

Mountain Harbour Property Owners Association
Balance Sheet
As of July 31, 2020

| | Jul 31, 20 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1002 · Nantahala Checking Account | 78,532.83 |
| 1003 · Nantahala Savings Account | 25,572.70 |
| 1005 · UCB Savings Account | 196,461.27 |
| Total Checking/Savings | 300,566.80 |
| Total Current Assets | 300,566.80 |
| Fixed Assets | |
| 1300 · Gate - Front Entrance | 30,528.00 |
| 1310 · Gate - Back Entrance | 13,637.00 |
| 1320 · Gate House | 24,551.00 |
| 1330 · Lighting Columns | 14,228.00 |
| 1340 · Signs | 4,069.00 |
| 1350 · Telephone System | 4,893.00 |
| 1390 · Accumulated Depreciation | -77,217.08 |
| Total Fixed Assets | 14,688.92 |
| Other Assets | |
| 1380 · Investment in Mtn. Harbour Golf | 1,069,880.00 |
| 1480 · Due from Mtn. Harbour Golf | 1,219,054.46 |
| 1500 · Deposit - Utility - Electricity | 70.00 |
| Total Other Assets | 2,289,004.46 |
| TOTAL ASSETS | 2,604,260.18 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2001 · Accounts Payable | 8,159.79 |
| Total Accounts Payable | 8,159.79 |
| Total Current Liabilities | 8,159.79 |
| Total Liabilities | 8,159.79 |
| Equity | |
| 3900 · Retained Earnings | 2,491,213.76 |
| Net Income | 104,886.63 |
| Total Equity | 2,596,100.39 |
| TOTAL LIABILITIES & EQUITY | 2,604,260.18 |

These financial statements prepared by Strickland and Associates, P.C. have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. Substantially all disclosures required by the modified cash basis of accounting are not included.

Mountain Harbour Property Owners Association
Profit & Loss
For the One Month & the Seven Months Ended July 31, 2020

| | Jul 20 | Jan - Jul 20 |
|--|--------------------------|--------------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 4000 · Annual Assessments | 0.00 | 420,526.66 |
| 4020 · Gate Openers | 100.00 | 166.00 |
| 4040 · Interest/Penalties/Lien Income | 33.37 | 356.48 |
| Total Income | <u>133.37</u> | <u>421,049.14</u> |
| Gross Profit | 133.37 | 421,049.14 |
| Expense | | |
| 5005 · Advertising/Promotion/Marketing | 0.00 | 1,445.03 |
| 5000 · Accounting Expenses | 1,375.00 | 2,125.00 |
| 5010 · Filing Fees Expense | 18.75 | 18.75 |
| 5030 · Bank Fees, Late Fees, & Other | 0.00 | 39.55 |
| 5050 · Depreciation | 199.69 | 1,410.19 |
| 5100 · Electricity | 528.54 | 3,833.13 |
| 5200 · Landscape Contract | 7,506.25 | 52,693.75 |
| 5220 · Landscaping Other | 1,765.65 | 3,415.14 |
| 5260 · Legal Expenses | 350.00 | 4,627.13 |
| 5300 · Memberships & Dues | 125.00 | 125.00 |
| 5610 · Office Expense & Supplies | 181.88 | 530.57 |
| 5620 · Postage | 132.15 | 242.15 |
| 5700 · Repairs & Maintenance | 310.87 | 1,284.61 |
| 5710 · Road Maintenance | 0.00 | 800.00 |
| 5800 · Taxes & Licenses | 3,737.00 | 20,168.42 |
| 5820 · Telephone | 81.84 | 547.28 |
| 5880 · Uncollectable Debt | 0.00 | 222,856.81 |
| Total Expense | <u>16,312.62</u> | <u>316,162.51</u> |
| Net Ordinary Income | <u>-16,179.25</u> | <u>104,886.63</u> |
| Net Income | <u><u>-16,179.25</u></u> | <u><u>104,886.63</u></u> |

These financial statements prepared by Strickland and Associates, P.C. have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. Substantially all disclosures required by the modified cash basis of accounting are not included.

