



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

December 1, 2021

Dear Mountain Harbour Property Owner:

We wish you and your families a healthy, and happy holiday season and very much look forward to 2022 with faith, hope, and love. We thank you for the trust you have placed on us and know that we will always strive to do what is best for our community and stakeholders.

Along with this letter please find the POA Budget and Dues invoice for 2022. The budget committee has recommended, and the Board has set the 2022 POA Dues at \$1,500.00 payable January 1, 2022. This represents a \$100.00 reduction from last year's dues, and the fourth consecutive year of dues reductions.

We must continue to make significant capital improvements with regards to road maintenance, infrastructure, beautification projects, and improving access to lots for all owners. These projects are vital to our growth and success and need to be addressed sooner rather than later. We feel we have made significant progress on many fronts and will continue to strive to lower the POA's financial burden on its property owners and increasing property values.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Azor", is placed below the word "Sincerely,".

Jorge Azor
President, on behalf of the Board of Directors



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Ordinary Income/Expense	2022		
Income			
4000 · Annual POA Dues	\$ 397,500		
4020 · Gate Openers	\$ 500		
4030 · Impact Fees	\$ 3,000		
4040 · Interest/Penalties/Lien Income	\$ 3,850		
Total Income	\$ 404,850	100%	
Expense			
5005 · Advertising/Promotion/Marketing	\$ 7,500	2%	
5000 · Accounting Expenses	\$ 4,000	1%	
5010 · Filing Fees Expense	\$ 1,000	0%	
5030 · Bank Fees, Late Fees, & Other	\$ 200	0%	
5050 · Depreciation	\$ 850	0%	
5100 · Electricity	\$ 6,100	2%	
5110 · Insurance	\$ 2,500	1%	
5200 · Landscape Contract	\$ 92,500	23%	
5220 · Landscaping Other	\$ 25,000	6%	
5260 · Legal Expenses	\$ 4,500	1%	
5250 · Mandatory Mowing - Prop Owners	\$ 500	0%	
5300 · Memberships & Dues	\$ 1,000	0%	
5600 · Miscellaneous	\$ 350	0%	
5610 · Office Expense & Supplies	\$ 500	0%	
5620 · Postage	\$ 650	0%	
5700 · Repairs & Maintenance	\$ 6,100	2%	
5710 · Road Maintenance	\$ 65,000	16%	
5800 · Taxes & Licenses	\$ 16,400	4%	
5820 · Telephone	\$ 1,350	0%	
5880 · Security	\$ 15,000	4%	
5900 · Website	\$ 2,500	1%	
Total Expense	\$ 253,500	63%	
Income over Expenses	\$ 151,350		
Reserve, Contingency Fund	\$ 150,000		