

McKinley Mill HOA					
2023 Approved Budget					
January 2022 through December 2023					
		Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
		YE Projected	Budget	Approved Budget	Notes
Ordinary Income/Expense					
Income					
	Assessments	120,400.00	120,400.00	120,400.00	No Change
	Late Fees	660.00	0.00	0.00	
	Legal Fees	2,050.81	0.00	0.00	
	Other Income	460.00	0.00	0.00	
	Regular Interest	2.92	0.00	0.00	
	Total Income	123,573.73	120,400.00	120,400.00	
Expense					
Administration Expense					
	Administration/ Management	21,900.00	21,900.00	21,900.00	No Change
	Federal & State Taxes	225.00	225.00	225.00	CPA Tax Filings
	Legal Fees/ Collections	1,593.70	1,000.00	1,000.00	
	Liability Insurance	3,293.00	3,500.00	3,400.00	
	Neighborhood Socials	2,000.00	8,000.00	6,000.00	Less Active
	Other/ Bank/ Misc. Fees	30.00	50.00	50.00	
	Street Parking	0.00	0.00	0.00	Discontinued
	Total Administration Expense	29,041.70	34,675.00	32,575.00	
Grounds & Site Maintenance					
	Cabana Maintenance	4,565.17	3,000.00	3,500.00	Repairs & Sonitrol
	Fence Maintenance	765.00	2,000.00	2,000.00	
	Grounds Improvements	2,018.51	1,000.00	1,000.00	Minor Projects
	Grounds Maintenance Contract	24,000.00	24,000.00	21,000.00	New Contract (2023)
	Grounds Mulch	1,656.00	1,500.00	12,000.00	
	Pest Control/ Inspections	880.00	880.00	880.00	
	Pool Maintenance	2,549.78	2,500.00	2,500.00	
	Pool Management Contract	23,500.00	24,000.00	24,000.00	
	Total Grounds & Site Maintenance	59,934.46	58,880.00	66,880.00	
Utilities					
	Electricity	5,400.00	5,400.00	5,400.00	
	Pool Phone	2,900.00	3,000.00	3,000.00	(2) phone & wi-fi
	Water	3,200.00	3,200.00	3,200.00	
	Total Utilities	11,500.00	11,600.00	11,600.00	
	Total Expense	100,476.16	105,155.00	111,055.00	
	Net Ordinary Income	23,097.57	15,245.00	9,345.00	Operating Surplus to Reserves
Other Income/Expense					
Other Expense					
Capital Reserve Expenses					
	Reserve Transfer	0.00	0.00	0.00	
	Reserve Repairs & Replacements	17,841.61	0.00	0.00	Pool House Refurbishments
	Reserve Improvements	0.00	0.00	0.00	
	Total Capital Reserve Expenses	17,841.61	0.00	0.00	
	Total Other Expense	17,841.61	0.00	0.00	
	Net Other Income	--17,841.61	0.00	0.00	
	Net Income	5,255.96	15,245.00	9,345.00	Net Change to Reserves