

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 04/13/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 9,660.40	\$ 8,160.40
2025 Annual Assessments	\$ 55,400.00	\$ 38,748.11	\$ (16,651.89)
Late Fees	\$ 250.00	\$ 875.00	\$ 625.00
Title Transfer Fee	\$ 6,000.00	\$ 1,000.00	\$ (5,000.00)
Legal Fees Recovered	\$ -	\$ 463.79	\$ 463.79
Pool Key Sales	\$ 450.00	\$ 20.00	\$ (430.00)
Bank/Certified Fees Recovered	\$ -	\$ 385.00	\$ 385.00
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ (16,323.00)	\$ (16,323.00)
Total Income	\$ 63,100.00	\$ 34,829.30	\$ (28,270.70)

*Extra Income
than Budget*

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 964.15	\$ 2,035.85
Website Domain	\$ 19.00	\$ -	\$ 19.00
Software & Forms	\$ 1,160.00	\$ 341.12	\$ 818.88
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 5,900.00	\$ 1,461.39	\$ 4,438.61
Park Maintenance	\$ 500.00	\$ 140.00	\$ 360.00
Pool Maintenance	\$ 6,120.00	\$ 1,050.00	\$ 5,070.00
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	\$ 599.91	\$ 1,350.09
Utilities: Internet	\$ 1,200.00	\$ -	\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 1,282.35	\$ 2,717.65
Utilities: Pool Phone	\$ 630.00	\$ 224.89	\$ 405.11
Utilities: HoA Phone	\$ -	\$ 185.00	\$ (185.00)
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	\$ 3,500.00	\$ 2,500.00
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	\$ -	\$ -	\$ -
Total Expenses	\$ 71,350.00	\$ 12,594.95	\$ 58,755.05

*Lower Expenses
than Budget*

Net Income / Expenses	\$ (8,250.00)	\$ 22,234.35	\$ (87,025.75)
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