

# McKinley Mill HOA

Profit and Loss Budget vs. Actual

January through August 2011

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	Jan - Mar '11	Budget	Apr - Jun '11	Budget	Jul - Aug '11	Budget	TOTAL Jan - Aug '11	Budget
<b>Income</b>								
<b>Assessments</b>	40,691.80	52,500.00	36,184.53	52,500.00	16,907.19	0.00	93,783.52	105,000.00
<b>Late Fees</b>	0.00	150.00	620.00	450.00	480.00	300.00	1,100.00	900.00
<b>Legal Fees</b>	75.00	100.00	179.98	300.00	0.00	200.00	254.98	600.00
<b>Other Income</b>	0.00		0.00		920.00		920.00	
<b>Regular Interest</b>	19.65	375.00	11.04	375.00	7.52	250.00	38.21	1,000.00
<b>Violation Fees</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	40,786.45	53,125.00	36,995.55	53,625.00	18,314.71	750.00	96,096.71	107,500.00
<b>Expense</b>								
<b>Administration Expense</b>								
<b>Administration/ Management</b>	5,167.80	5,220.00	5,220.00	5,220.00	3,480.00	3,480.00	13,867.80	13,920.00
<b>Federal &amp; State Taxes</b>	278.00	250.00	0.00	0.00	0.00	0.00	278.00	250.00
<b>Legal Fees/ Collections</b>	200.00	300.00	1,158.05	900.00	178.00	600.00	1,536.05	1,800.00
<b>Liability Insurance</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Neighborhood Socials</b>	144.70	0.00	60.00	500.00	0.00	500.00	204.70	1,000.00
<b>Other/ Bank/ Misc. Fees</b>	19.00	45.00	8.00	30.00	140.04	20.00	167.04	95.00
<b>Website</b>	400.00	400.00	0.00	0.00	0.00	0.00	400.00	400.00
<b>Total Administration Expense</b>	6,209.50	6,215.00	6,446.05	6,650.00	3,798.04	4,600.00	16,453.59	17,465.00
<b>Grounds &amp; Site Maintenance</b>								
<b>Cabana Maintenance</b>	125.00	0.00	430.00	2,000.00	530.00	0.00	1,085.00	2,000.00
<b>Fence Maintenance</b>	150.00	0.00	550.00	500.00	0.00	500.00	700.00	1,000.00
<b>Grounds Improvements</b>	135.00	0.00	2,649.50	3,000.00	277.20	0.00	3,061.70	3,000.00
<b>Grounds Maintenance Contract</b>	3,063.42	3,180.00	3,238.84	3,180.00	2,150.00	2,120.00	8,452.26	8,480.00
<b>Grounds Mulch</b>	0.00	0.00	1,920.00	6,780.00	0.00	0.00	1,920.00	6,780.00
<b>Pest Control/ Inspections</b>	0.00	0.00	0.00	155.00	0.00	0.00	0.00	155.00
<b>Pool Maintenance</b>	3,030.17	0.00	0.00	3,500.00	928.56	0.00	3,958.73	3,500.00
<b>Pool Management Contract</b>	1,910.00	2,300.00	7,640.00	6,900.00	9,050.01	4,600.00	18,600.01	13,800.00
<b>Total Grounds &amp; Site Maintenance</b>	8,413.59	5,480.00	16,428.34	26,015.00	12,935.77	7,220.00	37,777.70	38,715.00
<b>Reserve Expense</b>								
<b>Reserve Transfer</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Reserve Expense</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Utilities</b>								
<b>Electricity</b>	462.78	1,050.00	750.80	1,050.00	1,430.28	700.00	2,643.86	2,800.00
<b>Pool Phone</b>	148.56	155.00	148.74	165.00	98.63	110.00	395.93	430.00
<b>Water</b>	1,833.18	750.00	2,168.55	750.00	1,738.53	500.00	5,740.26	2,000.00
<b>Total Utilities</b>	2,444.52	1,955.00	3,068.09	1,965.00	3,267.44	1,310.00	8,780.05	5,230.00
<b>Total Expense</b>	17,067.61	13,650.00	25,942.48	34,630.00	20,001.25	13,130.00	63,011.34	61,410.00
<b>Net Income</b>	23,718.84	39,475.00	11,053.07	18,995.00	-1,686.54	-12,380.00	33,085.37	46,090.00