



Mountain Harbour Property Owners Association
 1665 Mountain Harbour Dr., Hayesville, NC 28904
 828-389-9000

Mountain Harbour Property Owners Association Inc.			
		Operating Budget for calendar year 2021	
	Ordinary Income/Expense		
	Income		
		4000 · Annual POA Dues	\$ 379,200
		4010 · Filing Fees	\$ 1,000
		4020 · Gate Openers	\$ 500
		4030 · Impact Fees	\$ 2,000
		4040 · Interest/Penalties/Lien Income	\$ 425
		Total Income	\$ 383,125
	Gross Profit		\$ 383,125
	Expense		
		5005 · Advertising/Promotion/Marketing	\$ 4,500
		5000 · Accounting Expenses	\$ 7,500
		5010 · Filing Fees Expense	\$ 100
		5030 · Bank Fees, Late Fees, & Other	\$ 250
		5050 · Depreciation	\$ 2,000
		5100 · Electricity	\$ 6,500
		5110 · Insurance	\$ 4,500
		5200 · Landscape Contract	\$ 90,900
		5220 · Landscaping Other	\$ 18,000
		5260 · Legal Expenses	\$ 12,500
		5250 · Mandatory Mowing - Prop Owners	\$ 500
		5300 · Memberships & Dues	\$ 1,000
		5600 · Miscellaneous	\$ 500
		5610 · Office Expense & Supplies	\$ 500
		5620 · Postage	\$ 900
		5700 · Repairs & Maintenance	\$ 5,000
		5710 · Road Maintenance	\$ 55,000
		5800 · Taxes & Licenses	\$ 17,500
		5820 · Telephone	\$ 1,200
		5880 · Uncollectable Debt	\$ -
		5900 · Website	\$ 2,500
		Total Expense	\$ 231,350
	Income over Expenses		151,775
		Reserve, Contingency Fund	150,000