

Stagecoach Property Owners Association

**OPERATING FUND**

January 1, 2021 - December 31, 2021

Michelle Koci  
11 21 2020

*Michelle Koci*

	2018	2019	2020			2021	
	Actual Jan 1 - Dec 31	Actual Jan 1 - Dec 31	Budget Jan 1 - Dec 31	Actual Jan 1 - Sep 30	Estimated Oct 1 - Dec 31	Projected Jan 1 - Dec 31	Proposed Jan 1 - Dec 31
<b>Operating Fund Beginning Balance</b>	\$ 19,227	\$ 32,087	\$ 10,438	\$ 10,438	\$ 10,438	\$ 10,438	\$ 15,738
<b>VMS # Revenues:</b>							
41000 Operating Assessments	\$ 116,478	\$ 106,807	\$ 111,531	\$ 83,513	\$ 27,838	\$ 111,350	\$ 111,533
45020 Fines Income	-	250	-	50	-	50	-
45035 Late Fees Income	3,621	4,744	4,000	3,792	150	3,942	4,000
45036 Late Fees Income - High Cross	139	148	-	64	16	80	-
45070 Newsletter	430	760	760	280	-	280	760
47050 ACC Fees	2,000	2,750	1,500	1,250	250	1,500	1,500
47053 Allowance for Bad Debt	-	(2,163)	(1,000)	-	(1,000)	(1,000)	(1,000)
47060 Miscellaneous Income	13	2	-	-	-	-	-
49025 Interest Income - Operating	-	-	-	20	3	23	-
<b>Total Revenues</b>	\$ 122,681	\$ 113,297	\$ 116,791	\$ 88,968	\$ 27,257	\$ 116,225	\$ 116,793
<b>Expenditures:</b>							
51004 Management Services	\$ 80,000	\$ 83,000	\$ 84,264	\$ 63,198	\$ 21,066	\$ 84,264	\$ 86,791
51015 Prof Services - Legal	815	-	1,000	821	-	821	1,000
51022 Prof Services - Accounting	2,825	3,325	4,325	3,000	-	3,000	3,000
51036 Prof Services - Other	325	205	250	267	40	307	250
51048 Insurance	2,550	2,709	2,697	1,689	702	2,391	2,697
51050 Dues, Licenses, & Compliance	80	80	80	43	40	83	80
51053 Meetings - Board	1,870	3,236	2,600	1,404	400	1,804	2,600
51055 Meetings - Board Travel	225	450	600	-	-	-	400
51056 Annual Meeting	2,830	2,470	2,500	-	-	-	500
51059 Bank Charges	109	61	75	-	-	-	75
51062 Gain/Loss Sale of Asset	851	-	-	-	-	-	-
51073 Newsletter	-	-	-	-	-	-	-
51080 Office Supplies	583	286	500	30	160	190	500
51091 Taxes Federal	-	852	-	-	-	-	-
51092 Taxes State	-	134	-	-	-	-	-
51083 Postage	2,286	3,153	2,400	1,266	1,125	2,391	2,400
51090 HO - Communications	3,619	3,157	3,500	2,813	800	3,613	3,500
51098 Website Fee	1,536	1,855	2,000	1,008	600	1,608	2,000
53070 Utilities - Water/Sewer	3,842	2,235	3,000	3,730	100	3,830	4,000
56010 Grounds Maint. - Parks & Playgrounds	1,686	1,515	1,500	1,437	400	1,837	1,500
56025 Grounds Maint. - Other	288	626	1,000	-	-	-	1,000
56030 Grounds Maint. - Trail Systems	3,500	4,731	4,500	3,787	1,000	4,787	4,500
<b>Total Expenditures</b>	\$ 109,820	\$ 114,079	\$ 116,791	\$ 84,492	\$ 26,433	\$ 110,925	\$ 116,793
<b>Surplus/(Deficit)</b>	\$ 12,860	\$ (782)	\$ -	\$ -	\$ -	\$ 5,299	\$ -
<b>Transfer to/from Reserve</b>		\$ (20,867)					
<b>Ending Operating Fund Balance</b>	\$ 32,087	\$ 10,438	\$ 10,438	\$ 10,438		\$ 15,738	\$ 15,738

