Fund Balance Sheet

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

As of: 07/31/2026

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	114,584.37		114,584.37
102	Operating Account - First Foundation Bank	10,754.17		10,754.17
106	Escrow Account	12,500.00		12,500.00
107	Operational Reserves -ICS	1,027.31		1,027.31
107-6	First Foundation CD Acct # 21084 4 Month MTD 10.5.26 APY 3.80%	162,003.77		162,003.77
160	Reserve Account - First Horizon		3,232.28	3,232.28
161	Reserve Account - First Foundation Bank		161,859.65	161,859.65
161-1	First Foundation CD Acct # 2115 4 Month MTD 10.5.26 APY 3.80%		101,254.47	101,254.47
	Total Cash	**300,869.62**	**266,346.40**	**567,216.02**
111	A/R Maintenance	27,271.28		27,271.28
129	Allowance for Doubtful Accounts	-4,838.67		-4,838.67
130	Prepaid Insurance	29,877.72		29,877.72
135	Prepaid Expenses	8,990.34		8,990.34
	TOTAL ASSETS	**362,170.29**	**266,346.40**	**628,516.69**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	3,454.73		3,454.73
215	Prepaid Member Fees	10,005.27		10,005.27
216	ARC Deposits	12,500.00		12,500.00
238	Deferred Irrigation Income	13,125.67		13,125.67
239	Deferred Income	209,963.22		209,963.22
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		31,301.73	31,301.73

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		3,025.42	3,025.42
	Total Liabilities	**249,048.89**	**266,346.40**	**515,395.29**
	Capital			
390	Fund Balance	61,295.50		61,295.50
391	Prior Year adjustment	16.83		16.83
	Calculated Retained Earnings	51,809.07	0.00	51,809.07
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**113,121.40**	**0.00**	**113,121.40**
	TOTAL LIABILITIES & CAPITAL	**362,170.29**	**266,346.40**	**628,516.69**

Annual Budget - Comparative (new)

