

KINGSPARK & WHITEHALL CIVIC IMPROVEMENT ASSOC.

BUDGET VERSUS ACTUAL

AS OF 12/31/2025

INCOME	ANNUAL BUDGET	ANNUAL ACTUAL	DIFFERENCE
Prior Year Assessments	\$ 1,500.00	\$ 45,038.29	\$ 43,538.29
2025 Annual Assessments Rec'd in 2025	\$ 55,400.00	\$ 35,688.19	\$ (19,711.81)
2026 Annual Assessments Rec'd in 2025 (NEW)	\$ -	\$ 20,150.01	\$ 20,150.01
Late Fees	\$ 250.00	\$ 5,780.93	\$ 5,530.93
Title Transfer Fee	\$ 6,000.00	\$ 5,000.00	\$ (1,000.00)
Legal Fees Recovered	\$ -	\$ 17,887.76	\$ 17,887.76
Pool Key Sales	\$ 450.00	\$ 620.00	\$ 170.00
Bank/Certified Fees Recovered	\$ -	\$ 3,488.00	\$ 3,488.00
Allowances Given	\$ (500.00)	\$ -	\$ 500.00
Overpayment / Refund Due	\$ -	\$ -	\$ -
Total Income	\$ 63,100.00	\$ 133,653.18	\$ 70,553.18

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

Higher Income than Budgeted

EXPENSES	ANNUAL	YTD ACTUAL	DIFFERENCE
Postage/Delivery/Reproduction	\$ 3,000.00	\$ 2,376.16	\$ 623.84
Website Domain	\$ 19.00	\$ 19.99	\$ (0.99)
Software & Forms	\$ 1,160.00	\$ 1,119.57	\$ 40.43
Business Mailbox	\$ 200.00	\$ 192.00	\$ 8.00
Lawn Maintenance	\$ 5,900.00	\$ 9,897.46	\$ (3,997.46)
Park Maintenance	\$ 500.00	\$ 1,043.96	\$ (543.96)
Pool Maintenance	\$ 6,120.00	\$ 6,055.73	\$ 64.27
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	\$ 1,389.91	\$ 560.09
Utilities: Internet	\$ 1,200.00	\$ -	\$ 1,200.00
Utilities: Electricity	\$ 4,000.00	\$ 3,344.71	\$ 655.29
Utilities: Pool Phone	\$ 630.00	\$ 908.76	\$ (278.76)
Utilities: HoA Phone	\$ -	\$ 337.07	\$ (337.07)
Bank Fees	\$ 50.00	\$ -	\$ 50.00
Credit Card Processing Fees	\$ -	\$ -	\$ -
Liability/Property Insurance	\$ 2,800.00	\$ 13,047.00	\$ (10,247.00)
Directors & Officers Insurance	\$ 3,200.00	\$ -	\$ 3,200.00
Attorneys Fees	\$ 5,000.00	\$ 31,101.56	\$ (26,101.56)
Deed Restrictions Management	\$ 6,000.00	\$ -	\$ 6,000.00
Bookkeeping	\$ 6,000.00	\$ 7,500.00	\$ (1,500.00)
Title Transfer Fees Paid	\$ 6,000.00	\$ 4,750.00	\$ 1,250.00
Legal Filing Fees	\$ 200.00	\$ -	\$ 200.00
Tax Preparation	\$ 250.00	\$ 250.00	\$ -
Property Taxes	\$ 25.00	\$ 22.61	\$ 2.39
Pool Permit	\$ 150.00	\$ 135.00	\$ 15.00
Homeowner Activities	\$ -	\$ 100.00	\$ (100.00)
Miscellaneous	\$ -	\$ -	\$ -
Uncollectable Dues @ 20%	\$ 13,296.00	\$ -	\$ 13,296.00
Capital Expenditures	\$ -	\$ -	\$ -
Total Expenses	\$ 71,350.00	\$ 98,198.06	\$ (26,848.06)

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)

Higher Expenses than Budgeted

Net Income / Expenses	\$ (8,250.00)	\$ 35,455.12	\$ 97,401.24
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