

Millstone Manor 2023

Income		8/2021 YTD	2021 YE	8/2022 YTD	2023 Budget
Association dues		\$121,910.00	\$182,925.00	\$123,480.00	\$211,200.00
Rienvestment/Transfer		\$1,850.00	\$2,050.00	\$400.00	\$0.00
Clubhouse/Pool		\$325.00	\$325.00	\$75.00	\$0.00
Fine		\$2,350.00	\$2,400.00	\$1,850.00	\$0.00
NSF		\$0.00	\$20.00	\$0.00	\$0.00
Late Fee		\$430.00	\$590.00	\$535.00	\$0.00
Total		\$126,865.00	\$188,310.00	\$126,340.00	\$211,200.00
Other Income					
Insurance Payment		\$0.00	\$0.00	\$32,825.83	\$0.00
Special Assessment		\$0.00	\$0.00	\$25.00	\$0.00
Interest		\$40.54	\$58.38	\$25.92	\$0.00
Total		\$40.54	\$58.38	\$32,876.75	\$0.00
Total Income		\$126,905.54	\$188,368.38	\$159,216.75	\$211,200.00
Expense		8/2021 YTD	2021 YE	8/2022 YTD	2023 Budget
Common Area Cleaning		\$2,730.00	\$4,680.00	\$1,950.00	\$4,500.00
Common Area Electricity		\$4,165.58	\$6,167.24	\$3,822.45	\$6,500.00
Insurance		\$6,737.38	\$10,128.00	\$6,256.36	\$13,000.00
Garbage		\$7,492.97	\$10,734.88	\$8,393.64	\$12,000.00
Grounds Maintenance		\$4,814.02	\$5,478.10	\$2,543.64	\$6,000.00
Pool Maintenance		\$6,769.29	\$8,139.69	\$6,128.35	\$10,000.00
Water & Sewer		\$18,985.24	\$27,288.76	\$15,868.87	\$28,000.00
Pool Gas		\$255.27	\$676.48	\$330.66	\$600.00
Taxes & Licenses		\$345.00	\$355.00	\$345.00	\$400.00
Legal Services		\$457.50	\$457.50	\$442.50	\$1,000.00
Office Expenses		\$132.00	\$138.00	\$201.50	\$250.00
Loan Interest		\$0.00	\$0.00	\$0.00	\$0.00
Building Maintenance		\$1,352.17	\$2,132.17	\$3,124.01	\$5,000.00
Lawn care/Snow Removal		\$22,903.00	\$30,803.00	\$15,160.00	\$31,000.00
Insurance Claim		\$0.00	\$0.00	\$15,781.49	\$0.00
Roof Maintenance		\$27,540.00	\$43,095.00	\$20,540.00	\$0.00
Reserve Items (Landing Carpets)					\$20,000.00
Reserve Items (Stair Tred)					\$20,000.00
Reserve Items (Landscaping)					\$20,000.00
Reserve Items (Cement Work)					\$5,000.00
Reserve Items (Fencing 12 & Canyon)					\$10,000.00
Reserve Items (Paint Railings)		\$0.00	\$0.00	\$0.00	\$5,000.00
Total		\$104,679.42	\$150,273.82	\$100,888.47	\$198,250.00
Other Expense					
WR Management Fee		\$7,160.00	\$10,740.00	\$7,160.00	\$11,940.00
Total Expense		\$111,839.42	\$161,013.82	\$108,048.47	\$210,190.00
Net Income		\$15,066.12	\$27,354.56	\$51,168.28	\$1,010.00
Capital		8/2021 YTD	2021 YE	8/2022 YTD	
Checking Account		\$18,845.57	\$20,443.08	\$42,331.43	
Reserve Account		\$159,239.65	\$167,701.83	\$195,186.43	
Insurance Account		\$10,000.80	\$10,001.46	\$10,002.78	
Total		\$188,086.02	\$198,146.37	\$247,520.64	
Liabilities					
Prepaid Rent		\$10,129.37	\$7,901.28	\$6,457.27	
Loan		\$0.00	\$0.00	\$0.00	
Total Capital		\$177,956.65	\$190,245.09	\$241,063.37	