

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 02/08/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 1,889.96	\$ 389.96
2025 Annual Assessments	\$ 55,400.00	\$ 27,472.00	\$ (27,928.00)
Late Fees	\$ 250.00	\$ 115.34	\$ (134.66)
Title Transfer Fee	\$ 6,000.00	\$ 750.00	\$ (5,250.00)
Legal Fees Recovered	\$ -	\$ 300.00	\$ 300.00
Pool Key Sales	\$ 450.00	\$ 20.00	\$ (430.00)
Bank/Certified Fees Recovered	\$ -		\$ -
Allowances Given	\$ (500.00)		\$ 500.00
Overpayment / Refund Due	\$ -	\$ (16,124.00)	\$ (16,124.00)
Total Income	\$ 63,100.00	\$ 14,423.30	\$ (48,676.70)

*Extra Income
than Budget*

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 85.40	\$ 2,914.60
Website Domain	\$ 19.00		\$ 19.00
Software & Forms	\$ 1,160.00	\$ 170.56	\$ 989.44
Business Mailbox	\$ 200.00		\$ 200.00
Lawn Maintenance	\$ 5,900.00	\$ 487.13	\$ 5,412.87
Park Maintenance	\$ 500.00		\$ 500.00
Pool Maintenance	\$ 6,120.00	\$ 510.00	\$ 5,610.00
Pool Checks/Restroom Maintenance	\$ 2,000.00		\$ 2,000.00
Pool Lock / Key Changes	\$ 400.00		\$ 400.00
Pool Repairs	\$ 1,300.00	\$ 175.00	\$ 1,125.00
Utilities: Water	\$ 1,950.00	\$ 106.85	\$ 1,843.15
Utilities: Internet	\$ 1,200.00		\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 300.63	\$ 3,699.37
Utilities: Pool Phone	\$ 630.00		\$ 630.00
Utilities: HoA Phone	\$ -		\$ -
Bank Fees	\$ 50.00		\$ 50.00
Credit Card Processing Fees	\$ -		\$ -
Liability/Property Insurance	\$ 2,800.00		\$ 2,800.00
Directors & Officers Insurance	\$ 3,200.00		\$ 3,200.00
Attorneys Fees	\$ 5,000.00	\$ 858.64	\$ 4,141.36
Deed Restrictions Management	\$ 6,000.00		\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 1,000.00	\$ 5,000.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 750.00	\$ 5,250.00
Legal Filing Fees	\$ 200.00		\$ 200.00
Tax Preparation	\$ 250.00		\$ 250.00
Property Taxes	\$ 25.00		\$ 25.00
Pool Permit	\$ 150.00		\$ 150.00
Homeowner Activities	\$ -		\$ -
Miscellaneous	\$ -		\$ -
Uncollectable Dues @ 20%	\$ 13,296.00		\$ 13,296.00
Capital Expenditures	\$ -		\$ -
Total Expenses	\$ 71,350.00	\$ 4,444.21	\$ 66,905.79

*Lower Expenses
than Budget*

Net Income / Expenses	\$ (8,250.00)	\$ 9,979.09	\$ (115,582.49)
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