

**Mill River Property Owner's Association, Inc.**  
**2018 Approved Budget**  
**Master**

Accrual Basis

	Jan - Dec 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Annual Assessment Income	
4001 · Operating Assessment	28,781.00
4002 · Capital Reserve Assessment	6,145.00
<b>Total 4000 · Annual Assessment Income</b>	<b>34,926.00</b>
4010 · Commercial Assessment	
4011 · Commercial Operating & Maint	3,660.00
4012 · Commercial Reserve Assessment	1,000.00
<b>Total 4010 · Commercial Assessment</b>	<b>4,660.00</b>
4030 · Rivers Edge	
4031 · Rivers Edge Operating & Mainten	6,468.00
4032 · Rivers Edge Reserve Assessment	1,210.00
<b>Total 4030 · Rivers Edge</b>	<b>7,678.00</b>
4050 · Condos at Mill River Assessment	
4051 · Condos Operating & Maintenance	25,155.00
4052 · Condos Reserve Assessment	5,850.00
<b>Total 4050 · Condos at Mill River Assessment</b>	<b>31,005.00</b>
<b>Total Income</b>	<b>78,269.00</b>
<b>Gross Profit</b>	<b>78,269.00</b>
<b>Expense</b>	
5000 · Professional Fees	
5001 · Management Fee	11,000.00
5002 · Accounting (CPA)	300.00
5003 · Administrative Expense	2,000.00
5004 · Meeting Expense	375.00
5005 · Legal Fees	1,500.00
5010 · Postage and Delivery	525.00
5011 · Printing and Reproduction	650.00
5015 · Web-Site	80.00
<b>Total 5000 · Professional Fees</b>	<b>16,430.00</b>
5100 · Insurance Expense	
5101 · General Liability Insurance	3,000.00
5102 · Directors & Officers	2,000.00
<b>Total 5100 · Insurance Expense</b>	<b>5,000.00</b>
5200 · Landscaping and Groundskeeping	
5201 · Landscape Maintenance	16,000.00
5202 · Sprinkler Repair / Maintenance	5,000.00
5205 · Tree & Plant Replacement	5,000.00
5213 · Geese Waste Pick-up	2,000.00
<b>Total 5200 · Landscaping and Groundskeeping</b>	<b>28,000.00</b>
5300 · Repairs and Maintenance	
5301 · Restroom Maintenance	1,000.00
5302 · Equipment Repairs / Maintenance	500.00
5303 · Other Maintenance	500.00
5399 · Misc. Expense	500.00
<b>Total 5300 · Repairs and Maintenance</b>	<b>2,500.00</b>
5400 · Taxes	
5401 · State Income Tax	30.00
<b>Total 5400 · Taxes</b>	<b>30.00</b>
6800 · Utilities	

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6801 · Water	5,000.00
6802 · Electricity	<u>1,500.00</u>
Total 6800 · Utilities	6,500.00
7000 · Reserve Expense	<u>14,205.00</u>
Total Expense	<u>72,665.00</u>
Net Ordinary Income	<u>5,604.00</u>
Net Income	<u><u>5,604.00</u></u>