

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 09/24/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 35,319.68	\$ 33,819.68
2025 Annual Assessments	\$ 55,400.00	\$ 33,448.66	\$ (21,951.34)
Late Fees	\$ 250.00	\$ 4,626.93	\$ 4,376.93
Title Transfer Fee	\$ 6,000.00	\$ 3,500.00	\$ (2,500.00)
Legal Fees Recovered	\$ -	\$ 10,491.55	\$ 10,491.55
Pool Key Sales	\$ 450.00	\$ 540.00	\$ 90.00
Bank/Certified Fees Recovered	\$ -	\$ 2,838.26	\$ 2,838.26
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ 396.00	\$ 396.00
Total Income	\$ 63,100.00	\$ 91,161.08	\$ 28,061.08

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

Higher Income than Budget

EXPENSES	ANNUAL BUDGET	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 1,683.14	\$ 1,316.86
Website Domain	\$ 19.00	\$ 19.99	\$ (0.99)
Software & Forms	\$ 1,160.00	\$ 799.50	\$ 360.50
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	\$ 4,583.34	\$ 1,536.66
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	\$ 1,255.51	\$ 694.49
Utilities: Internet	\$ 1,200.00	\$ -	\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 2,895.77	\$ 1,104.23
Utilities: Pool Phone	\$ 630.00	\$ 674.67	\$ (44.67)
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	\$ 22,078.72	\$ (17,078.72)
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 6,000.00	\$ -
Title Transfer Fees Paid	\$ 6,000.00	\$ 3,250.00	\$ 2,750.00
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	\$ 135.00	\$ 15.00
Homeowner Activities	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -
Uncollectable Dues @ 20%	\$ 13,296.00	\$ -	\$ 13,296.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 71,350.00	\$ 67,638.24	\$ 3,711.76

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)	\$ 23,522.84	\$ 24,349.32
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