

# MOUNTAIN TOPS PROPERTY OWNERS' ASSOCIATION

## 5 YEAR WORKING FORECAST

(With Fee Increases)

<b>PROPERTY OWNERS</b>	191	<b>2019 INCREASE</b>	<b>2021 INCREASE</b>
<b>DEVELOPED LOTS</b>	164	\$ 650 \$ 106,600	\$ 750 \$ 123,000
<b>UNDEVELOPED LOTS</b>	89	\$ 325 \$ 28,925	\$ 375 \$ 33,375
<b>TOTAL LOTS</b>	253	\$ 135,525	\$ 156,375

	2019 YTD	2020 WORKING BUDGET	2021 WORKING BUDGET	2022 WORKING BUDGET	2023 WORKING BUDGET	2024 WORKING BUDGET	2025 WORKING BUDGET
<b>INCOME</b>							
ANNUAL FEE	\$ 134,072	\$ 135,525	\$ 156,375	\$ 156,375	\$ 156,375	\$ 156,375	\$ 156,375
ANNUAL ASSESSMENT (Prepayment 2019)	\$ (2,675)						
ANNUAL ASSESSMENT (Prior Year-2017/2018)	\$ 650						
ANNUAL ASSESSMENT (Late Fees)	\$ 70						
ROAD MAINTENANCE CONTRIBUTIONS	\$ 150						
CHAPEL USAGE FEES	\$ -						
MISCELLANEOUS INCOME	\$ 1,512						
<b>TOTAL INCOME</b>	<b>\$ 133,779</b>	<b>\$ 135,525</b>	<b>\$ 156,375</b>	<b>\$ 156,375</b>	<b>\$ 156,375</b>	<b>\$ 156,375</b>	<b>\$ 156,375</b>
<b>EXPENSES</b>							
POST OFFICE BOX RENTAL	\$ 100	\$ 90	\$ 90	\$ 90	\$ 90	\$ 100	\$ 100
ANNUAL MEETING	\$ 515	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
ELECTRICITY-ENTRANCE & CHAPEL	\$ 900	\$ 927	\$ 950	\$ 950	\$ 950	\$ 1,000	\$ 1,000
CHAPEL:							
CHAPEL RENOVATIONS	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000
CHAPEL MAINTANCE / PAINT	\$ 2,000	\$ 225	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -
CHAPEL GROUNDS GARDENING	\$ 500	\$ 700	\$ 500	\$ 500	\$ 750	\$ 750	\$ 750
CHAPEL SEASONAL DECORATIONS	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
ENTRANCE:							
ENTRANCE CAPITAL EXP	\$ 2,000	\$ 6,400	\$ 6,400	\$ 6,400	\$ 7,000	\$ 7,000	\$ 7,000
ENTRANCE RENOVATIONS	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
ENTRANCE MAINTENANCE/GARDENING	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,500	\$ 3,500	\$ 3,500
ENTRANCE MISCELLANEOUS	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
INSURANCE							
PROPERTY INSURANCE	\$ 3,038	\$ 3,238	\$ 3,399	\$ 3,568	\$ 3,746	\$ 3,933	\$ 4,129
DIRECTORS AND OFFICERS INSURANCE	\$ 2,449	\$ 2,571	\$ 2,699	\$ 2,833	\$ 2,974	\$ 3,122	\$ 3,278
WEB DESIGN/DOMAIN REGISTRY/DATABASE	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
PROFESSIONAL FEES							
PROFESSIONAL LEGAL	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
PROFESSIONAL ACCOUNTING	\$ 150	\$ 150	\$ 150	\$ 200	\$ 200	\$ 200	\$ 200
PROFESSIONAL POA CONSULTING	\$ 10,000	\$ 11,000	\$ 11,500	\$ 12,000	\$ 12,500	\$ 12,500	\$ 12,500
COMMON GROUNDS							
MOWING (Bi-Weekly + 1 Sidecutting)	\$ 20,000	\$ 22,000	\$ 23,000	\$ 24,000	\$ 25,000	\$ 26,000	\$ 27,000
SNOW REMOVAL (As needed using snow melt)	\$ 4,500	\$ 4,700	\$ 4,900	\$ 5,000	\$ 5,500	\$ 5,500	\$ 5,500
MISCELLANEOUS REPAIRS/MAINTENANCE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
CULVERT MAINTENANCE	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
OFFICE SUPPLIES-MISC.	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
POSTAGE	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
PRINTING	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
MISCELLANEOUS SUPPLIES/EQUIPMENT	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
PROPERTY TAXES	\$ 300	\$ 306	\$ 312	\$ 318	\$ 325	\$ 340	\$ 360
ROAD REPAIRS/IMPROVEMENTS (Completed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROAD REPAIRS/IMPROVEMENTS (Planned)	\$ 75,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
MISCELLANEOUS ADMINISTRATIVE	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
STATE ASSOCIATION FEE	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30
PETTY CASH FUND	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
<b>TOTAL EXPENSES</b>	<b>\$ 133,682</b>	<b>\$ 145,537</b>	<b>\$ 149,130</b>	<b>\$ 152,089</b>	<b>\$ 154,765</b>	<b>\$ 157,175</b>	<b>\$ 157,547</b>
<b>NET INCOME</b>	<b>\$ 97</b>	<b>\$ (10,012)</b>	<b>\$ 7,245</b>	<b>\$ 4,286</b>	<b>\$ 1,610</b>	<b>\$ (800)</b>	<b>\$ (1,172)</b>
CARRY FORWARD-PRIOR YEAR	\$ 34,489	\$ 33,593	\$ 23,581	\$ 30,826	\$ 35,112	\$ 36,722	\$ 35,922
<b>YEAR-END BALANCE</b>	<b>\$ 34,586</b>	<b>\$ 23,581</b>	<b>\$ 30,826</b>	<b>\$ 35,112</b>	<b>\$ 36,722</b>	<b>\$ 35,922</b>	<b>\$ 34,750</b>