

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 05/31/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 26,803.58	\$ (8,446.41)
2027 Dues Assessments Collected Early (Estimate)	\$ 15,000.00	\$ -	\$ (15,000.00)
Prior Year Assessments	\$ 10,000.00	\$ 5,025.55	\$ (4,974.45)
Late Fees	\$ 1,000.00	\$ 1,451.43	\$ 451.43
Title Transfer Fee Received	\$ 6,000.00	\$ 3,500.00	\$ (2,500.00)
Pool Key Sales	\$ 600.00	\$ 160.00	\$ (440.00)
Legal Fees Recovered	\$ 10,000.00	\$ 7,655.61	\$ (2,344.39)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 463.00	\$ (537.00)
Overpayment / Refund Due	\$ -	\$ 279.00	\$ 279.00
Total Income	\$ 78,849.99	\$ 45,338.17	\$ (33,511.82)

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	\$ 596.26	\$ 2,403.74
Website Domain (KWCIA.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 522.34	\$ 837.66
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 1,948.52	\$ 6,051.48
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 2,546.96	\$ 3,649.04
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	\$ 409.84	\$ 1,090.16
Utilities: Electricity	\$ 3,500.00	\$ 732.42	\$ 2,767.58
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	\$ 15,668.94	\$ (5,668.94)
Bookkeeping	\$ 6,000.00	\$ 2,500.00	\$ 3,500.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 3,500.00	\$ 2,500.00
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	\$ -	\$ -	\$ -
Total Expenses	\$ 68,481.00	\$ 35,168.41	\$ 33,312.59

Net Income / Expenses	\$ 10,368.99	\$ 10,169.76	\$ (66,824.41)
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 04/30/2026	\$113,635.84	
Current Month: 05/31/2026	\$113,703.96	

UNRECONCILED/UNCLEARED EXPENSE ITEMS			
Transaction	Date	Amount	Description
Check 3065	5/26/2026	\$2,164.95	Treece Law Firm
Check 3066	5/27/2026	\$795.00	Treece Law Firm
TOTAL		<u>\$2,959.95</u>	

A/R Aging	Total Owed to HoA for <i>PRIOR-YEAR</i> Dues
4/30/2026	\$18,911.42
5/31/2026	\$16,831.42

2026 Status as of 05/31/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	46,953.59	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u>8,446.41</u>	Includes any Late Fees Outstanding on open invoices