



Mountain River East Condominium Association

MEETING NOTICE

Meeting of the Mountain River East Condominium
Association

Mountain River East Road Thornton, NH

The Meeting will be held at 9am on September 4th
at the tennis courts (bring chairs)

Welcome/ MRPM/BOD

Introduction of new association members

Approval of 2021 May meeting minutes - posted to website

Cable Contract

Tree Trimming/Removal

Lawns/Grounds

Painting/Maintenance

Financial Report – Four months into fiscal year 2022 we are pretty much on budget. At this point, there is no significant unexpected expenses. Reserve contributions are on schedule. The only expenditure out of Reserves is for the painting rotation for 3600.00. We expect to do some tree removal which has been planned in the budget. Otherwise, we expect that we will have a net gain in reserves this year.

Mt. River East Condominium Association
Budget vs. Actuals: FY22 Apr - July
 April - July, 2021

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
100 Condo Fees	109,410.40	214,527.00	-105,116.60	51.00%
105 Garage Fees	2,800.00	2,800.00	0.00	100.00%
117 Roof Assessment	15,000.00	30,000.00	-15,000.00	50.00%
120 Late Fees/Finance Charges	1,455.01		1,455.01	
125 Cable Surcharge	22,124.80	42,977.00	-20,852.20	51.48%
5310 Interest Earned	5.55		5.55	
Rental Application Fee	500.00		500.00	
	0.00		0.00	
	\$	\$	-\$	
Total Income	151,295.76	290,304.00	139,008.24	52.12%
	\$	\$	-\$	
Gross Profit	151,295.76	290,304.00	139,008.24	52.12%
Expenses				
1000 Buildings			0.00	
346 Building Repair		6,056.00	-6,056.00	0.00%
407 Chimney Inspections	-450.00	1,640.00	-2,090.00	-27.44%
	-\$	\$	-\$	
Total 1000 Buildings	450.00	7,696.00	8,146.00	-5.85%
2500 Administrative	121.60		121.60	
300 Insurance	5,408.00	16,093.00	-10,685.00	33.60%
310 Management Fee	32,373.32	97,120.00	-64,746.68	33.33%
332 Printing/Mailing Supplies		350.00	-350.00	0.00%
333 Postage		300.00	-300.00	0.00%
345 Web Page Maintenance	299.97	1,000.00	-700.03	30.00%
350 Professional Fees	649.00	1,200.00	-551.00	54.08%
355 Reserve Contribution	21,609.00	71,094.00	-49,485.00	30.39%
360 Meeting Expenses		400.00	-400.00	0.00%
367 Other	408.00	1,200.00	-792.00	34.00%
	\$	\$	-\$	
Total 2500 Administrative	60,868.89	188,757.00	127,888.11	32.25%
320 Pool/Jacuzzi Maintenance			0.00	
323 Pool Chemicals/Parts/Labor	4,261.13	4,000.00	261.13	106.53%
324 Pool Propane	206.77	1,500.00	-1,293.23	13.78%
325 Pool Electricity	1,285.90	3,300.00	-2,014.10	38.97%
411 Pool Maintenance		1,000.00	-1,000.00	0.00%
	\$	\$	-\$	
Total 320 Pool/Jacuzzi Maintenance	5,753.80	9,800.00	4,046.20	58.71%
4000 Utilities			0.00	

305 Electricity	1,795.68	6,000.00	-4,204.32	29.93%
315 Rubbish Removal	2,782.11	7,700.00	-4,917.89	36.13%
326 Septic System		4,000.00	-4,000.00	0.00%
370 Cable	14,686.88	42,977.00	-28,290.12	34.17%
406 Water System/Pump House	570.00	3,000.00	-2,430.00	19.00%
	\$	\$	-\$	
Total 4000 Utilities	19,834.67	63,677.00	43,842.33	31.15%
413 Grounds			0.00	
403 Lawn Fertilizing/Insect Control	2,033.19	5,474.00	-3,440.81	37.14%
404 Wood Bark Mulch	3,050.00	2,900.00	150.00	105.17%
405 Materials	2,076.40	3,000.00	-923.60	69.21%
416 Labor	90.00	9,000.00	-8,910.00	1.00%
	\$	\$	-\$	
Total 413 Grounds	7,249.59	20,374.00	13,124.41	35.58%
	\$	\$	-\$	
Total Expenses	93,256.95	290,304.00	197,047.05	32.12%
	\$	\$	\$	
Net Operating Income	58,038.81	0.00	58,038.81	
	\$	\$	\$	
Net Income	58,038.81	0.00	58,038.81	

Tuesday, Aug 10, 2021 09:56:04 AM GMT-7 - Accrual Basis