

**Mill River Property Owners Association, Inc.**  
**Income & Expense Monthly & YTD**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021					Year To Date				
Income	Master	Edgewater	River Life	Summerwalk	Total	Master	Edgewater	River Life	Summerwalk	Total
Assessments										
4001 - Operating Assessment Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,228.88	\$21,910.00	\$6,373.79	\$6,020.00	\$58,532.67
4002 - Reserve Assessment Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,571.25	\$4,025.00	\$8,229.84	\$3,440.00	\$22,266.09
4011 - Condos Operating & Maintenance Assessment	\$0.00				\$0.00	\$22,230.00				\$22,230.00
4012 - Condos Reserve Assessment	\$0.00				\$0.00	\$5,850.00				\$5,850.00
4013 - River's Edge Operating & Maint Assessment	\$0.00				\$0.00	\$5,918.00				\$5,918.00
4014 - River's Edge Reserve Assessment	\$0.00				\$0.00	\$1,210.00				\$1,210.00
4015 - Commercial Operating & Reserve Assessment	\$0.00				\$0.00	\$3,660.00				\$3,660.00
4016 - Commercial Reserve Assessment	\$0.00				\$0.00	\$1,000.00				\$1,000.00
<b>Total Assessments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70,668.13</b>	<b>\$25,935.00</b>	<b>\$14,603.63</b>	<b>\$9,460.00</b>	<b>\$120,666.76</b>
Other Income										
4202 - Late Fee/Non-Payment Fee	\$10.00				\$10.00	\$40.00				\$40.00
4203 - Finance Charge	\$42.99		\$0.00		\$42.99	\$447.01		\$0.00		\$447.01
4205 - Interest Earned	\$8.07	\$0.66	\$3.34	\$1.92	\$13.99	\$57.18	\$4.69	\$23.65	\$13.55	\$99.07
4210 - Private Park Contributions	\$0.00				\$0.00	\$1,332.42				\$1,332.42
<b>Total Other Income</b>	<b>\$61.06</b>	<b>\$0.66</b>	<b>\$3.34</b>	<b>\$1.92</b>	<b>\$66.98</b>	<b>\$1,876.61</b>	<b>\$4.69</b>	<b>\$23.65</b>	<b>\$13.55</b>	<b>\$1,918.50</b>
Pass thru Costs										
4302 - Delinquent Letter	\$35.00				\$35.00	\$105.00				\$105.00
4309 - Gate Remote/Fobs/Keys	\$20.00				\$20.00	\$40.00				\$40.00
<b>Total Pass thru Costs</b>	<b>\$55.00</b>				<b>\$55.00</b>	<b>\$145.00</b>				<b>\$145.00</b>
<b>Total Income</b>	<b>\$116.06</b>	<b>\$0.66</b>	<b>\$3.34</b>	<b>\$1.92</b>	<b>\$121.98</b>	<b>\$72,689.74</b>	<b>\$25,939.69</b>	<b>\$14,627.28</b>	<b>\$9,473.55</b>	<b>\$122,730.26</b>
Expense										
Expense	Master	Edgewater	River Life	Summerwalk	Total	Master	Edgewater	River Life	Summerwalk	Total
Pass thru expense										
5002 - Delinquent Letter	\$70.00				\$70.00	\$70.00				\$70.00
5007 - Non-Compliance Letter	\$0.00				\$0.00	\$0.00				\$0.00
<b>Total Pass thru expense</b>	<b>\$70.00</b>				<b>\$70.00</b>	<b>\$70.00</b>				<b>\$70.00</b>
Professional										
5101 - Association Management Fee	\$988.00	\$239.00	\$239.00	\$239.00	\$1,705.00	\$5,928.00	\$1,434.00	\$1,434.00	\$1,434.00	\$10,230.00
5104 - Administrative Fee	\$48.50				\$48.50	\$449.50				\$449.50
5108 - CPA/Audits	\$0.00				\$0.00	\$185.00				\$185.00
5117 - Website Expense	\$21.17				\$21.17	\$21.17				\$21.17
<b>Total Professional</b>	<b>\$1,057.67</b>	<b>\$239.00</b>	<b>\$239.00</b>	<b>\$239.00</b>	<b>\$1,774.67</b>	<b>\$6,583.67</b>	<b>\$1,434.00</b>	<b>\$1,434.00</b>	<b>\$1,434.00</b>	<b>\$10,885.67</b>
Office Expense										
5201 - Postage	\$7.26				\$7.26	\$135.51				\$135.51
5202 - Copies	\$14.64				\$14.64	\$191.56				\$191.56
5203 - Office Supplies	\$0.00				\$0.00	\$10.50				\$10.50
5206 - Storage of Records	\$10.50				\$10.50	\$55.65				\$55.65
<b>Total Office Expense</b>	<b>\$32.40</b>				<b>\$32.40</b>	<b>\$393.22</b>				<b>\$393.22</b>

