

**Mill River Property Owners Association  
2026 Budget - Edgewater  
Assessments Remain \$741.00 for Sub-Association**

Accrual Basis

|   | Jan - Dec 26 |
|---|--------------|
| <b>Ordinary Income/Expense</b>                        |              |
| <b>Income</b>   |              |
| <b>5000 · Operating Assessments</b>                   |              |
| 5001.1 · Edgewater Operating Assessment               | 24,101.00    |
| <b>Total 5000 · Operating Assessments</b>             | 24,101.00    |
| <b>5005 · Reserve Assessments</b>                     |              |
| 5007 · Edgewater Res. Assess.                         | 4,025.00     |
| <b>Total 5005 · Reserve Assessments</b>               | 4,025.00     |
| <b>Total Income</b>                                   | 28,126.00    |
| <b>Expense</b>  |              |
| <b>6100 · Professional Fees</b>                       |              |
| 6101 · Management Contract                            | 3,427.20     |
| <b>Total 6100 · Professional Fees</b>                 | 3,427.20     |
| <b>6200 · Grounds Repairs &amp; Maintenance</b>       |              |
| <b>6201 · Landscape Contract</b>                      |              |
| 6201.1 · Spring/Fall Cleanup                          | 2,755.00     |
| 6201.2 · Mowing                                       | 6,720.00     |
| <b>Total 6201 · Landscape Contract</b>                | 9,475.00     |
| 6202 · Irrigation R&M                                 | 515.00       |
| 6203 · Fertilizer & Weed Control                      | 4,400.00     |
| 6208 · Tree & Shrub Maintenance                       | 2,143.80     |
| <b>Total 6200 · Grounds Repairs &amp; Maintenance</b> | 16,533.80    |
| <b>6500 · Utilities</b>                               |              |
| 6501 · Electricity                                    | 600.00       |
| 6503 · Water  | 3,500.00     |
| <b>Total 6500 · Utilities</b>                         | 4,100.00     |
| <b>6800 · Tax Expenses</b>                            |              |
| 6803 · Property Taxes                                 | 40.00        |
| <b>Total 6800 · Tax Expenses</b>                      | 40.00        |
| <b>Total Expense</b>                                  | 24,101.00    |
| <b>Net Ordinary Income</b>                            | 4,025.00     |
| <b>Other Income/Expense</b>                           |              |
| <b>Other Expense</b>                                  |              |
| <b>8000 · Reserve Expenses</b>                        |              |
| <b>8012 · Lighting</b>                                |              |
| 8012.2 · Landscape                                    | 1,835.00     |
| <b>Total 8012 · Lighting</b>                          | 1,835.00     |
| <b>8020 · Painting</b>                                |              |
| 8020.1 · Fire Hydrants                                | 600.00       |
| 8020.2 · Mailboxes                                    | 4,750.00     |
| 8020.3 · Metal Fence                                  | 1,600.00     |
| <b>Total 8020 · Painting</b>                          | 6,950.00     |
| 8050 · Reserve Expenses Paid                          | -8,785.00    |
| 8099 · Budgeted Reserve Contributions                 | 4,025.00     |
| <b>Total 8000 · Reserve Expenses</b>                  | 4,025.00     |
| <b>Total Other Expense</b>                            | 4,025.00     |
| <b>Net Other Income</b>                               | -4,025.00    |

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2026 Budget - Edgewater**

Accrual Basis

Assessments Remain \$741.00 for Sub-Association

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|            | Jan - Dec 26       |
|------------|--------------------|
| Net Income | <u><u>0.00</u></u> |