

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 07/31/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
2026 Dues Assessments - Collected in 2026	\$ 35,249.99	\$ 29,211.02	\$ (6,038.97)
2027 Dues Assessments Collected Early (Estimate)	\$ 15,000.00	\$ -	\$ (15,000.00)
Prior Year Assessments	\$ 10,000.00	\$ 6,194.25	\$ (3,805.75)
Late Fees	\$ 1,000.00	\$ 2,086.67	\$ 1,086.67
Title Transfer Fee Received	\$ 6,000.00	\$ 5,000.00	\$ (1,000.00)
Pool Key Sales	\$ 600.00	\$ 340.00	\$ (260.00)
Legal Fees Recovered	\$ 10,000.00	\$ 11,515.27	\$ 1,515.27
Bank/Certified Fees Recovered	\$ 1,000.00	\$ 918.00	\$ (82.00)
Overpayment / Refund Due	\$ -	\$ 535.00	\$ 535.00
Total Income	\$ 78,849.99	\$ 55,800.21	\$ (23,049.78)

Higher Income than Budgeted

Budget & Actual doesn't include payments made in 2025 (\$20k)

Expect some Homeowners pay before year-end

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 938.36	\$ 2,061.64
Website Domain (KWCIA.org)	\$ 20.00	\$ 22.49	\$ (2.49)
Software & Subscriptions	\$ 1,360.00	\$ 735.54	\$ 624.46
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 8,000.00	\$ 3,409.91	\$ 4,590.09
Park Maintenance	\$ 500.00	\$ -	\$ 500.00
Pool Maintenance	\$ 6,196.00	\$ 3,472.64	\$ 2,723.36
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	\$ 542.70	\$ 957.30
Utilities: Electricity	\$ 3,500.00	\$ 1,152.53	\$ 2,347.47
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	\$ 18,979.06	\$ (8,979.06)
Bookkeeping	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00
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	\$ -	\$ -	\$ -
Uncollectable Dues Writeoffs	\$ 1,000.00	\$ -	\$ 1,000.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 68,481.00	\$ 51,843.63	\$ 16,637.37

Incl. new cameras

Net Income / Expenses	\$ 10,368.99	\$ 3,956.58	\$ (39,687.15)
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	\$103,846.33	
Last Month: 06/30/2026	\$105,553.46	
Current Month: 07/31/2026	\$109,388.73	

UNRECONCILED/UNCLEARED EXPENSE ITEMS			
Transaction	Date	Amount	Description
Check 2190	7/31/2026	\$487.13	Grubbs lawn
Check 3070	7/29/2026	\$1,410.82	Treece Law Firm
TOTAL		<u>\$1,897.95</u>	

A/R Aging	Total Owed to HoA for <i>PRIOR-YEAR</i> Dues
6/30/2026	\$16,719.42
7/31/2026	\$16,163.42

2026 Status as of 07/31/2026			
2026 Dues Billed:	\$	55,400.00	Does not include late fees
2026 Dues Paid to date:	\$	49,361.03	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	\$	<u>6,038.97</u>	Includes any Late Fees Outstanding on open invoices