Fund Balance Sheet

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

As of: 08/31/2026

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	80,526.10		80,526.10
102	Operating Account - First Foundation Bank	5,509.70		5,509.70
106	Escrow Account	13,700.00		13,700.00
107	Operational Reserves -ICS	1,027.34		1,027.34
107-6	First Foundation CD Acct # 21084 4 Month MTD 10.5.26 APY 3.80%	162,648.25		162,648.25
160	Reserve Account - First Horizon		3,236.40	3,236.40
161	Reserve Account - First Foundation Bank		161,287.57	161,287.57
161-1	First Foundation CD Acct # 2115 4 Month MTD 10.5.26 APY 3.80%		101,550.71	101,550.71
	Total Cash	**263,411.39**	**266,074.68**	**529,486.07**
111	A/R Maintenance	26,802.08		26,802.08
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	26,420.43		26,420.43
135	Prepaid Expenses	8,832.38		8,832.38
	TOTAL ASSETS	**320,627.61**	**266,074.68**	**586,702.29**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	3,632.70		3,632.70
215	Prepaid Member Fees	10,005.27		10,005.27
216	ARC Deposits	13,700.00		13,700.00
238	Deferred Irrigation Income	10,500.54		10,500.54
239	Deferred Income	167,970.57		167,970.57
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		30,251.73	30,251.73

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
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		3,803.70	3,803.70
	Total Liabilities	**205,809.08**	**266,074.68**	**471,883.76**
	Capital			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	53,506.20	0.00	53,506.20
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**114,818.53**	**0.00**	**114,818.53**
	TOTAL LIABILITIES & CAPITAL	**320,627.61**	**266,074.68**	**586,702.29**

Annual Budget - Comparative (new)

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

As of: Aug 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Kings Lake Homeowners Association, Inc.

Level of Detail: Detail View

Base Report: Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget
	Income					
401	**INCOME**					
411	Maintenance Assessment	41,992.65	41,992.04	0.61	335,941.20	335,936.38
412	Reserve Revenue	0.00	4,145.35	-4,145.35	58,520.56	33,162.80
417	Owner Late Fees & Interest	123.35	0.00	123.35	542.92	0.00
417-8	Balance Due Reminder Fee	0.00	0.00	0.00	4,025.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-347.23	0.00
418-3	NOLAS Fee	50.00	0.00	50.00	2,550.00	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	19,952.43	21,001.04
424-0	Accounts Sent to Attorney	0.00	0.00	0.00	150.00	0.00
490	Other Income	0.00	0.00	0.00	150.00	0.00
491	Operating Interest	644.74	0.00	644.74	3,656.83	0.00
492	Reserve Interest	778.28	0.00	778.28	3,484.44	0.00
	Total INCOME	**46,214.15**	**48,762.52**	**-2,548.37**	**428,626.15**	**390,100.22**
	Total Operating Income	**46,214.15**	**48,762.52**	**-2,548.37**	**428,626.15**	**390,100.22**
	Expense					
501	**UTILITY EXPENSES**					
500	Electricity	934.70	1,041.67	106.97	7,238.38	8,333.36
504	Water / Sewer	37.28	50.00	12.72	298.24	400.00
510	Telephone	100.35	325.00	224.65	446.90	2,600.00
	Total UTILITY EXPENSES	**1,072.33**	**1,416.67**	**344.34**	**7,983.52**	**11,333.36**
601	**BUILDING EXPENSES**					
600	Building Maintenance	106.32	125.00	18.68	2,934.25	1,000.00
	Total BUILDING EXPENSES	**106.32**	**125.00**	**18.68**	**2,934.25**	**1,000.00**
701	**GROUNDS EXPENSES**					
700	Landscape - Contract	4,680.00	4,583.33	-96.67	37,080.00	36,666.64

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget
703	Landscape Replacement	6,514.99	1,666.67	-4,848.32	7,041.35	13,333.36
708	Irrigation Repair & Maintenance	2,138.40	583.33	-1,555.07	5,091.53	4,666.64
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	10,000.00
715-0	Landscape Maintenance	325.66	833.33	507.67	2,640.10	6,666.64
719	Lake Maintenance	1,851.00	1,875.00	24.00	17,748.00	15,000.00
719-0	Pump Maintenance Contract	157.96	166.67	8.71	676.75	1,333.36
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	258.59	333.36
723-0	Small Equipment Purchase	0.00	750.00	750.00	6,975.87	6,000.00
742	Christmas Decorations	0.00	416.67	416.67	2,240.52	3,333.36
	Total GROUNDS EXPENSES	**15,668.01**	**12,166.67**	**-3,501.34**	**79,752.71**	**97,333.36**
801	**ADMINISTRATIVE EXPENSES**					
800	Management Fees	7,188.10	7,293.01	104.91	57,504.80	58,344.08
801-1	On-Site Personnel Payroll	13,785.70	15,000.00	1,214.30	111,765.40	120,000.00
803	Vehicle/Equipment	1,021.46	683.33	-338.13	5,896.50	5,466.64
805	Office Expense	414.53	1,025.00	610.47	8,884.28	8,200.00
812	Legal Expense	1,025.00	1,666.67	641.67	15,688.20	13,333.36
813	Accounting /Tax Preparation	0.00	500.00	500.00	275.00	4,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	4,433.36
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	50.00
822	Bank Charges	0.00	13.75	13.75	0.00	110.00
835	Insurance	3,457.29	3,333.33	-123.96	22,355.29	26,666.64
855	Contingency	0.00	375.00	375.00	0.00	3,000.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	3,666.64
	Total ADMINISTRATIVE EXPENSES	**26,892.08**	**30,908.84**	**4,016.76**	**222,444.47**	**247,270.72**
910	**RESERVE EXPENSE**					
900	Reserve Expense	0.00	4,145.35	4,145.35	58,520.56	33,162.80
901	Reserve Interest	778.28	0.00	-778.28	3,484.44	0.00
	Total RESERVE EXPENSE	**778.28**	**4,145.35**	**3,367.07**	**62,005.00**	**33,162.80**
	Total Operating Expense	**44,517.02**	**48,762.53**	**4,245.51**	**375,119.95**	**390,100.24**
	Total Operating Income	46,214.15	48,762.52	-2,548.37	428,626.15	390,100.22

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget
	Total Operating Expense	44,517.02	48,762.53	4,245.51	375,119.95	390,100.24
	NOI - Net Operating Income	**1,697.13**	**-0.01**	**1,697.14**	**53,506.20**	**-0.02**
	Total Income	46,214.15	48,762.52	-2,548.37	428,626.15	390,100.22
	Total Expense	44,517.02	48,762.53	4,245.51	375,119.95	390,100.24
	Net Income	**1,697.13**	**-0.01**	**1,697.14**	**53,506.20**	**-0.02**