

MOUNTAIN TOPS PROPERTY OWNERS' ASSOCIATION
5 YEAR WORKING FORECAST
(With Fee Increases)

DEVELOPED LOTS	157	2019 INCREASE		2021 INCREASE	
		\$ 650	\$ 102,050	\$ 750	\$ 117,750
UNDEVELOPED LOTS	96	\$ 325	\$ 31,200	\$ 375	\$ 36,000
TOTAL LOTS	253		\$ 133,250		\$ 153,750

	2017 ACTUAL	2018 WORKING BUDGET	2019 WORKING BUDGET	2020 WORKING BUDGET	2021 WORKING BUDGET	2022 WORKING BUDGET	2023 WORKING BUDGET
INCOME							
ANNUAL FEE	\$ 128,280	\$ 125,724	\$ 133,250	\$ 133,250	\$ 153,750	\$ 153,750	\$ 153,750
ROAD MAINTENANCE CONTRIBUTIONS	\$ 100	\$ 650					
CHAPEL USAGE FEES	\$ -	\$ 100					
MISCELLANEOUS INCOME	\$ -	\$ 140					
TOTAL INCOME	\$ 128,380	\$ 126,614	\$ 133,250	\$ 133,250	\$ 153,750	\$ 153,750	\$ 153,750
EXPENSES							
POST OFFICE BOX RENTAL	\$ 80	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88
MT TOPS PICNIC	\$ -	\$ -	\$ 515	\$ 530	\$ 546	\$ 563	\$ 580
ELECTRICITY-ENTRANCE & CHAPEL	\$ 914	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950
CHAPEL:							
CHAPEL RENOVATIONS	\$ 3,194	\$ 684	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -
CHAPEL MAINTANCE / PAINT	\$ 846		\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -
CHAPEL GROUNDS GARDENING	\$ 650	\$ 262	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
CHAPEL SEASONAL DECORATIONS	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
ENTRANCE:							
ENTRANCE CAPITAL EXP	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,000
ENTRANCE RENOVATIONS	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
ENTRANCE MAINTENANCE/GARDENING	\$ 2,375	\$ 4,402	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
ENTRANCE MISCELLANEOUS	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
INSURANCE							
PROPERTY INSURANCE	\$ 1,654	\$ 1,869	\$ 2,000	\$ 2,200	\$ 2,400	\$ 2,600	\$ 2,800
DIRECTORS AND OFFICERS INSURANCE	\$ 1,360	\$ 1,700	\$ 1,900	\$ 2,100	\$ 2,300	\$ 2,500	\$ 2,700
WEB DESIGN/DOMAIN REGISTRY/DATABASE	\$ 746	\$ 397	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
PROFESSIONAL FEES							
PROFESSIONAL LEGAL	\$ 9,699	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
PROFESSIONAL ACCOUNTING	\$ 140	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150
PROFESSIONAL POA CONSULTING	\$ -	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,500	\$ 12,000	\$ 12,500
COMMON GROUNDS							
MOWING (BI-WEEKLY MOWING + 1 SIDECUTTING)	\$ 14,370	\$ 19,231	\$ 21,000	\$ 22,000	\$ 23,000	\$ 24,000	\$ 25,000
SNOW REMOVAL (AS NEEDED USING SNOW MELT)	\$ -	\$ 4,000	\$ 4,500	\$ 4,700	\$ 4,900	\$ 5,000	\$ 5,500
MISCELLANEOUS REPAIRS/MAINTENANCE	\$ 711	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
CULVERT MAINTENANCE			\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
OFFICE SUPPLIES-MISC.	\$ 1,243	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
POSTAGE	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
PRINTING	\$ -	\$ 500	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
MISCELLANEOUS SUPPLIES/EQUIPMENT	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
PROPERTY TAXES	\$ 718	\$ 750	\$ 765	\$ 780	\$ 796	\$ 812	\$ 828
ROAD REPAIRS/IMPROVEMENTS (Completed/\$ Paid)	\$ 48,936	\$ 106,590	\$ -	\$ -	\$ -	\$ -	\$ -
ROAD REPAIRS/IMPROVEMENTS (Planned)	\$ -	\$ -	\$ 75,000	\$ 80,000	\$ 85,000	\$ 90,000	\$ 90,000
ROAD STUDY-VOLKERT	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE ASSOCIATION FEE	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30
PETTY CASH FUND	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
TOTAL EXPENSES	\$ 92,766	\$ 169,003	\$ 133,398	\$ 140,029	\$ 146,160	\$ 155,193	\$ 154,626
NET INCOME	\$ 35,614	\$ (42,389)	\$ (148)	\$ (6,779)	\$ 7,590	\$ (1,443)	\$ (876)
CARRY FORWARD-PRIOR YEAR	\$ 22,991	\$ 58,604	\$ 16,215	\$ 16,067	\$ 9,288	\$ 16,878	\$ 15,435
YEAR-END BALANCE	\$ 58,604	\$ 16,215	\$ 16,067	\$ 9,288	\$ 16,878	\$ 15,435	\$ 14,560