</b>	<b>5,910.18</b>	<b>190,010.43</b>	<b>195,050.12</b>	<b>-5,039.69</b>	<b>585,150.35</b>
<b>Expense</b>								
<b>501</b>	<b>UTILITY EXPENSES</b>							
500	Electricity	894.13	1,041.67	147.54	3,532.01	4,166.68	634.67	12,500.00
504	Water / Sewer	37.28	50.00	12.72	149.12	200.00	50.88	600.00
510	Telephone	0.00	325.00	325.00	358.99	1,300.00	941.01	3,900.00
	<b>Total UTILITY EXPENSES</b>	<b>931.41</b>	<b>1,416.67</b>	<b>485.26</b>	<b>4,040.12</b>	<b>5,666.68</b>	<b>1,626.56</b>	<b>17,000.00</b>
<b>601</b>	<b>BUILDING EXPENSES</b>							
600	Building Maintenance	0.00	125.00	125.00	2,302.10	500.00	-1,802.10	1,500.00
	<b>Total BUILDING EXPENSES</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>2,302.10</b>	<b>500.00</b>	<b>-1,802.10</b>	<b>1,500.00</b>
<b>701</b>	<b>GROUNDS EXPENSES</b>							
700	Landscape - Contract	4,680.00	4,583.33	-96.67	18,360.00	18,333.32	-26.68	55,000.00
703	Landscape Replacement	291.89	1,666.67	1,374.78	526.36	6,666.68	6,140.32	20,000.00

**Annual Budget - Comparative (new)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
708	Irrigation Repair & Maintenance	449.00	583.33	134.33	513.31	2,333.32	1,820.01	7,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00
715-0	Landscape Maintenance	0.00	833.33	833.33	400.00	3,333.32	2,933.32	10,000.00
719	Lake Maintenance	4,791.00	1,875.00	-2,916.00	10,344.00	7,500.00	-2,844.00	22,500.00
719-0	Pump Maintenance Contract	41.63	166.67	125.04	161.24	666.68	505.44	2,000.00
720-3	Tennis Courts/Maintenance	68.78	41.67	-27.11	258.59	166.68	-91.91	500.00
723-0	Small Equipment Purchase	1,004.33	750.00	-254.33	4,986.11	3,000.00	-1,986.11	9,000.00
742	Christmas Decorations	1,749.00	416.67	-1,332.33	1,749.00	1,666.68	-82.32	5,000.00
<b>Total GROUNDS EXPENSES</b>		<b>13,075.63</b>	<b>12,166.67</b>	<b>-908.96</b>	<b>37,298.61</b>	<b>48,666.68</b>	<b>11,368.07</b>	<b>146,000.00</b>
<b>801</b>	<b>ADMINISTRATIVE EXPENSES</b>							
800	Management Fees	7,188.10	7,293.01	104.91	28,752.40	29,172.04	419.64	87,516.12
801-1	On-Site Personnel Payroll	14,035.44	15,000.00	964.56	55,873.32	60,000.00	4,126.68	180,000.00
803	Vehicle/Equipment	709.04	683.33	-25.71	2,519.34	2,733.32	213.98	8,200.00
805	Office Expense	730.66	1,025.00	294.34	5,109.60	4,100.00	-1,009.60	12,300.00
812	Legal Expense	680.00	1,666.67	986.67	11,253.00	6,666.68	-4,586.32	20,000.00
813	Accounting /Tax Preparation	275.00	500.00	225.00	275.00	2,000.00	1,725.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	2,216.68	2,216.68	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	0.00	25.00	25.00	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	55.00	55.00	165.00
835	Insurance	1,920.76	3,333.33	1,412.57	8,585.05	13,333.32	4,748.27	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	1,833.32	1,833.32	5,500.00
<b>Total ADMINISTRATIVE EXPENSES</b>		<b>25,539.00</b>	<b>30,908.84</b>	<b>5,369.84</b>	<b>112,367.71</b>	<b>123,635.36</b>	<b>11,267.65</b>	<b>370,906.12</b>
<b>910</b>	<b>RESERVE EXPENSE</b>							
900	Reserve Expense	6,787.00	4,145.35	-2,641.65	9,727.00	16,581.40	6,854.40	49,744.23
901	Reserve Interest	535.56	0.00	-535.56	1,384.38	0.00	-1,384.38	0.00
<b>Total RESERVE EXPENSE</b>		<b>7,322.56</b>	<b>4,145.35</b>	<b>-3,177.21</b>	<b>11,111.38</b>	<b>16,581.40</b>	<b>5,470.02</b>	<b>49,744.23</b>
<b>Total Operating Expense</b>		<b>46,868.60</b>	<b>48,762.53</b>	<b>1,893.93</b>	<b>167,119.92</b>	<b>195,050.12</b>	<b>27,930.20</b>	<b>585,150.35</b>
Total Operating Income		54,672.71	48,762.53	5,910.18	190,010.43	195,050.12	-5,039.69	585,150.35
Total Operating Expense		46,868.60	48,762.53	1,893.93	167,119.92	195,050.12	27,930.20	585,150.35
<b>NOI - Net Operating Income</b>		<b>7,804.11</b>	<b>0.00</b>	<b>7,804.11</b>	<b>22,890.51</b>	<b>0.00</b>	<b>22,890.51</b>	<b>0.00</b>

**Annual Budget - Comparative (new)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	54,672.71	48,762.53	5,910.18	190,010.43	195,050.12	-5,039.69	585,150.35
	Total Expense	46,868.60	48,762.53	1,893.93	167,119.92	195,050.12	27,930.20	585,150.35
	<b>Net Income</b>	<b>7,804.11</b>	<b>0.00</b>	<b>7,804.11</b>	<b>22,890.51</b>	<b>0.00</b>	<b>22,890.51</b>	<b>0.00</b>