**Mountain Harbour Property Owners Association
Budget Comparison Report
For the One Month & the Seven Months Ended July 31, 2020**

| | Jul 20 | Budget | \$ Over Budget | Jan - Jul 20 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|-------------------|------------------|-------------------|-------------------|--------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Annual Assessments | 0.00 | 0.00 | 0.00 | 420,526.66 | 510,000.00 | -89,473.34 | 510,000.00 |
| 4010 · Filing Fees | 0.00 | 83.33 | -83.33 | 0.00 | 583.35 | -583.35 | 1,000.00 |
| 4020 · Gate Openers | 100.00 | 41.67 | 58.33 | 166.00 | 291.69 | -125.69 | 500.00 |
| 4030 · Impact Fees | 0.00 | 166.67 | -166.67 | 0.00 | 1,166.69 | -1,166.69 | 2,000.00 |
| 4040 · Interest/Penalties/Lien Income | 33.37 | 125.00 | -91.63 | 356.48 | 875.00 | -518.52 | 1,500.00 |
| Total Income | 133.37 | 416.67 | -283.30 | 421,049.14 | 512,916.73 | -91,867.59 | 515,000.00 |
| Gross Profit | 133.37 | 416.67 | -283.30 | 421,049.14 | 512,916.73 | -91,867.59 | 515,000.00 |
| Expense | | | | | | | |
| 5005 · Advertising/Promotion/Marketing | 0.00 | 0.00 | 0.00 | 1,445.03 | 0.00 | 1,445.03 | 0.00 |
| 5000 · Accounting Expenses | 1,375.00 | 416.67 | 958.33 | 2,125.00 | 2,916.69 | -791.69 | 5,000.00 |
| 5010 · Filing Fees Expense | 18.75 | 83.33 | -64.58 | 18.75 | 583.35 | -564.60 | 1,000.00 |
| 5030 · Bank Fees, Late Fees, & Other | 0.00 | 20.83 | -20.83 | 39.55 | 145.85 | -106.30 | 250.00 |
| 5050 · Depreciation | 199.69 | 0.00 | 199.69 | 1,410.19 | 0.00 | 1,410.19 | 0.00 |
| 5100 · Electricity | 528.54 | 458.33 | 70.21 | 3,833.13 | 3,208.35 | 624.78 | 5,500.00 |
| 5110 · Insurance | 0.00 | 250.00 | -250.00 | 0.00 | 1,750.00 | -1,750.00 | 3,000.00 |
| 5200 · Landscape Contract | 7,506.25 | 7,000.00 | 506.25 | 52,693.75 | 49,000.00 | 3,693.75 | 84,000.00 |
| 5220 · Landscaping Other | 1,765.65 | 333.33 | 1,432.32 | 3,415.14 | 2,333.35 | 1,081.79 | 4,000.00 |
| 5260 · Legal Expenses | 350.00 | 2,083.33 | -1,733.33 | 4,627.13 | 14,583.35 | -9,956.22 | 25,000.00 |
| 5250 · Mandatory Mowing - Prop Owners | 0.00 | 20.83 | -20.83 | 0.00 | 145.85 | -145.85 | 250.00 |
| 5300 · Memberships & Dues | 125.00 | 16.67 | 108.33 | 125.00 | 116.69 | 8.31 | 200.00 |
| 5600 · Miscellaneous | 0.00 | 166.67 | -166.67 | 0.00 | 1,166.69 | -1,166.69 | 2,000.00 |
| 5610 · Office Expense & Supplies | 181.88 | 50.00 | 131.88 | 530.57 | 350.00 | 180.57 | 600.00 |
| 5620 · Postage | 132.15 | 41.67 | 90.48 | 242.15 | 291.69 | -49.54 | 500.00 |
| 5700 · Repairs & Maintenance | 310.87 | 416.67 | -105.80 | 1,284.61 | 2,916.69 | -1,632.08 | 5,000.00 |
| 5710 · Road Maintenance | 0.00 | 2,083.33 | -2,083.33 | 800.00 | 14,583.35 | -13,783.35 | 25,000.00 |
| 5800 · Taxes & Licenses | 3,737.00 | 416.67 | 3,320.33 | 20,168.42 | 2,916.69 | 17,251.73 | 5,000.00 |
| 5820 · Telephone | 81.84 | 83.33 | -1.49 | 547.28 | 583.35 | -36.07 | 1,000.00 |
| 5880 · Uncollectable Debt | 0.00 | 0.00 | 0.00 | 222,856.81 | 0.00 | 222,856.81 | 0.00 |
| 5900 · Website | 0.00 | 41.67 | -41.67 | 0.00 | 291.69 | -291.69 | 500.00 |
| Total Expense | 16,312.62 | 13,983.33 | 2,329.29 | 316,162.51 | 97,883.63 | 218,278.88 | 167,800.00 |
| Net Ordinary Income | -16,179.25 | -13,566.66 | -2,612.59 | 104,886.63 | 415,033.10 | -310,146.47 | 347,200.00 |
| Net Income | -16,179.25 | -13,566.66 | -2,612.59 | 104,886.63 | 415,033.10 | -310,146.47 | 347,200.00 |

These financial statements prepared by Strickland and Associates, P.C. have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. Substantially all disclosures required by the modified cash basis of accounting are not included.