

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 06/30/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 27,906.55	\$ (7,343.44)
2027 Dues Assessments Collected Early (Estimate)	\$ 15,000.00	\$ -	\$ (15,000.00)
Prior Year Assessments	\$ 10,000.00	\$ 5,435.68	\$ (4,564.32)
Late Fees	\$ 1,000.00	\$ 1,749.96	\$ 749.96
Title Transfer Fee Received	\$ 6,000.00	\$ 4,500.00	\$ (1,500.00)
Pool Key Sales	\$ 600.00	\$ 220.00	\$ (380.00)
Legal Fees Recovered	\$ 10,000.00	\$ 8,946.11	\$ (1,053.89)
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 568.00	\$ (432.00)
Overpayment / Refund Due	\$ -	\$ 545.87	\$ 545.87
Total Income	\$ 78,849.99	\$ 49,872.17	\$ (28,977.82)

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	\$ 912.39	\$ 2,087.61
Website Domain (KWCIA.org)	\$ 20.00	\$ -	\$ 20.00
Software & Subscriptions	\$ 1,360.00	\$ 628.94	\$ 731.06
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 2,435.65	\$ 5,564.35
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 3,023.45	\$ 3,172.55
Pool Lock / Key Changes	\$ 400.00	\$ 77.13	\$ 322.87
Pool Repairs Major	\$ 6,000.00	\$ 11,564.30	\$ (5,564.30)
Utilities: Water	\$ 1,500.00	\$ 409.84	\$ 1,090.16
Utilities: Electricity	\$ 3,500.00	\$ 869.29	\$ 2,630.71
Utilities: Emergency 911 Phone	\$ 1,000.00	\$ 477.38	\$ 522.62
Utilities: HoA Phone	\$ 180.00	\$ -	\$ 180.00
Liability/Property Insurance	\$ 13,000.00	\$ -	\$ 13,000.00
Attorneys Fees	\$ 10,000.00	\$ 17,773.24	\$ (7,773.24)
Bookkeeping	\$ 6,000.00	\$ 4,500.00	\$ 1,500.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 4,500.00	\$ 1,500.00
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	\$ 135.00	\$ 15.00
Miscellaneous	\$ -	\$ 9.71	\$ (9.71)
Uncollectable Dues Writeoffs	\$ 1,000.00	\$ -	\$ 1,000.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 68,481.00	\$ 47,652.91	\$ 20,828.09

Incl. new cameras

Net Income / Expenses	\$ 10,368.99	\$ 2,219.26	\$ (49,805.91)
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 05/31/2026	\$113,703.96	
Current Month: 06/30/2026	\$105,553.46	\$200.00

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

A/R Aging	Total Owed to HoA for <i>PRIOR-YEAR</i> Dues
5/31/2026	\$16,831.42
6/30/2026	\$16,719.42

2026 Status as of 05/31/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	48,056.56	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	7,343.44	Includes any Late Fees Outstanding on open invoices