Notes: Increases due to Management Services (\$1,264) and Prof. Serv Accounting(\$1325)  
Postage (\$400) and HO Communications (\$2100)

Stagecoach Property Owners Association

**RESERVE FUND**

January 1, 2021 - December 31, 2021

	2018	2019	2020			2021		
	Actual	Actual	Budget	Actual	Estimated	Projected		Proposed
	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Sep 30	Oct 1 - Dec 31	Jan 1 - Dec 31		Jan 1 - Dec 31
<b>Beginning Reserve Fund Balance</b>	\$ 272,080	\$ 372,062	\$ 437,981	\$ 437,981	\$ 437,981	\$ 437,981	\$ 556,818	
<b>Transfer to/from Operating</b>	\$ -	\$ 20,867						
<b>Reserve Fund Balance</b>	<b>\$ 272,080</b>	<b>\$ 392,930</b>	<b>\$ 437,981</b>	<b>\$ 437,981</b>	<b>\$ 437,981</b>	<b>\$ 437,981</b>	<b>\$ 556,818</b>	
<b>Revenues:</b>								
41100 Reserve Assessment	\$ 150,521	\$ 160,433	\$ 167,100	\$ 125,269	\$ 41,756	\$ 167,025	\$ 167,100	
Misc Income		269	-	-				
49130 Interest Income - Reserve Funds	1,399	5,518	-	3,354	675	4,029		
<b>Total Revenues</b>	<b>\$ 151,920</b>	<b>\$ 166,219</b>	<b>\$ 167,100</b>	<b>\$ 128,623</b>	<b>\$ 42,431</b>	<b>\$ 171,054</b>	<b>\$ 167,100</b>	
<b>Expenditures:</b>								
61102 Wildfire Mitigation	\$ 28,850	\$ 21,735	\$ 40,000	\$ -	\$ -	\$ -	\$ -	Sky Hitch III/Burn Pile
61103 Road Maintenance	13,350	54,465	40,000	12,940	4,100	17,040	40,000	Road Work/Reimbursements
61106 Depreciation	1,458	193						
61107 Road Ownership & Liability	-	-						
61109 Community Development	500	3,228	6,000	800		800	6,000	Grants
61110 Common Area - General	3,308	-						
61111 Common Area - Trail Systems	-	12,272	15,334	13,095	11,944	25,039	15,000	Next Phases
61112 Common Area - Signage	-	-	2,000	383		383	2,000	
61113 Legal - Foreclosures	-	175			1,848	1,848		
61114 Legal - Covenant Enforcement	129	2,906		-		-		
61115 Legal - Governing Documents	-	17,821	1,500	-	-	-	15,000	
61116 Community Infrastructure	3,557	3,768	4,000	2,257		2,257	4,000	Cluster Boxes
61117 Legal - Water Issues	128	-						
61118 Common Area - Parks & Playgrounds	-	2,276		3,350	-	3,350		
61120 Expense Old Equipment/Improvements Community Center	657	2,330	25,000		1,500	1,500	-	
<b>Total Expenditures</b>	<b>\$ 51,937</b>	<b>\$ 121,168</b>	<b>\$ 133,834</b>	<b>\$ 32,824</b>	<b>\$ 19,393</b>	<b>\$ 52,217</b>	<b>\$ 82,000</b>	
<b>Ending Reserve Fund Balance</b>	<b>\$ 372,062</b>	<b>\$ 437,981</b>	<b>\$ 471,247</b>			<b>\$ 556,818</b>	<b>\$ 641,918</b>	Addition to Money Reserved for future capital projects

Wildfire Mitigation - \$2,000 on Burn Contract left/ \$2,100 on Educational contract  
 Road Work - Culvert Installation on Filly/hopefully finish grade on road work  
 Trail Systems - One more invoice from MGC Design still expected  
 Coyote Run Tap - Enclosure Box to be built

