

McKinley Mill HOA					
2025 Budget - Approved					
			Estimated	15% raise: \$400	
			2024 Budget	2024 Actual	2025 Budget D2
Ordinary Income/Expense					
Income					
	Assessments	120,400.00	120,400.00	137,600.00	Allowed to raise up to 20%
Total Income		120,400.00	120,400.00	137,600.00	
Expense					
Administration Expense					
	Administration/ Management	21,900.00	21,900.00	22,980.00	Last increase in 2022
	Federal & State Tax Returns	230.00	230.00	230.00	
	Legal Fees/ Collections	1,000.00	0.00	1,000.00	
	Liability Insurance + D&O	23,000.00	23,100.00	23,000.00	Renews in January**
	Neighborhood Socials	3,000.00	555.00	1,500.00	
	Other/ Bank/ Misc. Fees	50.00	5.00	50.00	
Total Administration Expense		49,180.00	45,790.00	48,760.00	
Grounds & Site Maintenance					
	Cabana Maintenance	4,500.00	3,800.00	2,500.00	
	Fence Maintenance	2,000.00	0.00	2,000.00	
	Grounds Improvements	1,000.00	1,985.00	3,000.00	Plant replacements / storm clean up
	Grounds - Pet Waste Stations	0.00	2,100.00	2,100.00	\$40 per week to empty / refill bags
	Grounds Maintenance Contract	24,000.00	24,000.00	25,000.00	
	Grounds Mulch	12,000.00	4,000.00	12,000.00	
	Pest Control/ Inspections	880.00	880.00	880.00	\$125 per month: May - Oct.
	Pool Maintenance & Extras	2,000.00	525.00	2,000.00	New Signage / Deck Upkeep / Gutters
	Pool Bathrooms	0.00	0.00	1,200.00	Seasonal Cleanings: May - Oct.
	Pool Attendants	0.00	0.00	5,000.00	Weekend Hours Only (\$11k for FT)
	Pool Management Contract	13,100.00	13,100.00	15,330.00	\$13k mgmt, \$2k in liquid supplies+ tax
Total Grounds & Site Maintenance		59,480.00	50,390.00	71,010.00	
Utilities					
	Electricity	5,800.00	5,800.00	5,800.00	
	Pool Phones	1,350.00	1,350.00	1,350.00	
	Key Fobs & Cameras	1,500.00	1,500.00	1,500.00	(New line)
	Internet	1,200.00	1,200.00	1,200.00	(New line) - Google Fiber
	Water	3,200.00	3,200.00	3,200.00	
Total Utilities		13,050.00	13,050.00	13,050.00	
Total Expense		121,710.00	109,230.00	132,820.00	
Net Ordinary Income		--1,310.00	11,170.00	4,780.00	Savings Deposit
Other Income/Expense					
Other Expense					
Capital Reserve Expenses					
	Reserve Transfer	0.00			
	Reserve Repairs & Replacements	0.00			
	Reserve Improvements	0.00			
Total Capital Reserve Expenses		0.00	0.00	0.00	
Total Other Expense		0.00	0.00	0.00	
Net Other Income		0.00	0.00	0.00	
Net Income		--1,310.00	11,170.00	4,780.00	Reserves/Savings