

Mill River Property Owner's Association, Inc.

Master

Approved 2021 Budget

				2021 Approved Budget			River Life	Edgewater	Summer Walk
Ordinary Income/Expense							59 homes/\$574 yr	35 homes @\$800/yr	\$519/yr 43 homes
			Income				\$239/master operating	\$36/master operating	\$239/yr for oper master
			4000 · Annual Assessment Income				\$60/master reserve	\$23/master reserves	\$60/yr for reserve master
			4001 · Operating Assessment	25,638.00			\$120/RL operating	\$741/Edgewat er operating	\$140/yr for oper Summer Walk
			4002 · Capital Reserve Assessment	6,925.00			\$155/RL reserve	\$115/Edgewat er reserves	\$80/yr for reserve Summer Walk
			Total 4000 · Annual Assessment Income	32,563.00					
			4010 · Commercial Assessment			2021			
			4011 · Commercial Operating & Maint	3,660.00	10 x 366				
			4012 · Commerical Reserve Assessment	1,000.00	10 x 100				
			Total 4010 · Commercial Assessment	4,660.00					
			4030 · Rivers Edge			2021			
			4031 · Rivers Edge Operating & Mainten	5,918.00	22 x 269				
			4032 · Rivers Edge Reserve Assessment	1,210.00	22 x 55				
			Total 4030 · Rivers Edge	7,128.00					
			4050 · Condos at Mill River Assessment			2021			
			4051 · Condos Operating & Maintenance	22,230.00	117 x 190				
			4052 · Condos Reserve Assessment	5,850.00	117 x 50				
			Total 4050 · Condos at Mill River Assessment	28,080.00					
			4100 · Other Income						
			4101 · Interest Income	0.00					
			4102 · Gate Keys	0.00					
			4103 · Late Fee / Finance Charges	0.00					
			Total 4100 · Other Income	0.00					
			Total Income	72,431.00					
			Gross Profit	72,431.00					
			Expense						

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5000 · Professional Fees									
					5001 · Management Fee	11,100.00			
					5002 · Accounting (CPA)	185.00			
					5003 · Administrative Expense	2,000.00			
					5004 · Meeting Expense	375.00			
					5005 · Legal Fees	1,500.00			
					5010 · Postage and Delivery	400.00			
					5011 · Printing and Reproduction	400.00			
					5012 · Bank Service Fee	0.00			
					5013 · Non-payment owner fees	0.00			
					5014 · Reserve Study	0.00			
					5015 · Web-Site	100.00			
					Total 5000 · Professional Fees	16,060.00			
5100 · Insurance Expense									
					5101 · General Liability Insurance	3,100.00			
					5102 · Directors & Officers	2,100.00			
					Total 5100 · Insurance Expense	5,200.00			
5200 · Landscaping and Groundskeeping									
					5201 · Landscape Maintenance	20,000.00			
					5202 · Sprinkler Repair / Maintenance	4,000.00			
					5205 · Tree & Plant Maintenance	3,500.00			
					5210 · Snow Removal	0.00			
					5213 · Geese Waste Pick-up	1,000.00			
					Total 5200 · Landscaping and Groundskeeping	28,500.00			
5300 · Repairs and Maintenance									
					5301 · Restroom Maintenance	1,000.00			
					5302 · Equipment Repairs / Maintenance	600.00			
					5303 · Other Maintenance	500.00			
					5399 · Misc. Expense	500.00			
					Total 5300 · Repairs and Maintenance	2,600.00			
5400 · Taxes									

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					5401 · State Income Tax	10.00				
					5402 · Property Tax	20.00				
					Total 5400 · Taxes	30.00				
					6800 · Utilities					
					6801 · Water	6,000.00				
					6802 · Electricity	1,000.00				
					Total 6800 · Utilities	7,000.00				
					7000 · Reserve Expense	13,041.00				
					7001 · Reserve Interest Expense	0.00				
					7002 · Due to Sub Assoc Reserve	0.00				
					Total Expense	72,431.00				
					Net Ordinary Income	0.00				