

McKinley Mill HOA

2026 Budget

	YE Projected	2025 Budget	2026 Budget
Ordinary Income/Expense			
Income			
Assessments	136,800.00	136,800.00	136,800.00
Late Fees	105.00	0.00	0.00
Legal Fees	575.00	0.00	0.00
Other Income	100.00	0.00	0.00
Regular Interest	6.00	0.00	0.00
Total Income	137,586.00	136,800.00	136,800.00
Expense			
Administration Expense			
Administration/ Management	22,980.00	22,980.00	22,980.00
Federal & State Taxes	240.00	230.00	250.00
Legal Fees/ Collections	500.00	1,000.00	1,000.00
Liability Insurance	23,944.54	23,000.00	24,000.00
Neighborhood Socials	1,000.00	1,500.00	1,500.00
Other/ Bank/ Misc. Fees	260.00	50.00	60.00
Total Administration Expense	48,924.54	48,760.00	49,790.00
Grounds & Site Maintenance			
Cabana Maintenance	500.00	2,500.00	2,200.00
Fence Maintenance	1,500.00	2,000.00	2,000.00
Grounds Improvements	4,930.00	3,000.00	2,000.00
Grounds Maintenance Contract	24,000.00	25,000.00	24,000.00
Grounds Mulch	5,000.00	12,000.00	12,000.00
Grounds- Pet Stations	2,600.00	2,100.00	2,100.00
Pest Control/ Inspections	750.00	880.00	880.00
Pool Attendants	9,000.00	5,000.00	9,000.00
Pool Bathrooms	500.00	1,200.00	1,200.00
Pool Maintenance	4,000.00	2,000.00	2,000.00
Pool Management Contract	15,330.00	15,330.00	15,330.00
Total Grounds & Site Maintenance	68,110.00	71,010.00	72,710.00
Utilities			
Cameras & Key Fobs	1,436.49	1,500.00	1,500.00
Electricity	5,800.00	5,800.00	5,800.00
Pool Phone	1,400.00	1,350.00	1,400.00
Water	2,800.00	3,200.00	2,800.00
Wi-Fi Internet	1,200.00	1,200.00	1,200.00
Total Utilities	12,636.49	13,050.00	12,700.00
Total Expense	129,671.03	132,820.00	135,200.00
Net Ordinary Income	7,914.97	3,980.00	1,600.00
Other Income/Expense			
Other Expense			
Capital Reserve Expenses			
Reserve Transfer	0.00	0.00	0.00
Reserve Repairs & Replacements	13,143.39	0.00	0.00
Reserve Improvements	0.00	0.00	0.00
Total Capital Reserve Expenses	13,143.39	0.00	0.00
Total Other Expense	13,143.39	0.00	0.00
Net Other Income	--13,143.39	0.00	0.00
Net Income	--5,228.42	3,980.00	1,600.00