

**STATEMENTS OF INCOME**  
**Year Ending December 31, 2007 and**  
**Estimated Income and Expenses for 2008**

	<u>2007 Actual</u>	<u>2008 Budget</u>
<b>GROSS INCOME</b>		
Assessments	1,015,723	1,046,520
Assessment Penalty	18,159	20,000
Rental commissions and fees	239,548	323,000
Amenity Income	18,387	16,260
Snack Bar Income, Net	50,541	55,000
Go-Cart Track	421,175	430,000
Developer Contributions	71,706	71,706
Trash Collection	100,182	106,338
Mini-Golf	350,870	375,000
Miscellaneous Fees	14,695	16,520
MPOA Maintenance Services	59,056	49,800
A&ECC Review Fees	1,500	2,000
Disclosure Packet Sales	3,656	5,000
Total Income	2,365,197	2,517,144
<b>EXPENSES</b>		
General and Administrative	490,870	496,082
Amenity Department	124,820	130,917
Go-Cart Track	220,174	246,928
Miniature Golf	137,078	151,508
Maintenance Department	685,788	740,365
MPOA Maintenance Services	37,585	43,171
Police	559,214	583,873
Rental	157,370	185,622
Total Operating Expenses	2,412,899	2,578,466
Income from Operations	(47,702)	(61,322)
<b>FINANCIAL INCOME (EXPENSE)</b>		
Interest and Ordinary Dividend Income	73,655	54,400
Realized Gain (Loss) From Redemption of Mutual Funds	-	-
Tower Lease	10,120	11,040
Total Financial Income	83,775	65,440
<b>NET INCOME</b>	<u>36,073</u>	<u>4,118</u>

**STATEMENT OF CHANGES IN MEMBERS' EQUITY**  
**Year Ended December 31, 2007**

	<u>Undesignated</u>	<u>Designated -- Future Major Repairs and Replacement Income</u>	<u>Unrealized Gain On Investments</u>	<u>Total</u>
BALANCE, December 31, 2006	1,309,283	575,129	95,309	1,979,721
Net Income for 2007	21,138	14,935		36,073
Change in unrealized gains on investments			(3,232)	(3,232)
BALANCE, December 31, 2007	1,330,421	590,064	92,077	2,012,562

**MASSANUTTEN PROPERTY OWNERS ASSOCIATION  
BALANCE SHEET  
12/31/2007**

**ASSETS**

**CURRENT ASSETS**

Cash and Cash Equivalents	284,318
Assessments Receivables	30,782
Other Receivables	11,899
Inventories	32,915
Prepaid Expenses	36,948

**TOTAL CURRENT ASSETS**

396,863

**INVESTMENTS, at fair-market value**

722,922

**DEFERRED INCOME TAXES**

(16,472)

**PROPERTY AND EQUIPMENT, at cost**

Land	168,790
Buildings and Facilities	1,648,791
Roads	1,962,526
Equipment	773,772
Automotive	304,670
Computers/Furniture	192,523

5,051,072

(2,987,362)

**Accumulated depreciation**

**TOTAL PROPERTY AND EQUIPMENT**

2,063,709

**TOTAL ASSETS**

3,167,023

**LIABILITIES AND MEMBERS' EQUITY**

**CURRENT LIABILITIES**

Bank Loan, Line of Credit	853,508
Accounts Payable and Accrued Expenses	234,580
Rental Income Due to Owners	27,723
Deposits	38,650

**TOTAL CURRENT LIABILITIES**

1,154,461

**MEMBERS' EQUITY**

Retained Earnings	1,920,484
Unrealized Gains on Investments	92,077

**TOTAL MEMBERS' EQUITY**

2,012,562

**TOTAL LIABILITIES AND MEMBERS' EQUITY**

3,167,023

**SCHEDULE OF CAPITAL IMPROVEMENTS**

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>Budget 2008</u>
Police	8,588		19,813	288,800
Amenity	982	27,704	4,792	48,000
Maintenance	12,871	111,915	57,903	57,700
General and Administrative	76,925	99,031	54,609	
Land Improvements		130,532		
Rental	-			
Go-Cart Track	5,712	686,536	10,028	
Roads	-		111,955	52,000
Total Capital Improvements	<u>105,078</u>	<u>1,055,718</u>	<u>259,100</u>	<u>446,500</u>