

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 08/31/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 32,727.39	\$ 31,227.39
2025 Annual Assessments	\$ 55,400.00	\$ 32,285.76	\$ (23,114.24)
Late Fees	\$ 250.00	\$ 4,177.57	\$ 3,927.57
Title Transfer Fee	\$ 6,000.00	\$ 3,000.00	\$ (3,000.00)
Legal Fees Recovered	\$ -	\$ 6,743.79	\$ 6,743.79
Pool Key Sales	\$ 450.00	\$ 540.00	\$ 90.00
Bank/Certified Fees Recovered	\$ -	\$ 2,524.80	\$ 2,524.80
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ 338.00	\$ 338.00
Total Income	\$ 63,100.00	\$ 82,337.31	\$ 19,237.31

Actual doesn't include payments made in 2024 (\$16k)

Higher Income than Budget

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 1,672.66	\$ 1,327.34
Website Domain	\$ 19.00	\$ 19.99	\$ (0.99)
Software & Forms	\$ 1,160.00	\$ 703.56	\$ 456.44
Business Mailbox	\$ 200.00	\$ 192.00	\$ 8.00
Lawn Maintenance	\$ 5,900.00	\$ 7,983.94	\$ (2,083.94)
Park Maintenance	\$ 500.00	\$ 914.06	\$ (414.06)
Pool Maintenance	\$ 6,120.00	\$ 3,633.21	\$ 2,486.79
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	\$ 14,340.92	\$ (13,040.92)
Utilities: Water	\$ 1,950.00	\$ 1,121.11	\$ 828.89
Utilities: Internet	\$ 1,200.00	\$ -	\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 2,572.60	\$ 1,427.40
Utilities: Pool Phone	\$ 630.00	\$ 449.78	\$ 180.22
Utilities: HoA Phone	\$ -	\$ 337.07	\$ (337.07)
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	\$ 17,052.02	\$ (12,052.02)
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 6,000.00	\$ -
Title Transfer Fees Paid	\$ 6,000.00	\$ 2,750.00	\$ 3,250.00
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	\$ 60,507.53	\$ 10,842.47

Tree removal; signs
Tree & Curb

Concrete repair & pool repair

(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)	\$ 21,829.78	\$ 8,394.84
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