

## Fund Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
101	Operating Bank	27,234.08		27,234.08
102	Operating Account - First Foundation Bank	14,492.18		14,492.18
106	Escrow Account	12,500.00		12,500.00
107	Operational Reserves -ICS	20,026.15		20,026.15
107-6	First Foundation CD Acct # 21084 4 Month MTD 7.5.26 APY 3.80%	260,619.49		260,619.49
160	Reserve Account - First Horizon		16,014.69	16,014.69
161	Reserve Account - First Foundation Bank		187,053.36	187,053.36
161-1	First Foundation CD Acct # 2115 4 Month MTD 7.5.26 APY 3.80%		100,625.28	100,625.28
	<b>Total Cash</b>	<b>334,871.90</b>	<b>303,693.33</b>	<b>638,565.23</b>
111	A/R Maintenance	43,568.34		43,568.34
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	36,336.47		36,336.47
135	Prepaid Expenses	8,957.26		8,957.26
137-2	Due from Reserve	12,803.00		12,803.00
	<b>TOTAL ASSETS</b>	<b>431,698.30</b>	<b>303,693.33</b>	<b>735,391.63</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
200	Accounts Payables	2,980.33		2,980.33
215	Prepaid Member Fees	10,005.27		10,005.27
216	ARC Deposits	12,500.00		12,500.00
228	Due To Operating		12,803.00	12,803.00
238	Deferred Irrigation Income	18,375.93		18,375.93
239	Deferred Income	293,948.52		293,948.52
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		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		12,366.55	12,366.55
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		1,913.95	1,913.95
	<b>Total Liabilities</b>	<b>337,810.05</b>	<b>303,693.33</b>	<b>641,503.38</b>
	<b>Capital</b>			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	32,575.92	0.00	32,575.92
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	<b>Total Capital</b>	<b>93,888.25</b>	<b>0.00</b>	<b>93,888.25</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>431,698.30</b>	<b>303,693.33</b>	<b>735,391.63</b>

**Annual Budget - Comparative (new)**

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

**As of:** May 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	209,963.25	209,960.25	3.00	503,904.54
412	Reserve Revenue	23,138.16	4,145.35	18,992.81	32,865.16	20,726.75	12,138.41	49,744.23
417	Owner Late Fees & Interest	58.83	0.00	58.83	1,106.46	0.00	1,106.46	0.00
417-8	Balance Due Reminder Fee	-50.00	0.00	-50.00	4,025.00	0.00	4,025.00	0.00
418	Legal Fees Charged to Owners	1,782.42	0.00	1,782.42	-2,940.63	0.00	-2,940.63	0.00
418-3	NOLAS Fee	2,400.00	0.00	2,400.00	2,500.00	0.00	2,500.00	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	12,077.04	13,125.65	-1,048.61	31,501.58
424-0	Accounts Sent to Attorney	0.00	0.00	0.00	150.00	0.00	150.00	0.00
490	Other Income	150.00	0.00	150.00	150.00	0.00	150.00	0.00
491	Operating Interest	799.04	0.00	799.04	1,626.00	0.00	1,626.00	0.00
492	Reserve Interest	529.57	0.00	529.57	1,913.95	0.00	1,913.95	0.00
	<b>Total INCOME</b>	<b>73,425.80</b>	<b>48,762.53</b>	<b>24,663.27</b>	<b>263,436.23</b>	<b>243,812.65</b>	<b>19,623.58</b>	<b>585,150.35</b>
	<b>Total Operating Income</b>	<b>73,425.80</b>	<b>48,762.53</b>	<b>24,663.27</b>	<b>263,436.23</b>	<b>243,812.65</b>	<b>19,623.58</b>	<b>585,150.35</b>
<b>Expense</b>								
<b>501</b>	<b>UTILITY EXPENSES</b>							
500	Electricity	906.91	1,041.67	134.76	4,438.92	5,208.35	769.43	12,500.00
504	Water / Sewer	32.84	50.00	17.16	181.96	250.00	68.04	600.00
510	Telephone	0.00	325.00	325.00	358.99	1,625.00	1,266.01	3,900.00
	<b>Total UTILITY EXPENSES</b>	<b>939.75</b>	<b>1,416.67</b>	<b>476.92</b>	<b>4,979.87</b>	<b>7,083.35</b>	<b>2,103.48</b>	<b>17,000.00</b>
<b>601</b>	<b>BUILDING EXPENSES</b>							
600	Building Maintenance	504.06	125.00	-379.06	2,806.16	625.00	-2,181.16	1,500.00
	<b>Total BUILDING EXPENSES</b>	<b>504.06</b>	<b>125.00</b>	<b>-379.06</b>	<b>2,806.16</b>	<b>625.00</b>	<b>-2,181.16</b>	<b>1,500.00</b>
<b>701</b>	<b>GROUNDS EXPENSES</b>							
700	Landscape - Contract	4,680.00	4,583.33	-96.67	23,040.00	22,916.65	-123.35	55,000.00

