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**Mill River Property Owners Association**  
**Balance Sheet**  
As of June 30, 2022

07/11/22

Accrual Basis

	Jun 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Washington Trust Bank	
1001 · Operating Account	75,073.53
1002 · Reserve Fund	164,268.53
1003 · Park Fund	1,323.06
Total 1000 · Washington Trust Bank	240,665.12
Total Checking/Savings	240,665.12
Accounts Receivable	
1200 · Accounts Receivables	6,502.33
Total Accounts Receivable	6,502.33
Other Current Assets	
12000 · Undeposited Funds	594.00
Total Other Current Assets	594.00
Total Current Assets	247,761.45
<b>TOTAL ASSETS</b>	<b>247,761.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	133.81
Total Accounts Payable	133.81
Other Current Liabilities	
2400 · Prepaid Insurance	522.00
Total Other Current Liabilities	522.00
Total Current Liabilities	655.81
Long Term Liabilities	
3001 · Future Reserve Expenses	164,268.53
Total Long Term Liabilities	164,268.53
Total Liabilities	164,924.34
Equity	
30001 · Retained Earnings	2,857.61
Net Income	79,979.50
Total Equity	82,837.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>247,761.45</b>

**Mill River Property Owners Association**  
**YTD Income & Expense by Class**  
 January through June 2022

Accrual Basis

	Master	Edgewater	River Life	Summer ...	TOTAL
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
5000 · Operating Assessments					
5001 · Mill River Master	25,260.00	21,910.00	6,943.00	6,536.00	60,649.00
5002 · Mill River Condos	22,230.00	0.00	0.00	0.00	22,230.00
5003 · Rivers Edge	5,918.00	0.00	0.00	0.00	5,918.00
5004 · Commercial	3,800.00	0.00	0.00	0.00	3,800.00
<b>Total 5000 · Operating Assessments</b>	<b>57,208.00</b>	<b>21,910.00</b>	<b>6,943.00</b>	<b>6,536.00</b>	<b>92,597.00</b>
5005 · Reserve Assessments					
5006 · Mill River Master	7,002.00	4,025.00	8,427.00	3,612.00	23,066.00
5007 · Mill River Condos	5,850.00	0.00	0.00	0.00	5,850.00
5008 · Rivers Edge	1,210.00	0.00	0.00	0.00	1,210.00
5009 · Commercial	1,140.00	0.00	0.00	0.00	1,140.00
<b>Total 5005 · Reserve Assessments</b>	<b>15,202.00</b>	<b>4,025.00</b>	<b>8,427.00</b>	<b>3,612.00</b>	<b>31,266.00</b>
<b>Total Income</b>	<b>72,410.00</b>	<b>25,935.00</b>	<b>15,370.00</b>	<b>10,148.00</b>	<b>123,863.00</b>
<b>Expense</b>					
6000 · Administrative Expenses					
6001 · Office Supplies & Copies	739.52	0.00	0.00	0.00	739.52
6002 · Postage & Delivery	227.64	0.00	0.00	0.00	227.64
6003 · Administrative Fees	1,014.75	541.95	161.70	171.60	1,890.00
6004 · Meeting Expenses	283.50	0.00	0.00	0.00	283.50
6005 · Bank Charges	10.00	0.00	0.00	0.00	10.00
6007 · Delinquent Letter Expense	35.00	0.00	0.00	0.00	35.00
6009 · Lien Expenses	10.00	0.00	0.00	0.00	10.00
6011 · Website Expenses	150.00	0.00	0.00	0.00	150.00
6012 · Records Storage	63.00	0.00	0.00	0.00	63.00
<b>Total 6000 · Administrative Expenses</b>	<b>2,533.41</b>	<b>541.95</b>	<b>161.70</b>	<b>171.60</b>	<b>3,408.66</b>
6100 · Professional Fees					
6101 · Management Contract	8,688.35	2,552.71	2,180.38	2,108.56	15,530.00
6102 · Legal Fees	398.00	0.00	0.00	0.00	398.00
6103 · Tax Prep	185.00	0.00	0.00	0.00	185.00
<b>Total 6100 · Professional Fees</b>	<b>9,271.35</b>	<b>2,552.71</b>	<b>2,180.38</b>	<b>2,108.56</b>	<b>16,113.00</b>
6200 · Grounds Repairs & Maintenance					
6201 · Landscape Contract	2,365.00	790.00	0.00	0.00	3,155.00
6202 · Irrigation R&M	1,137.83	409.90	0.00	0.00	1,547.73
6203 · Fertilizer & Weed Control	2,180.00	875.00	0.00	0.00	3,055.00
6205 · Grounds Maintenance	8,000.00	1,590.00	0.00	0.00	9,590.00
6210 · Snow Removal	0.00	0.00	1,131.45	853.55	1,985.00
<b>Total 6200 · Grounds Repairs &amp; Maintenance</b>	<b>13,682.83</b>	<b>3,664.90</b>	<b>1,131.45</b>	<b>853.55</b>	<b>19,332.73</b>
6300 · Private Park Repairs & Maint.					
6301 · Park Landscape Maintenance	1,757.50	0.00	0.00	0.00	1,757.50
6302 · Restroom R&M	350.00	0.00	0.00	0.00	350.00
6303 · Restroom Cleaning	120.00	0.00	0.00	0.00	120.00
6305 · Lock/Key Expenses	1,079.20	0.00	0.00	0.00	1,079.20
6306 · Water	37.87	0.00	0.00	0.00	37.87
6307 · Electricity	493.65	0.00	0.00	0.00	493.65
<b>Total 6300 · Private Park Repairs &amp; Maint.</b>	<b>3,838.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,838.22</b>
6400 · Insurance Expenses					
6401 · Liability & Property	1,218.00	0.00	0.00	0.00	1,218.00
<b>Total 6400 · Insurance Expenses</b>	<b>1,218.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,218.00</b>

