

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 10/31/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 41,108.50	\$ 39,608.50
2025 Annual Assessments Rec'd in 2025	\$ 55,400.00	\$ 34,767.21	\$ (20,632.79)
Late Fees	\$ 250.00	\$ 5,360.08	\$ 5,110.08
Title Transfer Fee	\$ 6,000.00	\$ 3,500.00	\$ (2,500.00)
Legal Fees Recovered	\$ -	\$ 16,255.72	\$ 16,255.72
Pool Key Sales	\$ 450.00	\$ 620.00	\$ 170.00
Bank/Certified Fees Recovered	\$ -	\$ 3,278.00	\$ 3,278.00
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ 807.00	\$ 807.00
Total Income	\$ 63,100.00	\$ 105,696.51	\$ 42,596.51

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	\$ 2,337.21	\$ 662.79
Website Domain	\$ 19.00	\$ 19.99	\$ (0.99)
Software & Forms	\$ 1,160.00	\$ 934.13	\$ 225.87
Business Mailbox	\$ 200.00	\$ 192.00	\$ 8.00
Lawn Maintenance	\$ 5,900.00	\$ 8,501.07	\$ (2,601.07)
Park Maintenance	\$ 500.00	\$ 1,043.96	\$ (543.96)
Pool Maintenance	\$ 6,120.00	\$ 5,032.77	\$ 1,087.23
Pool Checks/Restroom Maintenance	\$ 2,000.00	\$ 34.29	\$ 1,965.71
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	\$ 3,068.53	\$ 931.47
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	\$ 28,772.48	\$ (23,772.48)
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 7,000.00	\$ (1,000.00)
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	\$ 77,424.21	\$ (6,074.21)

Tree removal; signs
Tree & Curb

Concrete repair & pool repair

Recovered in the Income section

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

Net Income / Expenses	\$ (8,250.00)	\$ 28,272.30	\$ 48,670.72
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RECONCILIATION THRU	BANK BALANCE	PENDING DEPOSITS
Prior Year-End: 12/31/2024	\$67,512.95	
Last Month: 09/24/2025	\$95,416.62	
Current Month: 10/31/2025	\$96,201.38	\$100.00

UNRECONCILED/UNCLEARED EXPENSE ITEMS			
Transaction	Date	Amount	Description
TOTAL		<u><u>\$0.00</u></u>	

A/R Aging	Total Owed to HoA for <u>PRIOR-YEAR</u> Dues	
9/24/2025	\$18,173.40	
10/31/2025	\$28,285.13	Wrote back on pre-2022 balances to try to collect

2025 Status as of 10/31/2025			
2025 Dues Billed:	\$	55,400.00	Does not include late fees
2025 Dues Paid to date:	\$	51,180.00	Includes Late Fees Paid (added to invoices monthly)
2025 Dues + Late Fees Remaining:	\$	<u><u>4,220.00</u></u>	Includes any Late Fees Outstanding on open invoices

New Open Invoices - Fees billed for Reimbursement (Legal/Statutory)			
2025 Unpaid Invoices for Fee Reimbursement	\$	14,615.12	Legal Reimbursement, Certified Letter Fees