\$17,000 Approved  
 \$25,000 Approved  
 \$25,000 Approved  
 \$3,750 Approved

Stagecoach Property Owners Association

**RESTRICTED FUNDS**

January 1, 2021 - December 31, 2021

	2018	2019	2020				2021
	Actual	Actual	Budget	Actual	Estimated	Projected	Proposed
	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Sep 30	Oct 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31
35220 <b>Beginning Restricted - Horseback Balance</b>	\$ 83,525	\$ 83,847	\$ 84,923	\$ 84,923	\$ 84,923	\$ 84,923	\$ 85,529
35330 <b>Beginning Restricted - Morningside Balance</b>	\$ 28,385	\$ 24,267	\$ 24,653	\$ 24,653	\$ 24,653	\$ 24,653	\$ 24,870
35440 <b>Beginning Restricted - South Shore Balance</b>	\$ 45,150	\$ 41,087	\$ 41,655	\$ 41,655	\$ 41,655	\$ 41,655	\$ 41,975
<b>Revenues:</b>							
49230 Interest Income - Restricted Funds - Horseback	\$ 322	\$ 1,076	\$ -	\$ 601	\$ 6	\$ 607	\$ 560
49330 Interest Income - Restricted Funds - Morningside	115	386	-	216	2	218	215
49430 Interest Income - Restricted Funds - South Shore	170	568	-	317	3	320	310
<b>Total Revenues</b>	<b>\$ 607</b>	<b>\$ 2,030</b>	<b>\$ -</b>	<b>\$ 1,133</b>	<b>\$ 11</b>	<b>\$ 1,145</b>	<b>\$ 1,085</b>
<b>Restricted Expenditures:</b>							
61201 Restricted Fund Expenses - Horseback	-	-	-	-	-	-	-
61301 Restricted Fund Expenses - Morningside	4,233	-	-	-	-	-	-
61401 Restricted Fund Expenses - South Shore	4,233	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 8,466</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
35220 <b>Ending Restricted - Horseback Balance</b>	<b>\$ 83,847</b>	<b>\$ 84,923</b>	<b>\$ 84,923</b>			<b>\$ 85,529</b>	<b>\$ 86,089</b>
35330 <b>Ending Restricted - Morningside Balance</b>	<b>\$ 24,267</b>	<b>\$ 24,653</b>	<b>\$ 24,653</b>			<b>\$ 24,870</b>	<b>\$ 25,085</b>
35440 <b>Ending Restricted - South Shore Balance</b>	<b>\$ 41,087</b>	<b>\$ 41,655</b>	<b>\$ 41,655</b>			<b>\$ 41,975</b>	<b>\$ 42,285</b>

**Stagecoach Property Owners Association  
RESERVE PLAN OVERVIEW**

This reserve plan does not include "restricted funds"

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Actual	Actual	Projected	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Dec 31
<b>Beginning Reserve Fund Balance</b>	\$ 272,080	\$ 372,062	\$ 437,981	\$ 556,817	\$ 641,917	\$ 699,017	\$ 756,117	\$ 813,217	\$ 870,317	\$ 927,417	\$ 984,517	\$ 1,041,617	\$ 1,098,717
<b>Transfer to/from Operating</b>	\$ -	\$ 20,867											
<b>Reserve Fund Balance</b>	\$ 272,080	\$ 392,930	\$ 437,981	\$ 556,817	\$ 641,917	\$ 699,017	\$ 756,117	\$ 813,217	\$ 870,317	\$ 927,417	\$ 984,517	\$ 1,041,617	\$ 1,098,717
<b>Revenues:</b>													
41100 Reserve Assessment	\$ 150,521	\$ 160,433	\$ 167,025	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100
Misc Income Reserve		269	-										
49130 Interest Income - Reserve Funds	1,399	5,518	4,029										
<b>Total Revenues</b>	\$ 151,920	\$ 166,219	\$ 171,054	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100	\$ 167,100
<b>Expenditures:</b>													
61102 Wildfire Mitigation	\$ 28,850	\$ 21,735	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
61103 Road Maintenance	13,350	54,465	17,040	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
61106 Depreciation	1,458	193	-	-	-	-	-	-	-	-	-	-	-
61107 Road Ownership & Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
61109 Community Development	500	3,228	800	6,000	-	-	-	-	-	-	-	-	-
61110 Common Area - General	3,308	-	-	-	-	-	-	-	-	-	-	-	-
61111 Common Area - Trail Systems	-	12,272	25,039	15,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
61112 Common Area - Signage	-	-	383	2,000	-	-	-	-	-	-	-	-	-
61113 Legal - Foreclosures	-	175	1,848	-	-	-	-	-	-	-	-	-	-
61114 Legal - Covenant Enforcement	129	2,906	-	-	-	-	-	-	-	-	-	-	-
61115 Legal - Governing Documents	-	17,821	-	15,000	-	-	-	-	-	-	-	-	-
61116 Community Infrastructure	3,557	3,768	2,257	4,000	-	-	-	-	-	-	-	-	-
61117 Legal - Water Issues	128	-	-	-	-	-	-	-	-	-	-	-	-
61118 Common Area - Parks & Playgrounds	-	2,276	3,350	-	-	-	-	-	-	-	-	-	-
Community Center	-	-	1,500	-	-	-	-	-	-	-	-	-	-
Land Purchase	-	-	-	-	-	-	-	-	-	-	-	-	-
Expense Old Equipment/Improvements	657	2,330	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	\$ 51,937	\$ 121,168	\$ 52,217	\$ 82,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
<b>Reserve Fund Balance</b>	\$ 372,062	\$ 437,981	\$ 556,817	\$ 641,917	\$ 699,017	\$ 756,117	\$ 813,217	\$ 870,317	\$ 927,417	\$ 984,517	\$ 1,041,617	\$ 1,098,717	\$ 1,155,817

