

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL AS OF 07/11/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 25,185.11	\$ 23,685.11
2025 Annual Assessments	\$ 55,400.00	\$ 45,879.96	\$ (9,520.04)
Late Fees	\$ 250.00	\$ 3,051.96	\$ 2,801.96
Title Transfer Fee	\$ 6,000.00	\$ 1,750.00	\$ (4,250.00)
Legal Fees Recovered	\$ -	\$ 3,978.79	\$ 3,978.79
Pool Key Sales	\$ 450.00	\$ 440.00	\$ (10.00)
Bank/Certified Fees Recovered	\$ -	\$ 1,865.07	\$ 1,865.07
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ (16,292.00)	\$ (16,292.00)
Total Income	\$ 63,100.00	\$ 65,858.89	\$ 2,758.89

Could be overpayment in Current Year (has a credit balance), or could be there was a credit balance in a prior year, and when 2025 invoice was paid, that old credit amount hits here.

Higher Income than Budget

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 1,634.18	\$ 1,365.82
Website Domain	\$ 19.00	\$ -	\$ 19.00
Software & Forms	\$ 1,160.00	\$ 607.62	\$ 552.38
Business Mailbox	\$ 200.00	\$ -	\$ 200.00
Lawn Maintenance	\$ 5,900.00	\$ 7,466.81	\$ (1,566.81)
Park Maintenance	\$ 500.00	\$ 914.06	\$ (414.06)
Pool Maintenance	\$ 6,120.00	\$ 2,727.38	\$ 3,392.62
Pool Checks/Restroom Maintenance	\$ 2,000.00	\$ -	\$ 2,000.00
Pool Lock / Key Changes	\$ 400.00	\$ 231.36	\$ 168.64
Pool Repairs	\$ 1,300.00	\$ 2,366.65	\$ (1,066.65)
Utilities: Water	\$ 1,950.00	\$ 1,121.11	\$ 828.89
Utilities: Internet	\$ 1,200.00	\$ -	\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 2,224.28	\$ 1,775.72
Utilities: Pool Phone	\$ 630.00	\$ 449.78	\$ 180.22
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	\$ 8,228.64	\$ (3,228.64)
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00
Title Transfer Fees Paid	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00
Legal Filing Fees	\$ 200.00	\$ -	\$ 200.00
Tax Preparation	\$ 250.00	\$ 250.00	\$ -
Property Taxes	\$ 25.00	\$ 13.25	\$ 11.75
Pool Permit	\$ 150.00	\$ 270.00	\$ (120.00)
Homeowner Activities	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -
Uncollectable Dues @ 20%	\$ 13,296.00	\$ -	\$ 13,296.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 71,350.00	\$ 35,190.12	\$ 36,159.88

Tree removal; signs
Tree & Curb

(Note: 1 Title Transfer Deposited 12/27/2024, but fee paid to bookkeeper on 01/08/2025, thus the difference between income & expense)

Lower Expenses than Budget

Net Income / Expenses	\$ (8,250.00)	\$ 30,668.77	\$ (33,400.99)
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