

MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC.

STATEMENTS OF INCOME Year Ending December 31, 2006 and Estimated Income and Expenses for 2007

	2006 Actual	2007 Budget
GROSS INCOME		
Assessments	1,015,829	1,013,235
Assessment Penalty	16,310	18,494
Rental commissions and fees	313,381	320,000
Amenity Income	7,154	7,775
Snack Bar Income, Net	58,886	75,500
Go-Cart Track	239,927	400,000
Developer Contributions	70,229	71,877
Trash Collection	93,619	101,304
Mini-Golf	393,701	400,000
Miscellaneous Fees	21,007	23,040
MPOA Maintenance Services	79,987	119,887
A&ECC Review Fees	3,600	5,271
Disclosure Packet Sales	4,600	4,985
Total Income	2,318,231	2,561,368
EXPENSES		
General and Administrative	510,129	476,437
Amenity Department	150,222	175,735
Go-Cart Track	103,550	173,500
Miniature Golf	135,415	129,700
Maintenance Department	584,064	644,304
MPOA Maintenance Services	59,612	119,300
Police	530,677	579,645
Rental	207,768	234,650
Total Operating Expenses	2,281,437	2,533,271
Income from Operations	36,794	28,097
FINANCIAL INCOME (EXPENSE)		
Interest and Ordinary Dividend Income	44,976	37,298
Realized Gain (Loss) From Redemption of Mutual Funds	(1,996)	-
Tower Lease	10,560	9,600
Total Financial Income	53,540	46,898
NET INCOME	90,334	74,995

STATEMENT OF CHANGES IN MEMBERS' EQUITY Year Ended December 31, 2006

	Undesignated	-- Designated -- Future Major Repairs and Replacements	Unrealized Gain On Investments	Total
BALANCE, December 31, 2005	1,256,350	537,728	60,462	1,854,540
Net Income for 2006	52,933	37,401	-	90,334
Change in unrealized gains on investments	-	-	34,847	34,847
BALANCE, December 31, 2006	1,309,283	575,129	95,309	1,979,721

MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC.

BALANCE SHEET

12/31/06

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	331,806
Assessments Receivables	21,958
Other Receivables	7,183
Inventories	38,548
Prepays	58,925

TOTAL CURRENT ASSETS

458,420

INVESTMENTS, at fair-market value

707,963

DEFERRED INCOME TAXES

10,284

PROPERTY AND EQUIPMENT, at cost

Land	168,790
Buildings and Facilities	1,502,990
Roads	1,850,572
Equipment	883,094
Computers/Furniture	57,392
Automotive	317,562
Improvements	78,955

4,859,355

Accumulated depreciation

(2,757,580)

TOTAL PROPERTY AND EQUIPMENT

2,101,775

TOTAL ASSETS

3,278,442

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES

Note Payable, Line of Credit	436,931
Notes Payable, Current Portion	19,623
Accounts Payable and Accrued Expenses	170,748
Rental Income Due to Owners	125,825
Deposits	41,530
Taxes Payable	63

TOTAL CURRENT LIABILITIES

794,720

Notes Payable, Long-term

477,245

Deferred Income Taxes

26,756

TOTAL LIABILITIES

1,298,721

MEMBERS' EQUITY

Undesignated	1,309,283
Designated: Future Major Repairs & Replacements	575,129
Unrealized Gains on Investments	95,309

TOTAL MEMBERS' EQUITY

1,979,721

TOTAL LIABILITIES

3,278,442

SCHEDULE OF CAPITAL IMPROVEMENTS

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>Budget 2007</u>
Police	26,063	8,588		90,000
Amenity	35,765	982	27,704	22,000
Maintenance	36,800	12,871	111,915	59,300
General and Administrative	11,107	76,925	99,031	
Land Improvements			130,532	
Rental	1,449	-		
Go-Cart Track		5,712	686,536	10,000
Roads	161,898			100,000
Total Capital Improvements	<u>273,082</u>	<u>105,078</u>	<u>1,055,718</u>	<u>281,300</u>