**Stagecoach Property Owners Association  
Proposed Member Assessment Calculations  
January 1, 2021 - December 31, 2021**

\$111,533	Operating Assessments
\$167,100	Reserve Assessments
\$278,633	

Community	Lots	Operating Per Lot	Annual Operating	Reserve Per Lot	Annual Reserve	Total Annual Dues Per Lot
Black Horse I	96	\$ 50	\$ 4,806	\$ 75	\$ 7,200	\$ 125
Black Horse II	69	\$ 50	\$ 3,454	\$ 75	\$ 5,175	\$ 125
Blacktail @ NYP	29	\$ 50	\$ 1,452	\$ 75	\$ 2,175	\$ 125
Coyote Run	25	\$ 50	\$ 1,251	\$ 75	\$ 1,875	\$ 125
Double Creek @ NYP	8	\$ 50	\$ 400	\$ 75	\$ 600	\$ 125
Eagles Nest	32	\$ 50	\$ 1,602	\$ 75	\$ 2,400	\$ 125
Eagles Watch	84	\$ 50	\$ 4,205	\$ 75	\$ 6,300	\$ 125
Horseback	248	\$ 50	\$ 12,415	\$ 75	\$ 18,600	\$ 125
Meadowgreen	108	\$ 50	\$ 5,406	\$ 75	\$ 8,100	\$ 125
Middle Creek Village	12	\$ 50	\$ 601	\$ 75	\$ 900	\$ 125
Morningside	180	\$ 50	\$ 9,011	\$ 75	\$ 13,500	\$ 125
Overland	138	\$ 50	\$ 6,908	\$ 75	\$ 10,350	\$ 125
Projects I & II	91	\$ 50	\$ 4,555	\$ 75	\$ 6,825	\$ 125
Red Hawk Village	28	\$ 50	\$ 1,402	\$ 75	\$ 2,100	\$ 125
Sky Hitch I	91	\$ 50	\$ 4,555	\$ 75	\$ 6,825	\$ 125
Sky Hitch II	61	\$ 50	\$ 3,054	\$ 75	\$ 4,575	\$ 125
Sky Hitch III	43	\$ 50	\$ 2,153	\$ 75	\$ 3,225	\$ 125
Sky Hitch IV	168	\$ 50	\$ 8,410	\$ 75	\$ 12,600	\$ 125
South Shore	246	\$ 50	\$ 12,315	\$ 75	\$ 18,450	\$ 125
South Station I	228	\$ 50	\$ 11,414	\$ 75	\$ 17,100	\$ 125
South Station II	131	\$ 50	\$ 6,558	\$ 75	\$ 9,825	\$ 125
Wagonwheel	38	\$ 50	\$ 1,902	\$ 75	\$ 2,850	\$ 125
Youngs Peak @ NYP	74	\$ 50	\$ 3,704	\$ 75	\$ 5,550	\$ 125
23	<b>2228</b>	\$ 1,151	\$ 111,533	\$ 1,725	\$ 167,100	\$ 2,876

2235 less 8 lots exempt from assessments