**Mill River Property Owners Association**  
**YTD Income & Expense by Class**  
 January through June 2022

Accrual Basis

	Master	Edgewater	River Life	Summer ...	TOTAL
6500 - Utilities					
6501 - Electricity	0.00	455.54	0.00	0.00	455.54
6502 - Private Park Electricity	80.67	0.00	0.00	0.00	80.67
6503 - Water	83.09	40.98	0.00	0.00	124.07
6504 - Private Park Water	318.25	159.35	0.00	0.00	477.60
<b>Total 6500 - Utilities</b>	<b>482.01</b>	<b>655.87</b>	<b>0.00</b>	<b>0.00</b>	<b>1,137.88</b>
6800 - Tax Expenses					
6801 - Federal Taxes	14.00	0.00	0.00	0.00	14.00
6802 - State Taxes	13.00	0.00	0.00	0.00	13.00
<b>Total 6800 - Tax Expenses</b>	<b>27.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27.00</b>
<b>Total Expense</b>	<b>31,052.82</b>	<b>7,415.43</b>	<b>3,473.53</b>	<b>3,133.71</b>	<b>45,075.49</b>
<b>Net Ordinary Income</b>	<b>41,357.18</b>	<b>18,519.57</b>	<b>11,896.47</b>	<b>7,014.29</b>	<b>78,787.51</b>
Other Income/Expense					
Other Income					
7001 - Reserve Interest	13.07	9.41	8.51	5.98	36.97
7002 - Late Fees & Finance Charges	393.44	0.00	48.68	0.00	442.12
7004 - Delinquent Letters	70.00	0.00	0.00	0.00	70.00
7005 - Gate Remotes/Fobs/Keys	290.00	0.00	0.00	0.00	290.00
7006 - Legal Reimbursement	398.00	0.00	0.00	0.00	398.00
<b>Total Other Income</b>	<b>1,164.51</b>	<b>9.41</b>	<b>57.19</b>	<b>5.98</b>	<b>1,237.09</b>
Other Expense					
8000 - Reserve Expenses					
8001 - Reserve Interest Expenses	13.07	9.41	8.51	5.98	36.97
<b>Total 8000 - Reserve Expenses</b>	<b>13.07</b>	<b>9.41</b>	<b>8.51</b>	<b>5.98</b>	<b>36.97</b>
<b>Total Other Expense</b>	<b>13.07</b>	<b>9.41</b>	<b>8.51</b>	<b>5.98</b>	<b>36.97</b>
<b>Net Other Income</b>	<b>1,151.44</b>	<b>0.00</b>	<b>48.68</b>	<b>0.00</b>	<b>1,200.12</b>
<b>Net Income</b>	<b>42,508.62</b>	<b>18,519.57</b>	<b>11,945.15</b>	<b>7,014.29</b>	<b>79,987.63</b>