

McKinley Mill HOA

Profit and Loss Budget vs. Actual
January through September 2011

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10/04/11

	Jan - Mar '11	Budget	Apr - Jun '11	Budget	Jul - Sep '11	Budget	TOTAL Jan - Sep '11	Budget
Income								
Assessments	40,691.80	52,500.00	36,184.53	52,500.00	19,983.45	0.00	96,859.78	105,000.00
Late Fees	0.00	150.00	620.00	450.00	600.00	450.00	1,220.00	1,050.00
Legal Fees	75.00	100.00	179.98	300.00	0.00	300.00	254.98	700.00
Other Income	0.00		0.00		920.00		920.00	
Regular Interest	19.65	375.00	11.04	375.00	11.16	375.00	41.85	1,125.00
Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	40,786.45	53,125.00	36,995.55	53,625.00	21,514.61	1,125.00	99,296.61	107,875.00
Expense								
Administration Expense								
Administration/ Management	5,167.80	5,220.00	5,220.00	5,220.00	5,220.00	5,220.00	15,607.80	15,660.00
Federal & State Taxes	278.00	250.00	0.00	0.00	0.00	0.00	278.00	250.00
Legal Fees/ Collections	200.00	300.00	1,158.05	900.00	178.00	900.00	1,536.05	2,100.00
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Neighborhood Socials	144.70	0.00	60.00	500.00	264.81	500.00	469.51	1,000.00
Other/ Bank/ Misc. Fees	19.00	45.00	8.00	30.00	140.04	30.00	167.04	105.00
Website	400.00	400.00	0.00	0.00	0.00	0.00	400.00	400.00
Total Administration Expense	6,209.50	6,215.00	6,446.05	6,650.00	5,802.85	6,650.00	18,458.40	19,515.00
Grounds & Site Maintenance								
Cabana Maintenance	125.00	0.00	430.00	2,000.00	1,150.00	0.00	1,705.00	2,000.00
Fence Maintenance	150.00	0.00	550.00	500.00	0.00	500.00	700.00	1,000.00
Grounds Improvements	135.00	0.00	2,649.50	3,000.00	697.20	0.00	3,481.70	3,000.00
Grounds Maintenance Contract	3,063.42	3,180.00	3,238.84	3,180.00	3,225.00	3,180.00	9,527.26	9,540.00
Grounds Mulch	0.00	0.00	1,920.00	6,780.00	11,520.00	0.00	13,440.00	6,780.00
Pest Control/ Inspections	0.00	0.00	0.00	155.00	0.00	0.00	0.00	155.00
Pool Maintenance	3,030.17	0.00	0.00	3,500.00	1,671.42	0.00	4,701.59	3,500.00
Pool Management Contract	1,910.00	2,300.00	7,640.00	6,900.00	10,005.01	6,900.00	19,555.01	16,100.00
Total Grounds & Site Maintenance	8,413.59	5,480.00	16,428.34	26,015.00	28,268.63	10,580.00	53,110.56	42,075.00
Reserve Expense								
Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities								
Electricity	462.78	1,050.00	750.80	1,050.00	1,897.63	1,050.00	3,111.21	3,150.00
Pool Phone	148.56	155.00	148.74	165.00	147.70	165.00	445.00	485.00
Water	1,833.18	750.00	2,168.55	750.00	2,826.53	750.00	6,828.26	2,250.00
Total Utilities	2,444.52	1,955.00	3,068.09	1,965.00	4,871.86	1,965.00	10,384.47	5,885.00
Total Expense	17,067.61	13,650.00	25,942.48	34,630.00	38,943.34	19,195.00	81,953.43	67,475.00
Net Income	23,718.84	39,475.00	11,053.07	18,995.00	-17,428.73	-18,070.00	17,343.18	40,400.00