

Stagecoach Property Owners Assn
 GL Balance Sheet Prior YTD Standard
 Posted 03/31/2019

	03/2019	03/2018	Difference
Assets			
<u>Cash</u>			
Checking - YVB	33,492.13	0.00	33,492.13
Checking - Vectra	0.00	44,716.54	(44,716.54)
Money Market - YVB	249,618.75	0.00	249,618.75
CDARS 13 weeks (matures 6/27/19) YVB	250,040.79	0.00	250,040.79
Money Market - Vectra	0.00	408,888.73	(408,888.73)
<u>Total Cash</u>	<u>533,151.67</u>	<u>453,605.27</u>	<u>79,546.40</u>
<u>Restricted Road Funds</u>			
Restricted Funds - Horseback YVB	5,043.09	0.00	5,043.09
Restricted- Horseback CDARS (matures 6/27/19)	78,982.61	0.00	78,982.61
Restricted Funds - Horseback Vectra	0.00	83,545.75	(83,545.75)
Restricted Funds - Morningside Vectra	0.00	28,399.02	(28,399.02)
Restricted Funds - South Shore Vectra	0.00	45,160.91	(45,160.91)
Restricted Funds - Morningside YVB	1,807.91	0.00	1,807.91
Restricted- Morningside CDARS (matures 6/27/19)	22,523.12	0.00	22,523.12
Restricted Funds - South Shore YVB	2,664.28	0.00	2,664.28
Restricted- South Shore CDARS (matures 6/27/19)	38,517.11	0.00	38,517.11
<u>Total Restricted Road Funds</u>	<u>149,538.12</u>	<u>157,105.68</u>	<u>(7,567.56)</u>
<u>Accounts Receivables</u>			
A/R - Operating Assessments	43,618.81	35,609.67	8,009.14
A/R - Billbacks	175.00	0.00	175.00
A/R - Project/Reserve Assessments	47,271.87	30,766.64	16,505.23
Allowance for Bad Debt	(2,041.94)	(2,783.18)	741.24
<u>Total Accounts Receivables</u>	<u>89,023.74</u>	<u>63,593.13</u>	<u>25,430.61</u>
<u>Net Equipment/Improvements</u>			
Equipment	13,639.57	13,639.57	0.00
Improvements	33,252.56	33,252.56	0.00
Accumulated Depreciation-Equipment/Improvements	(44,584.00)	(44,584.00)	0.00
<u>Total Net Equipment/Improvements</u>	<u>2,308.13</u>	<u>2,308.13</u>	<u>0.00</u>
<u>Other Assets</u>			
Prepaid - Insurance	902.27	891.66	10.61
Prepaid - Other	331.50	0.00	331.50
Land	2,330.00	2,330.00	0.00
Assets Held for Sale - Lot 95 Overland max FM	0.00	4,611.00	(4,611.00)
Assets Held for Sale - Lot 22 South Station II max	0.00	4,648.97	(4,648.97)
<u>Total Other Assets</u>	<u>3,563.77</u>	<u>12,481.63</u>	<u>(8,917.86)</u>
<i>Total Assets</i>	<u><u>777,585.43</u></u>	<u><u>689,093.84</u></u>	<u><u>88,491.59</u></u>
Liabilities & Equity			
<u>Accounts Payable</u>			
Accounts Payable	1,662.83	3,137.62	(1,474.79)
Accounts Payable - Other	0.00	691.90	(691.90)
<u>Total Accounts Payable</u>	<u>1,662.83</u>	<u>3,829.52</u>	<u>(2,166.69)</u>
<u>Current Liabilities</u>			
Prebilled Operating Assessments	80,105.18	87,359.06	(7,253.88)
Prepaid Operating Assessments	1,616.86	1,152.35	464.51
Prebilled Project/Reserve Assessments	120,324.82	112,890.94	7,433.88
<u>Total Current Liabilities</u>	<u>202,046.86</u>	<u>201,402.35</u>	<u>644.51</u>

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Liabilities & Equity			
<u>Member's Equity</u>			
Operating Fund as of 1/1	32,087.14	19,227.04	12,860.10
Project/Reserve Fund as of 1/1	374,177.58	272,079.58	102,098.00
Restricted Fund - Horseback	83,846.61	83,524.93	321.68
Restricted Fund - Morningside	24,266.82	28,384.59	(4,117.77)
Restricted Fund - South Shore	41,086.77	45,149.94	(4,063.17)
Net Income	18,410.82	35,495.89	(17,085.07)
<u>Total Member's Equity</u>	<u>573,875.74</u>	<u>483,861.97</u>	<u>90,013.77</u>
<i>Total Liabilities & Equity</i>	<u><u>777,585.43</u></u>	<u><u>689,093.84</u></u>	<u><u>88,491.59</u></u>

