

# KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

## BUDGET VERSUS ACTUAL

AS OF 04/30/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 24,330.03	\$ (10,919.96)
<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	\$ 3,769.42	\$ (6,230.58)
Late Fees	\$ 1,000.00	\$ 981.49	\$ (18.51)
Title Transfer Fee Received	\$ 6,000.00	\$ 2,750.00	\$ (3,250.00)
Pool Key Sales	\$ 600.00	\$ 80.00	\$ (520.00)
Legal Fees Recovered	\$ 10,000.00	\$ 4,229.55	\$ (5,770.45)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 305.00	\$ (695.00)
Overpayment / Refund Due	\$ -	\$ 279.00	\$ 279.00
<b>Total Income</b>	<b>\$ 78,849.99</b>	<b>\$ 36,724.49</b>	<b>\$ (42,125.50)</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	\$ 570.29	\$ 2,429.71
Website Domain (KWCI.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 415.74	\$ 944.26
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 1,461.39	\$ 6,538.61
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 1,732.00	\$ 4,464.00
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	\$ 596.55	\$ 2,903.45
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	\$ 12,070.49	\$ (2,070.49)
Bookkeeping	\$ 6,000.00	\$ 2,000.00	\$ 4,000.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 2,750.00	\$ 3,250.00
Legal Filing Fees	\$ 200.00	\$ -	\$ 200.00
Tax Preparation	\$ 250.00	\$ 250.00	\$ -
Property Taxes	\$ 25.00	\$ -	\$ 25.00
Federal Income Tax	\$ -	\$ 86.59	\$ (86.59)
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>\$ 28,627.33</b>	<b>\$ 39,853.67</b>

<b>Net Income / Expenses</b>	<b>\$ 10,368.99</b>	<b>\$ 8,097.16</b>	<b>\$ (81,979.17)</b>
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 03/31/2026	\$111,436.43	
Current Month: 04/30/2026	\$113,635.84	

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
3/31/2026	\$19,862.62
4/30/2026	\$18,911.42

2026 Status as of 04/30/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	44,480.04	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u><u>10,919.96</u></u>	Includes any Late Fees Outstanding on open invoices