

# KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

## BUDGET VERSUS ACTUAL

AS OF 02/28/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 16,269.25	\$ (18,980.74)
<b>2027 Dues Assessments Collected Early (Estimate)</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ (15,000.00)</b>
Prior Year Assessments	\$ 10,000.00	\$ 1,900.58	\$ (8,099.42)
Late Fees	\$ 1,000.00	\$ 164.22	\$ (835.78)
Title Transfer Fee Received	\$ 6,000.00	\$ 1,000.00	\$ (5,000.00)
Pool Key Sales	\$ 600.00	\$ -	\$ (600.00)
Legal Fees Recovered	\$ 10,000.00	\$ 492.95	\$ (9,507.05)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 95.00	\$ (905.00)
Overpayment / Refund Due	\$ -	\$ (166.00)	\$ (166.00)
<b>Total Income</b>	<b>\$ 78,849.99</b>	<b>\$ 19,756.00</b>	<b>\$ (59,093.99)</b>

*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	\$ 34.62	\$ 2,965.38
Website Domain (KWCI.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 202.54	\$ 1,157.46
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 487.13	\$ 7,512.87
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 866.00	\$ 5,330.00
Pool Lock / Key Changes	\$ 400.00	\$ -	\$ 400.00
Pool Repairs Major	\$ 6,000.00	\$ 5,985.00	\$ 15.00
Utilities: Water	\$ 1,500.00	\$ 154.59	\$ 1,345.41
Utilities: Electricity	\$ 3,500.00	\$ 284.59	\$ 3,215.41
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	\$ 6,803.21	\$ 3,196.79
Bookkeeping	\$ 6,000.00	\$ 1,000.00	\$ 5,000.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 1,000.00	\$ 5,000.00
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	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 68,481.00</b>	<b>\$ 16,817.68</b>	<b>\$ 51,663.32</b>

<b>Net Income / Expenses</b>	<b>\$ 10,368.99</b>	<b>\$ 2,938.32</b>	<b>\$ (110,757.31)</b>
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 01/31/2026	\$108,106.57	
Current Month: 02/28/2026	\$105,922.52	\$550.00

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

A/R Aging	Total Owed to HoA for <i>PRIOR-YEAR</i> Dues
1/31/2026	\$39,530.14
2/28/2026	\$21,225.12

2026 Status as of 02/28/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	36,419.26	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u><u>18,980.74</u></u>	Includes any Late Fees Outstanding on open invoices