Stagecoach Property Owners Assn Budget Comparison YTD Variance

Posted 3/1/2019 to 3/31/2019 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
<u>Assessment Income</u>							
Operating Assessments	8,900.58	8,933.00	26,701.74	26,799.00	(97.26)	0.36%	107,200.00
TOTAL Assessment Income	8,900.58	8,933.00	26,701.74	26,799.00	(97.26)	0.36%	107,200.00
<u>Other Income</u>							
Late Fees Income	502.33	333.00	1,867.60	999.00	868.60	-86.95%	4,000.00
Late Fee Income - High Cro	13.20	0.00	39.12	0.00	39.12	-100.00%	0.00
Newsletter	0.00	0.00	480.00	500.00	(20.00)	4.00%	500.00
ACC Fees	250.00	125.00	550.00	375.00	175.00	-46.67%	1,500.00
Allowance for Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00%	(1,000.00)
TOTAL Other Income	765.53	458.00	2,936.72	1,874.00	1,062.72	-56.71%	5,000.00
TOTAL Income	9,666.11	9,391.00	29,638.46	28,673.00	965.46	-3.37%	112,200.00
Expense							
<u>Administrative</u>							
Management Services	6,916.67	6,917.00	20,750.01	20,751.00	0.99	0.00%	83,000.00
Prof Services - Legal	0.00	250.00	0.00	250.00	250.00	100.00%	1,000.00
Prof Services - Accounting	0.00	0.00	0.00	0.00	0.00	0.00%	3,000.00
Prof Services - Other	5.46	42.00	65.83	126.00	60.17	47.75%	500.00
Insurance	253.70	208.00	761.10	624.00	(137.10)	-21.97%	2,500.00
Bank Charges	0.00	25.00	0.00	80.00	80.00	100.00%	200.00
Newsletter	0.00	25.00	0.00	25.00	25.00	100.00%	100.00
TOTAL Administrative	7,175.83	7,467.00	21,576.94	21,856.00	279.06	1.28%	90,300.00
<u>Communications</u>							
Postage	399.57	350.00	399.57	350.00	(49.57)	-14.16%	2,000.00
HO - Communications	0.00	0.00	0.00	0.00	0.00	0.00%	1,400.00
Website Fee	107.80	167.00	397.80	501.00	103.20	20.60%	2,000.00
TOTAL Communications	507.37	517.00	797.37	851.00	53.63	6.30%	5,400.00
<u>Maintenance & Repairs</u>							
Grounds Maintenance - Par	0.00	0.00	0.00	0.00	0.00	0.00%	1,500.00
Grounds Maintenance - Oth	0.00	0.00	0.00	0.00	0.00	0.00%	1,000.00
Grounds Maintenance - Tra	1,200.00	750.00	3,587.54	3,250.00	(337.54)	-10.39%	4,500.00
TOTAL Maintenance & Repair	1,200.00	750.00	3,587.54	3,250.00	(337.54)	-10.39%	7,000.00
<u>Meeting Costs</u>							
Meetings - Board	830.19	0.00	1,022.17	400.00	(622.17)	-155.54%	2,400.00
Meetings - Board Travel	225.00	0.00	225.00	100.00	(125.00)	-125.00%	600.00
Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00
TOTAL Meeting Costs	1,055.19	0.00	1,247.17	500.00	(747.17)	-149.43%	5,500.00
<u>Office/Admin Expense</u>							
Dues, Licenses, & Compliar	0.00	0.00	80.00	0.00	(80.00)	-100.00%	0.00
Office Supplies	0.00	250.00	0.00	250.00	250.00	100.00%	1,000.00
TOTAL Office/Admin Expense	0.00	250.00	80.00	250.00	170.00	68.00%	1,000.00
<u>Utilities</u>							
Utilities - Water / Sewer	0.00	0.00	0.00	0.00	0.00	0.00%	3,000.00

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Posted 3/1/2019 to 3/31/2019 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00%	3,000.00
TOTAL Expense	9,938.39	8,984.00	27,289.02	26,707.00	(582.02)	-2.18%	112,200.00
Excess Revenue / Expense	(272.28)	407.00	2,349.44	1,966.00	383.44	-19.50%	0.00

Stagecoach Property Owners Assn Budget Comparison YTD Variance

Posted 3/1/2019 to 3/31/2019 11:59:00 PM

	Current Month Project/Reserve		Year to Date Project/Reserve				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Income							
<u>Assessment Income</u>							
Reserve Assessments	13,369.42	13,416.66	40,108.26	40,250.00	(141.74)	0.35%	161,000.00
TOTAL Assessment Income	<u>13,369.42</u>	<u>13,416.66</u>	<u>40,108.26</u>	<u>40,250.00</u>	<u>(141.74)</u>	<u>0.35%</u>	<u>161,000.00</u>
<u>Other Income</u>							
Interest Income - Reserve F	383.44	0.00	1,015.15	0.00	1,015.15	-100.00%	0.00
Interest Income - Restricted	64.19	0.00	179.09	0.00	179.09	-100.00%	0.00
Interest Income - Restricted	23.02	0.00	64.21	0.00	64.21	-100.00%	0.00
Interest Income - Restricted	33.92	0.00	94.62	0.00	94.62	-100.00%	0.00
TOTAL Other Income	<u>504.57</u>	<u>0.00</u>	<u>1,353.07</u>	<u>0.00</u>	<u>1,353.07</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Income	<u>13,873.99</u>	<u>13,416.66</u>	<u>41,461.33</u>	<u>40,250.00</u>	<u>1,211.33</u>	<u>-3.01%</u>	<u>161,000.00</u>
Expense							
<u>Project/Reserve Expenses</u>							
Road Maintenance	17,498.75	0.00	18,198.75	0.00	(18,198.75)	-100.00%	0.00
Legal - Covenant Enforcem	0.00	0.00	325.00	0.00	(325.00)	-100.00%	0.00
Legal - Governing Documer	0.00	0.00	6,876.20	0.00	(6,876.20)	-100.00%	0.00
TOTAL Project/Reserve Expe	<u>17,498.75</u>	<u>0.00</u>	<u>25,399.95</u>	<u>0.00</u>	<u>(25,399.95)</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Expense	<u>17,498.75</u>	<u>0.00</u>	<u>25,399.95</u>	<u>0.00</u>	<u>(25,399.95)</u>	<u>0.00%</u>	<u>0.00</u>
Excess Revenue / Expense	<u>(3,624.76)</u>	<u>13,416.66</u>	<u>16,061.38</u>	<u>40,250.00</u>	<u>(24,188.62)</u>	<u>60.10%</u>	<u>161,000.00</u>