

# KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

## BUDGET VERSUS ACTUAL

AS OF 03/08/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 3,995.89	\$ 2,495.89
2025 Annual Assessments	\$ 55,400.00	\$ 32,423.12	\$ (22,976.88)
Late Fees	\$ 250.00	\$ 326.89	\$ 76.89
Title Transfer Fee	\$ 6,000.00	\$ 1,000.00	\$ (5,000.00)
Legal Fees Recovered	\$ -	\$ 451.00	\$ 451.00
Pool Key Sales	\$ 450.00	\$ 20.00	\$ (430.00)
Bank/Certified Fees Recovered	\$ -	\$ -	\$ -
Allowances Given	\$ (500.00)	\$ (436.60)	\$ 63.40
Overpayment / Refund Due	\$ -	\$ (16,283.00)	\$ (16,283.00)
<b>Total Income</b>	<b>\$ 63,100.00</b>	<b>\$ 21,497.30</b>	<b>\$ (41,602.70)</b>

*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	\$ 255.84	\$ 904.16
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 5,900.00	\$ 974.26	\$ 4,925.74
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	\$ 626.35	\$ 3,373.65
Utilities: Pool Phone	\$ 630.00	\$ 224.89	\$ 405.11
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	\$ 1,421.14	\$ 3,578.86
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 1,250.00	\$ 4,750.00
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	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 71,350.00</b>	<b>\$ 7,129.73</b>	<b>\$ 64,220.27</b>

*Lower Expenses  
than Budget*

<b>Net Income / Expenses</b>	<b>\$ (8,250.00)</b>	<b>\$ 14,367.57</b>	<b>\$ (105,822.97)</b>
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