

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 01/31/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 9,441.00	\$ (25,808.99)
2027 Dues Assessments Collected Early (Estimate)	\$ 15,000.00	\$ -	\$ (15,000.00)
Prior Year Assessments	\$ 10,000.00	\$ 1,205.03	\$ (8,794.97)
Late Fees	\$ 1,000.00	\$ 159.24	\$ (840.76)
Title Transfer Fee Received	\$ 6,000.00	\$ 250.00	\$ (5,750.00)
Pool Key Sales	\$ 600.00	\$ -	\$ (600.00)
Legal Fees Recovered	\$ 10,000.00	\$ 206.73	\$ (9,793.27)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 43.00	\$ (957.00)
Overpayment / Refund Due	\$ -	\$ (181.00)	\$ (181.00)
Total Income	\$ 78,849.99	\$ 11,124.00	\$ (67,725.99)

Budget & Actual doesn't include payments made in 2025 (\$20k)

Expect some Homeowners pay before year-end

Higher Income than Budgeted

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 17.31	\$ 2,982.69
Website Domain (KWCI.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 95.94	\$ 1,264.06
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ -	\$ 8,000.00
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 433.00	\$ 5,763.00
Pool Lock / Key Changes	\$ 400.00	\$ -	\$ 400.00
Pool Repairs Major	\$ 6,000.00	\$ 4,400.00	\$ 1,600.00
Utilities: Water	\$ 1,500.00	\$ 154.59	\$ 1,345.41
Utilities: Electricity	\$ 3,500.00	\$ 145.79	\$ 3,354.21
Utilities: Emergency 911 Phone	\$ 1,000.00	\$ -	\$ 1,000.00
Utilities: HoA Phone	\$ 180.00	\$ -	\$ 180.00
Liability/Property Insurance	\$ 13,000.00	\$ -	\$ 13,000.00
Attorneys Fees	\$ 10,000.00	\$ -	\$ 10,000.00
Bookkeeping	\$ 6,000.00	\$ 500.00	\$ 5,500.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 250.00	\$ 5,750.00
Legal Filing Fees	\$ 200.00	\$ -	\$ 200.00
Tax Preparation	\$ 250.00	\$ -	\$ 250.00
Property Taxes	\$ 25.00	\$ -	\$ 25.00
Pool Permit	\$ 150.00	\$ -	\$ 150.00
Miscellaneous	\$ -	\$ -	\$ -
Uncollectable Dues Writeoffs	\$ 1,000.00	\$ -	\$ 1,000.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 68,481.00	\$ 5,996.63	\$ 62,484.37

Net Income / Expenses	\$ 10,368.99	\$ 5,127.37	\$ (130,210.36)
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More Income than Spending

RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 12/31/2025	\$103,846.33	
Current Month: 01/31/2026	\$108,106.57	\$555.00

UNRECONCILED/UNCLEARED EXPENSE ITEMS			
Transaction	Date	Amount	Description
TOTAL		<u><u>\$0.00</u></u>	

A/R Aging	Total Owed to HoA for <i>PRIOR-YEAR</i> Dues	
12/31/2025	\$21,740.94	
1/31/2026	\$39,530.14	Jumped to add 2025 into Prior Year category

2026 Status as of 01/31/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	29,591.01	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u><u>25,808.99</u></u>	Includes any Late Fees Outstanding on open invoices

Outstanding Fees billed for Reimbursement (Legal/Statutory)			
2025 Unpaid Invoices for Fee Reimbursement	\$	12,867.12	Legal Reimbursement, Certified Letter Fees