

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 03/31/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 20,458.93	\$ (14,791.06)
2027 Dues Assessments Collected Early (Estimate)	\$ 15,000.00	\$ -	\$ (15,000.00)
Prior Year Assessments	\$ 10,000.00	\$ 2,986.05	\$ (7,013.95)
Late Fees	\$ 1,000.00	\$ 483.31	\$ (516.69)
Title Transfer Fee Received	\$ 6,000.00	\$ 2,000.00	\$ (4,000.00)
Pool Key Sales	\$ 600.00	\$ 60.00	\$ (540.00)
Legal Fees Recovered	\$ 10,000.00	\$ 3,210.45	\$ (6,789.55)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 175.26	\$ (824.74)
Overpayment / Refund Due	\$ -	\$ 57.00	\$ 57.00
Total Income	\$ 78,849.99	\$ 29,431.00	\$ (49,418.99)

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	\$ 51.93	\$ 2,948.07
Website Domain (KWCI.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 309.14	\$ 1,050.86
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 974.26	\$ 7,025.74
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 1,299.00	\$ 4,897.00
Pool Lock / Key Changes	\$ 400.00	\$ 77.13	\$ 322.87
Pool Repairs Major	\$ 6,000.00	\$ 6,090.72	\$ (90.72)
Utilities: Water	\$ 1,500.00	\$ 287.74	\$ 1,212.26
Utilities: Electricity	\$ 3,500.00	\$ 441.15	\$ 3,058.85
Utilities: Emergency 911 Phone	\$ 1,000.00	\$ 238.69	\$ 761.31
Utilities: HoA Phone	\$ 180.00	\$ -	\$ 180.00
Liability/Property Insurance	\$ 13,000.00	\$ -	\$ 13,000.00
Attorneys Fees	\$ 10,000.00	\$ 8,527.01	\$ 1,472.99
Bookkeeping	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 1,250.00	\$ 4,750.00
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	\$ 21,046.77	\$ 47,434.23

Net Income / Expenses	\$ 10,368.99	\$ 8,384.23	\$ (96,853.22)
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 02/28/2026	\$105,922.52	
Current Month: 03/31/2026	\$111,436.43	\$482.00

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
2/28/2026	\$21,225.12
3/31/2026	\$19,862.62

2026 Status as of 02/28/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	40,608.94	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u>14,791.06</u>	Includes any Late Fees Outstanding on open invoices