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Insurance Expense										
5301 - Liability/Property	\$173.75				\$173.75	\$1,042.50				\$1,042.50
<b>Total Insurance Expense</b>	<b>\$173.75</b>				<b>\$173.75</b>	<b>\$1,042.50</b>				<b>\$1,042.50</b>
Landscape/Grounds Expense										
5403 - Landscape Maintenance	\$590.00	\$0.00			\$590.00	\$3,720.00	\$855.00			\$4,575.00
5410 - Grounds Maintenance - Contract	\$1,540.00	\$1,125.00			\$2,665.00	\$2,560.00	\$2,015.00			\$4,575.00
5412 - Irrigation Repair/Maintenance	\$375.20	\$186.60			\$561.80	\$1,150.95	\$418.65			\$1,569.60
5435 - Tree and Plant Replacement	\$0.00				\$0.00	\$2,300.00				\$2,300.00
5439 - Equipment Repairs and Maintenance	\$0.00				\$0.00	\$230.00				\$230.00
5440 - Other Maintenance	\$0.00				\$0.00	\$95.16				\$95.16
5441 - Misc Expense	\$0.00				\$0.00	\$411.62				\$411.62
<b>Total Landscape/Grounds Expense</b>	<b>\$2,505.20</b>	<b>\$1,311.60</b>			<b>\$3,816.80</b>	<b>\$10,467.73</b>	<b>\$3,288.65</b>			<b>\$13,756.38</b>
Roads/Trails/Parking Lots/Driveways										
5708 - Road Snow Removal			\$0.00	\$0.00	\$0.00		\$1,655.00	\$1,270.00		\$2,925.00
<b>Total Roads/Trails/Parking Lots/Driveways</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$1,655.00</b>	<b>\$1,270.00</b>		<b>\$2,925.00</b>
Outdoor Facilities & Amenities										
6109 - Restroom Repair and Maintenance	\$90.00				\$90.00	\$280.07				\$280.07
6110 - Park Maintenance	\$0.00				\$0.00	\$31.74				\$31.74
6112 - Park Landscape Maintenance	\$675.00				\$675.00	\$1,350.00				\$1,350.00
6113 - Park Sprinkler Repair & Maintenance	\$40.95				\$40.95	\$132.45				\$132.45
6115 - Park Water	\$0.00				\$0.00	\$47.21				\$47.21
6116 - Park Electricity	\$64.12				\$64.12	\$513.68				\$513.68
<b>Total Outdoor Facilities &amp; Amenities</b>	<b>\$870.07</b>				<b>\$870.07</b>	<b>\$2,355.15</b>				<b>\$2,355.15</b>
Utilities										
6502 - Electricity		\$92.03			\$92.03		\$465.46			\$465.46
6515 - Water	\$0.00	\$0.00			\$0.00	\$696.35	\$266.18			\$962.53
<b>Total Utilities</b>	<b>\$0.00</b>	<b>\$92.03</b>			<b>\$92.03</b>	<b>\$696.35</b>	<b>\$731.64</b>			<b>\$1,427.99</b>
Taxes										
6700 - Federal Taxes	\$0.00				\$0.00	\$21.00				\$21.00
6702 - State Taxes	\$0.00				\$0.00	\$15.00				\$15.00
<b>Total Taxes</b>	<b>\$0.00</b>				<b>\$0.00</b>	<b>\$36.00</b>				<b>\$36.00</b>
Additional Reserve Expenses										
8100 - Reserve Interest Expense	\$8.02	\$0.66	\$3.34	\$1.92	\$13.94	\$56.80	\$4.69	\$23.65	\$13.55	\$98.69
<b>Total Additional Reserve Expenses</b>	<b>\$8.02</b>	<b>\$0.66</b>	<b>\$3.34</b>	<b>\$1.92</b>	<b>\$13.94</b>	<b>\$56.80</b>	<b>\$4.69</b>	<b>\$23.65</b>	<b>\$13.55</b>	<b>\$98.69</b>
<b>Total Expense</b>	<b>\$4,717.11</b>	<b>\$1,643.29</b>	<b>\$242.34</b>	<b>\$240.92</b>	<b>\$6,843.66</b>	<b>\$21,701.42</b>	<b>\$5,458.98</b>	<b>\$3,112.65</b>	<b>\$2,717.55</b>	<b>\$32,990.60</b>
Operating Net Income	<b>(\$4,601.05)</b>	<b>(\$1,642.63)</b>	<b>(\$239.00)</b>	<b>(\$239.00)</b>	<b>(\$6,721.68)</b>	<b>(\$50,988.32)</b>	<b>(\$20,480.71)</b>	<b>(\$11,514.63)</b>	<b>(\$6,756.00)</b>	<b>\$89,739.66</b>

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Net Income	(\$4,601.05)	(\$1,642.63)	(\$239.00)	(\$239.00)	(\$6,721.68)	(\$50,988.32)	(\$20,480.71)	(\$11,514.63)	(\$6,756.00)	\$89,739.66
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