

# KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

## BUDGET VERSUS ACTUAL

AS OF 10/11/2024

INCOME	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Current Year Annual Assessments	\$ 66,480.00	\$ 48,788.16	\$ (17,691.84)
Prior Year Assessments	\$ 1,500.00	\$ 18,038.14	\$ 16,538.14
Late Fees	\$ 250.00	\$ 2,324.05	\$ 2,074.05
Title Transfer Fee	\$ 4,000.00	\$ 6,250.00	\$ 2,250.00
Legal Fees Recovered	\$ -	\$ 6,510.58	\$ 6,510.58
Pool Key Sales	\$ 450.00	\$ 500.00	\$ 50.00
Bank/Certified Fees Recovered	\$ -	\$ -	\$ -
Allowances Given	\$ (500.00)	\$ (70.00)	\$ 430.00
Overpayment / Refund Due	\$ -	\$ 1,377.40	\$ 1,377.40
<b>Total Income</b>	<b>\$ 72,180.00</b>	<b>\$ 83,718.33</b>	<b>\$ 11,538.33</b>

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 2,609.02	\$ 390.98
Website Domain	\$ 19.00	\$ 19.99	\$ (0.99)
Software & Forms	\$ 2,500.00	\$ 1,845.39	\$ 654.61
Business Mailbox	\$ 200.00	\$ 177.00	\$ 23.00
Lawn Maintenance	\$ 5,900.00	\$ 4,155.69	\$ 1,744.31
Park Maintenance	\$ 500.00	\$ 1,050.00	\$ (550.00)
Pool Maintenance	\$ 5,160.00	\$ 4,942.50	\$ 217.50
Pool Checks/Restroom Maintenance	\$ 2,000.00	\$ -	\$ 2,000.00
Pool Lock / Key Changes	\$ 400.00	\$ 355.84	\$ 44.16
Pool Repairs	\$ 1,300.00	\$ 2,094.48	\$ (794.48)
Utilities: Water	\$ 1,950.00	\$ 694.37	\$ 1,255.63
Utilities: Internet	\$ 1,200.00	\$ 145.74	\$ 1,054.26
Utilities: Electricity	\$ 4,000.00	\$ 2,842.07	\$ 1,157.93
Utilities: Pool Phone	\$ 630.00	\$ 633.27	\$ (3.27)
Utilities: HoA Phone	\$ -	\$ 185.00	\$ (185.00)
Bank Fees	\$ 50.00	\$ 6.99	\$ 43.01
Credit Card Processing Fees	\$ 450.00	\$ 415.47	\$ 34.53
Liability/Property Insurance	\$ 2,800.00	\$ -	\$ 2,800.00
Directors & Officers Insurance	\$ 3,200.00	\$ -	\$ 3,200.00
Attorneys Fees	\$ 5,000.00	\$ 5,511.64	\$ (511.64)
Deed Restrictions Management	\$ 6,000.00	\$ 4,116.60	\$ 1,883.40
Bookkeeping	\$ 12,000.00	\$ 7,750.00	\$ 4,250.00
Title Transfer Fees Paid	\$ -	\$ 1,250.00	\$ (1,250.00)
Legal Filing Fees	\$ 200.00	\$ 15.41	\$ 184.59
Tax Preparation	\$ 250.00	\$ 840.00	\$ (590.00)
Property Taxes	\$ 25.00	\$ 77.44	\$ (52.44)
Pool Permit	\$ 150.00	\$ 137.70	\$ 12.30
Homeowner Activities	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ 64.94	\$ (64.94)
Uncollectable Dues @ 20%	\$ 13,296.00	\$ -	\$ 13,296.00
Capital Expenditures	\$ -	\$ 7,335.00	\$ (7,335.00)
<b>Total Expenses</b>	<b>\$ 72,180.00</b>	<b>\$ 49,271.55</b>	<b>\$ 22,908.45</b>

<b>Net Income / Expenses</b>	<b>\$ -</b>	<b>\$ 34,446.78</b>	<b>\$ (11,370.12)</b>
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2023	\$29,574.48	
Last Month: 09/09/2024	\$66,984.44	
Current Month: 10/11/2024	\$64,424.48	

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

A/R Aging	Total Owed to HoA	
9/9/2024	\$82,174.96	
10/11/2024	\$80,296.96	Reduction of \$1878
	** \$17,888.00	2024 Outstanding Dues
	** \$32,034.91	Prior-Year Outstanding Dues
	** \$30,374.05	Amount w/ Collection Letters