**Annual Budget - Comparative (new)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
703	Landscape Replacement	0.00	1,666.67	1,666.67	526.36	8,333.35	7,806.99	20,000.00
708	Irrigation Repair & Maintenance	592.21	583.33	-8.88	1,105.52	2,916.65	1,811.13	7,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000.00
715-0	Landscape Maintenance	1,261.69	833.33	-428.36	1,661.69	4,166.65	2,504.96	10,000.00
719	Lake Maintenance	1,851.00	1,875.00	24.00	12,195.00	9,375.00	-2,820.00	22,500.00
719-0	Pump Maintenance Contract	41.63	166.67	125.04	202.87	833.35	630.48	2,000.00
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	258.59	208.35	-50.24	500.00
723-0	Small Equipment Purchase	840.13	750.00	-90.13	5,826.24	3,750.00	-2,076.24	9,000.00
742	Christmas Decorations	0.00	416.67	416.67	1,749.00	2,083.35	334.35	5,000.00
<b>Total GROUNDS EXPENSES</b>		<b>9,266.66</b>	<b>12,166.67</b>	<b>2,900.01</b>	<b>46,565.27</b>	<b>60,833.35</b>	<b>14,268.08</b>	<b>146,000.00</b>
<b>801 ADMINISTRATIVE EXPENSES</b>								
800	Management Fees	7,188.10	7,293.01	104.91	35,940.50	36,465.05	524.55	87,516.12
801-1	On-Site Personnel Payroll	13,785.72	15,000.00	1,214.28	69,659.04	75,000.00	5,340.96	180,000.00
803	Vehicle/Equipment	959.03	683.33	-275.70	3,478.37	3,416.65	-61.72	8,200.00
805	Office Expense	1,082.94	1,025.00	-57.94	6,192.54	5,125.00	-1,067.54	12,300.00
812	Legal Expense	2,850.20	1,666.67	-1,183.53	14,103.20	8,333.35	-5,769.85	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	275.00	2,500.00	2,225.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	2,770.85	2,770.85	6,650.00
815	Corporate Annual Fees	75.00	6.25	-68.75	75.00	31.25	-43.75	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	68.75	68.75	165.00
835	Insurance	3,421.20	3,333.33	-87.87	12,006.25	16,666.65	4,660.40	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	2,291.65	2,291.65	5,500.00
<b>Total ADMINISTRATIVE EXPENSES</b>		<b>29,362.19</b>	<b>30,908.84</b>	<b>1,546.65</b>	<b>141,729.90</b>	<b>154,544.20</b>	<b>12,814.30</b>	<b>370,906.12</b>
<b>910 RESERVE EXPENSE</b>								
900	Reserve Expense	23,138.16	4,145.35	-18,992.81	32,865.16	20,726.75	-12,138.41	49,744.23
901	Reserve Interest	529.57	0.00	-529.57	1,913.95	0.00	-1,913.95	0.00
<b>Total RESERVE EXPENSE</b>		<b>23,667.73</b>	<b>4,145.35</b>	<b>-19,522.38</b>	<b>34,779.11</b>	<b>20,726.75</b>	<b>-14,052.36</b>	<b>49,744.23</b>
<b>Total Operating Expense</b>		<b>63,740.39</b>	<b>48,762.53</b>	<b>-14,977.86</b>	<b>230,860.31</b>	<b>243,812.65</b>	<b>12,952.34</b>	<b>585,150.35</b>
Total Operating Income		73,425.80	48,762.53	24,663.27	263,436.23	243,812.65	19,623.58	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 Operating Expense	63,740.39	48,762.53	-14,977.86	230,860.31	243,812.65	12,952.34	585,150.35
	<b>NOI - Net Operating Income</b>	<b>9,685.41</b>	<b>0.00</b>	<b>9,685.41</b>	<b>32,575.92</b>	<b>0.00</b>	<b>32,575.92</b>	<b>0.00</b>
	Total Income	73,425.80	48,762.53	24,663.27	263,436.23	243,812.65	19,623.58	585,150.35
	Total Expense	63,740.39	48,762.53	-14,977.86	230,860.31	243,812.65	12,952.34	585,150.35
	<b>Net Income</b>	<b>9,685.41</b>	<b>0.00</b>	<b>9,685.41</b>	<b>32,575.92</b>	<b>0.00</b>	<b>32,575.92</b>	<b>0.00</b>