KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 08/31/2026

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE	
2026 Dues Assessments - Collected in 2026	$ 35,249.99	$ 30,106.99	$ (5,143.00)	*Budget & Actual doesn't include payments made in 2025 ($20k)*
2027 Dues Assessments Collected Early (Estimate)	$ 15,000.00	$ -	$ (15,000.00)	*Expect some Homeowners pay before year-end*
Prior Year Assessments	$ 10,000.00	$ 6,534.25	$ (3,465.75)	
Late Fees	$ 1,000.00	$ 2,377.70	$ 1,377.70	
Title Transfer Fee Received	$ 6,000.00	$ 5,000.00	$ (1,000.00)	
Pool Key Sales	$ 600.00	$ 380.00	$ (220.00)	
Legal Fees Recovered	$ 10,000.00	$ 12,178.27	$ 2,178.27	
Bank/Certified Fees Recovered	$ 1,000.00	$ 1,268.00	$ 268.00	
Overpayment / Refund Due	$ -	$ 560.00	$ 560.00	
Total Income	**$ 78,849.99**	**$ 58,405.21**	**$ (20,444.78)**	
			Higher Income than Budgeted	

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE	
Postage/Delivery/Reproduction	$ 3,000.00	$ 1,130.71	$ 1,869.29	
Website Domain (KWCIA.org)	$ 20.00	$ 22.49	$ (2.49)	
Software & Subscriptions	$ 1,360.00	$ 852.80	$ 507.20	
Business Mailbox	$ 200.00	$ 204.00	$ (4.00)	
Lawn Maintenance	$ 8,000.00	$ 3,897.04	$ 4,102.96	
Park Maintenance	$ 500.00	$ 1,300.00	$ (800.00)	
Pool Maintenance	$ 6,196.00	$ 3,905.64	$ 2,290.36	
Pool Lock / Key Changes	$ 400.00	$ 77.13	$ 322.87	
Pool Repairs Major	$ 6,000.00	$ 11,564.30	$ (5,564.30)	*Incl. new cameras*
Utilities: Water	$ 1,500.00	$ 542.70	$ 957.30	
Utilities: Electricity	$ 3,500.00	$ 1,463.58	$ 2,036.42	
Utilities: Emergency 911 Phone	$ 1,000.00	$ 477.38	$ 522.62	
Utilities: HoA Phone	$ 180.00	$ 152.07	$ 27.93	
Liability/Property Insurance	$ 13,000.00	$ -	$ 13,000.00	
Attorneys Fees	$ 10,000.00	$ 18,979.06	$ (8,979.06)	
Bookkeeping	$ 6,000.00	$ 5,500.00	$ 500.00	
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**	**$ 55,540.49**	**$ 12,940.51**	

Net Income / Expenses	**$ 10,368.99**	**$ 2,864.72**	**$ (33,385.29)**

RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2025	$103,846.33	
Last Month: 07/31/2026	$109,388.73	
Current Month: 08/31/2026	$106,727.05	$164.75

UNRECONCILED/UNCLEARED EXPENSE ITEMS

Transaction	Date	Amount	Description
Check 2193	8/31/2026	$487.13	Grubbs
Bank Fees (Autobooks)	8/31/2026	$5.75	(related to the pending deposit)
TOTAL		$492.88	

A/R Aging	Total Owed to HoA for *PRIOR-YEAR* Dues
7/31/2026	$16,163.42
8/31/2026	$15,739.42

2026 Status as of 08/31/2026

2026 Dues Billed:	$	55,400.00	Does not include late fees
2026 Dues Paid to date:	$	50,257.00	Includes Late Fees Paid (added to invoices monthly)
2026 Dues + Late Fees Remaining:	$	5,143.00	Includes any Late Fees Outstanding on open invoices