

**MILE RUN EAST MASTER ASSOCIATION
BOARD MEETING
July 15, 2025 6:30pm - via zoom and
Live at Rosemont Clubhouse
6200 NW 35th Place**

Contact Susan - susanr@watsonrealtycorp.com for invite to zoom meeting.

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL - ESTABLISH QUORUM**
- 3. PROOF OF NOTICE OF MEETING OR SIGN - 7/11/25**
- 4. FINANCIALS/MANAGEMENT REPORTS UP THROUGH - 6/30/25.
OPERATING ACCOUNT BALANCE AS OF 6/30/25 - \$36,865.52,
RESERVE ACCOUNT BALANCE AS OF 6/30/25 - \$146,171.72.**
- 5. UNFINISHED BUSINESS**
 - a. Tree trimming discussion in conservation area - Fran will update.**
 - b. Playground replacement - Fran will update.**
- 6. COMPLETED BUSINESS**
 - a. HVAC replacement - complete.**
 - b. Tree removal - parking area to clubhouse.**
 - c. New contractor on Irrigation repairs - up and running - Fran will update.**
 - d. Insurance renewed.**
 - e. Maintenance - replace filter to AC in clubhouse, attach vent pipe to water heater, grind raised areas on sidewalk, secure sink faucet, replaced men's toilet seat**
- 7. NEW BUSINESS**
 - a. New Board Member volunteer - Donna Pitts to represent Vista Palms on Mile Run East Board. She may not be at the meeting - on vacation. Board needs to add her to the Board of Directors.**
 - b. Management needs Board direction - due to the constant request of the new Treasurer.**
 - c. Clubhouse lawn needs fertilization - may be diseased.**
- 8. OWNER COMMENTS**
- 9. ADJOURNMENT - Next meeting October 14th, 2025 for a budget meeting.**

11:58 AM

07/08/25

Cash Basis

Mile Run East Master Association, Inc.
Profit & Loss Budget vs. Actual
January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
33000 · Association Fees	74,266.01	162,000.00	-87,733.99	45.8%
33001 · NSF Charges	70.00			
33002 · Owner Legal Fee Income	1,035.58			
33003 · Miscellaneous Income	365.00			
Total Income	75,736.59	162,000.00	-86,263.41	46.8%
Expense				
66900 · Reconciliation Discrepancies	0.00			
33011 · Bank Charges	460.85	100.00	360.85	460.9%
33015 · Coupon Books	386.71	450.00	-63.29	85.9%
61710 · Permits & Fees to Division	61.25	62.00	-0.75	98.8%
63300 · Insurance Expense	6,159.42	8,000.00	-1,840.58	77.0%
63700 · Landscaping and Groundskeeping				
63701 · Trees	1,200.00	1,500.00	-300.00	80.0%
63703 · Mulch	0.00	1,000.00	-1,000.00	0.0%
63704 · Fertilizer/Pest Control	86.00	3,625.00	-3,539.00	2.4%
63705 · Irrigation Maintenance	400.00	2,000.00	-1,600.00	20.0%
63706 · Lawn Maintenance Contract	16,500.00	33,000.00	-16,500.00	50.0%
63707 · Conservation Areas	0.00	500.00	-500.00	0.0%
63708 · Retention Pond Contract	2,632.00	3,500.00	-868.00	75.2%
63709 · Landscape Improvements	2,694.63	1,500.00	1,194.63	179.6%
63700 · Landscaping and Groundskeeping - Other	0.00	0.00	0.00	0.0%
Total 63700 · Landscaping and Groundskeeping	23,512.63	46,625.00	-23,112.37	50.4%
63715 · General Maintenance	50.00			
64900 · Office /Admin.				
66500 · Postage and Delivery	680.25			
64900 · Office /Admin. - Other	1,240.00	2,500.00	-1,260.00	49.6%
Total 64900 · Office /Admin.	1,920.25	2,500.00	-579.75	76.8%
66010 · Pest Control				
66015 · Termite Bond	284.54	185.00	99.54	153.8%
Total 66010 · Pest Control	284.54	185.00	99.54	153.8%
66100 · Pool				
Pool Permits	375.70	375.00	0.70	100.2%
66110 · Pool Contract	4,471.10	9,000.00	-4,528.90	49.7%
66115 · Pool Repairs	3,312.02	2,000.00	1,312.02	165.6%
Total 66100 · Pool	8,158.82	11,375.00	-3,216.18	71.7%
66700 · Professional Fees				
66705 · Tax Preparation	295.00	300.00	-5.00	98.3%
66715 · Legal Fees-Association	0.00	1,000.00	-1,000.00	0.0%
66720 · Legal fees-Owner	-150.00			
Total 66700 · Professional Fees	145.00	1,300.00	-1,155.00	11.2%
66800 · Management Fees	9,450.00	18,900.00	-9,450.00	50.0%
66805 · RecreationFacilities/Janitorial	1,496.62	3,500.00	-2,003.38	42.8%
61705 · Front Bus Stop	0.00	750.00	-750.00	0.0%
66810 · Recreation Improvements	4,164.61	5,000.00	-835.39	83.3%
66815 · Trash	2,167.12	3,000.00	-832.88	72.2%
66820 · Janitorial/ Pet recepticals	1,192.80			
67210 · Taxes	163.00			
68600 · Utilities				
68619 Clubhouse Internet	1,027.20	2,040.00	-1,012.80	50.4%
68620 · Electricity/water/gas	7,497.87	17,000.00	-9,502.13	44.1%
Total 68600 · Utilities	8,525.07	19,040.00	-10,514.93	44.8%