Properties: King's Lake Homeowners Association, Inc. - 2170 Buckingham Lane Naples, FL 34112
As of: Jul 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	41,992.04	0.61	293,948.55	293,944.34	4.21	503,904.54
412	Reserve Revenue	0.00	4,145.35	-4,145.35	58,520.56	29,017.45	29,503.11	49,744.23
417	Owner Late Fees & Interest	123.60	0.00	123.60	419.57	0.00	419.57	0.00
417-8	Balance Due Reminder Fee	0.00	0.00	0.00	4,025.00	0.00	4,025.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-347.23	0.00	-347.23	0.00
418-3	NOLAS Fee	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00
419-2	Irrigation Fee	2,625.13	2,625.13	0.00	17,327.30	18,375.91	-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	0.00	0.00	0.00	150.00	0.00	150.00	0.00
491	Operating Interest	558.06	0.00	558.06	3,012.09	0.00	3,012.09	0.00
492	Reserve Interest	601.04	0.00	601.04	2,706.16	0.00	2,706.16	0.00
	Total INCOME	**45,900.48**	**48,762.52**	**-2,862.04**	**382,412.00**	**341,337.70**	**41,074.30**	**585,150.35**
	Total Operating Income	**45,900.48**	**48,762.52**	**-2,862.04**	**382,412.00**	**341,337.70**	**41,074.30**	**585,150.35**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	961.13	1,041.67	80.54	6,303.68	7,291.69	988.01	12,500.00
504	Water / Sewer	37.28	50.00	12.72	260.96	350.00	89.04	600.00
510	Telephone	0.00	325.00	325.00	346.55	2,275.00	1,928.45	3,900.00
	Total UTILITY EXPENSES	**998.41**	**1,416.67**	**418.26**	**6,911.19**	**9,916.69**	**3,005.50**	**17,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	0.00	125.00	125.00	2,827.93	875.00	-1,952.93	1,500.00
	Total BUILDING EXPENSES	**0.00**	**125.00**	**125.00**	**2,827.93**	**875.00**	**-1,952.93**	**1,500.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,680.00	4,583.33	-96.67	32,400.00	32,083.31	-316.69	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	11,666.69	11,140.33	20,000.00
708	Irrigation Repair & Maintenance	693.84	583.33	-110.51	2,953.13	4,083.31	1,130.18	7,000.00
710	Tree Trimming	0.00	1,250.00	1,250.00	0.00	8,750.00	8,750.00	15,000.00
715-0	Landscape Maintenance	200.00	833.33	633.33	2,314.44	5,833.31	3,518.87	10,000.00
719	Lake Maintenance	1,851.00	1,875.00	24.00	15,897.00	13,125.00	-2,772.00	22,500.00
719-0	Pump Maintenance Contract	157.96	166.67	8.71	518.79	1,166.69	647.90	2,000.00
720-3	Tennis Courts/Maintenance	0.00	41.67	41.67	258.59	291.69	33.10	500.00
723-0	Small Equipment Purchase	485.73	750.00	264.27	6,975.87	5,250.00	-1,725.87	9,000.00
742	Christmas Decorations	322.08	416.67	94.59	2,240.52	2,916.69	676.17	5,000.00
	Total GROUNDS EXPENSES	**8,390.61**	**12,166.67**	**3,776.06**	**64,084.70**	**85,166.69**	**21,081.99**	**146,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	7,188.10	7,293.01	104.91	50,316.70	51,051.07	734.37	87,516.12
801-1	On-Site Personnel Payroll	14,285.20	15,000.00	714.80	97,979.70	105,000.00	7,020.30	180,000.00
803	Vehicle/Equipment	659.01	683.33	24.32	4,875.04	4,783.31	-91.73	8,200.00
805	Office Expense	548.01	1,025.00	476.99	8,469.75	7,175.00	-1,294.75	12,300.00
812	Legal Expense	0.00	1,666.67	1,666.67	14,663.20	11,666.69	-2,996.51	20,000.00
813	Accounting /Tax Preparation	0.00	500.00	500.00	275.00	3,500.00	3,225.00	6,000.00
814	Professional Fees	0.00	554.17	554.17	0.00	3,879.19	3,879.19	6,650.00
815	Corporate Annual Fees	0.00	6.25	6.25	75.00	43.75	-31.25	75.00
822	Bank Charges	0.00	13.75	13.75	0.00	96.25	96.25	165.00
835	Insurance	3,457.29	3,333.33	-123.96	18,898.00	23,333.31	4,435.31	40,000.00
855	Contingency	0.00	375.00	375.00	0.00	2,625.00	2,625.00	4,500.00
856	Bad Debt Write Off	0.00	458.33	458.33	0.00	3,208.31	3,208.31	5,500.00
	Total ADMINISTRATIVE EXPENSES	**26,137.61**	**30,908.84**	**4,771.23**	**195,552.39**	**216,361.88**	**20,809.49**	**370,906.12**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	4,145.35	4,145.35	58,520.56	29,017.45	-29,503.11	49,744.23
901	Reserve Interest	601.04	0.00	-601.04	2,706.16	0.00	-2,706.16	0.00
	Total RESERVE EXPENSE	**601.04**	**4,145.35**	**3,544.31**	**61,226.72**	**29,017.45**	**-32,209.27**	**49,744.23**
	Total Operating Expense	**36,127.67**	**48,762.53**	**12,634.86**	**330,602.93**	**341,337.71**	**10,734.78**	**585,150.35**
	Total Operating Income	45,900.48	48,762.52	-2,862.04	382,412.00	341,337.70	41,074.30	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	36,127.67	48,762.53	12,634.86	330,602.93	341,337.71	10,734.78	585,150.35
	NOI - Net Operating Income	**9,772.81**	**-0.01**	**9,772.82**	**51,809.07**	**-0.01**	**51,809.08**	**0.00**
	Total Income	45,900.48	48,762.52	-2,862.04	382,412.00	341,337.70	41,074.30	585,150.35
	Total Expense	36,127.67	48,762.53	12,634.86	330,602.93	341,337.71	10,734.78	585,150.35
	Net Income	**9,772.81**	**-0.01**	**9,772.82**	**51,809.07**	**-0.01**	**51,809.08**	**0.00**