

Mill River Property Owners Association 2026 Master Budget

Accrual Basis

	Jan - Dec 26
Ordinary Income/Expense	
Income	
5000 · Operating Assessments	
5001.1 · Edgewater Operating Assessment	1,507.66
5001.2 · River Life Operating Assessment	17,968.50
5001.3 · Summerwalk Operating Assessment	14,308.25
5002 · Mill River Condos Op. Assess.	26,898.30
5003 · Rivers Edge Op. Assess.	7,876.88
5004 · Commercial Op. Assess.	10,115.60
	78,675.19
Total 5000 · Operating Assessments	
5005 · Reserve Assessments	
5007 · Edgewater Res. Assess.	931.98
5008 · River Life Res. Assess.	4,062.96
5009 · Summerwalk Res. Assess.	3,185.87
5010 · Mill River Condos Res. Assess.	6,449.63
5011 · Rivers Edge Res. Assess.	1,400.78
5012 · Commercial Res. Assess.	2,639.49
	18,670.71
Total 5005 · Reserve Assessments	
Total Income	97,345.90
Expense	
6000 · Administrative Expenses	
6001 · Office Supplies & Copies	1,200.00
6002 · Postage & Delivery	350.00
6003 · Administrative Fees	600.00
	2,150.00
Total 6000 · Administrative Expenses	
6100 · Professional Fees	
6101 · Management Contract	13,532.40
6102 · Legal Fees	3,000.00
6103 · Tax Prep	250.00
	16,782.40
Total 6100 · Professional Fees	
6150 · Volunteer Reimbursements	
6152 · Volunteer Gifts	150.00
	150.00
Total 6150 · Volunteer Reimbursements	
6200 · Grounds Repairs & Maintenance	
6202 · Irrigation R&M	1,432.12
6210 · Snow Removal	4,000.00
	5,432.12
Total 6200 · Grounds Repairs & Maintenance	
6250 · Entryway Landscaping	18,650.00
6251 · SW Common Area	8,513.00
6252 · RL Common Area	8,513.00
6300 · Private Park Repairs & Maint.	
6301 · Park Landscape Maintenance	
6301.1 · Spring/Fall Cleanup	900.00
6301 · Park Landscape Maintenance - Other	3,920.00
	4,820.00
Total 6301 · Park Landscape Maintenance	
6303 · Restroom Cleaning	700.00
6304 · Park Sprinkler R&M	1,600.00
6305 · Fertilization & Weed Control	1,830.00
6306 · Shrub Maintenance	1,295.00
6307 · Tree Maintenance	240.00
6308 · Grounds Maintenance	1,920.00
6310 · Lock/Key Expenses	300.00
6313 · Sanitation Supplies	150.00
6314 · Dog Bag On-Site Replacement	100.00
	100.00

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Total 6300 · Private Park Repairs & Maint.	12,955.00
6400 · Insurance Expenses	
6401 · Liability & Property	2,820.38
Total 6400 · Insurance Expenses	2,820.38
6500 · Utilities	
6501 · Electricity	600.00
6502 · Private Park Electricity	1,200.00
6503 · Water	7,600.00
6504 · Private Park Water	1,500.00
Total 6500 · Utilities	10,900.00
6800 · Tax Expenses	
6802 · State Taxes	10.00
6803 · Property Taxes	120.00
Total 6800 · Tax Expenses	130.00
Total Expense	86,995.90
Net Ordinary Income	10,350.00
Other Income/Expense	
Other Expense	
8000 · Reserve Expenses	
8099 · Budgeted Reserve Contributions	10,350.00
Total 8000 · Reserve Expenses	10,350.00
Total Other Expense	10,350.00
Net Other Income	-10,350.00
Net Income	0.00