11:58 AM

07/08/25

Cash Basis

Mile Run East Master Association, Inc.

Profit & Loss Budget vs. Actual

January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
68650 • Web Site Hosting	150.00	350.00	-200.00	42.9%
68660 • Reserves	0.00	40,863.00	-40,863.00	0.0%
Total Expense	68,448.69	162,000.00	-93,551.31	42.3%
Net Ordinary Income	7,287.90	0.00	7,287.90	100.0%
Net Income	7,287.90	0.00	7,287.90	100.0%

Mile Run East Master Association, Inc.
Balance Sheet
As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
10000 · AmerisOperating Acct.	36,865.52
10010 · MRE Ameris Reserve Account	146,171.72
Total Checking/Savings	183,037.24
Accounts Receivable	
11000 · Accounts Receivable	-32,507.58
Total Accounts Receivable	-32,507.58
Other Current Assets	
12000 · Undeposited Funds	490.00
Total Other Current Assets	490.00
Total Current Assets	151,019.66
TOTAL ASSETS	151,019.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
24001 · Reserves Roof	10,459.29
24002 · Reserves-Pavement Reseal	1,257.20
24003 · ReservesClubhouse Paint Int/Ext	1,194.51
24004 · Reserve-Pool Resurface	49,998.75
24005 · Reserves-Pool Pump	2,364.56
24006 · Reserves-Pool Deck	12,890.54
24007 · Reserves Pool Furniture	2,500.02
24008 · Reserves-Fencing Wood/Link	4,599.99
24009 · Reserves-clubhouse	6,595.69
24010 · Reserves Tennis Ct/Resur/screen	11,533.52
24011 · Reserves-Interest	6,659.79
24012 · Reserves-Storm Wtr.Mgt.	5,000.03
24013 · Reserves-Playground Improve	8,372.25
24014 · Reserves-Sub.wall Paint/Repair	6,041.05
24016 · Reserves-Capital Improve	4,345.01
24017 · Reserves-Irrig. Pump/Well	4,022.02
24018 · Reserve Contingency Fund	837.50
24019 · Reserves General	7,500.00
Total Other Current Liabilities	146,171.72
Total Current Liabilities	146,171.72
Total Liabilities	146,171.72
Equity	
30000 · Opening Balance Equity	25,721.04
32000 · Retained Earnings	-28,161.00
Net Income	7,287.90
Total Equity	4,847.94
TOTAL LIABILITIES & EQUITY	151,019.66