

Stagecoach Property Owners Assn

Budget vs Actual

Period 1/1/2019 To 9/30/2019 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	80,105.22	80,397.00	80,105.22	80,397.00	(291.78)	0.36%	107,200.00
TOTAL Assessment Income	80,105.22	80,397.00	80,105.22	80,397.00	(291.78)	0.36%	107,200.00
<u>Other Income</u>							
Fines Income	250.00	0.00	250.00	0.00	250.00	-100.00%	0.00
Late Fees Income	4,021.63	2,997.00	4,021.63	2,997.00	1,024.63	-34.19%	4,000.00
Late Fee Income - High Cro	121.16	0.00	121.16	0.00	121.16	-100.00%	0.00
Newsletter	760.00	500.00	760.00	500.00	260.00	-52.00%	500.00
ACC Fees	2,750.00	1,125.00	2,750.00	1,125.00	1,625.00	-144.44%	1,500.00
Allowance for Bad Debt	(962.96)	0.00	(962.96)	0.00	(962.96)	-144.44%	(1,000.00)
TOTAL Other Income	6,939.83	4,622.00	6,939.83	4,622.00	2,317.83	-50.15%	5,000.00
TOTAL Income	87,045.05	85,019.00	87,045.05	85,019.00	2,026.05	-2.38%	112,200.00
Expense							
<u>Administrative</u>							
Management Services	62,250.03	62,253.00	62,250.03	62,253.00	2.97	0.00%	83,000.00
Prof Services - Legal	0.00	750.00	0.00	750.00	750.00	100.00%	1,000.00
Prof Services - Accounting	325.00	3,000.00	325.00	3,000.00	2,675.00	89.17%	3,000.00
Prof Services - Other	166.11	378.00	166.11	378.00	211.89	56.06%	500.00
Insurance	2,056.53	1,872.00	2,056.53	1,872.00	(184.53)	-9.86%	2,500.00
Bank Charges	61.09	155.00	61.09	155.00	93.91	60.59%	200.00
Newsletter	0.00	75.00	0.00	75.00	75.00	100.00%	100.00
TOTAL Administrative	64,858.76	68,483.00	64,858.76	68,483.00	3,624.24	5.29%	90,300.00
<u>Communications</u>							
Postage	1,846.67	1,250.00	1,846.67	1,250.00	(596.67)	-47.73%	2,000.00
HO - Communications	1,253.19	700.00	1,253.19	700.00	(553.19)	-79.03%	1,400.00
Website Fee	1,409.20	1,503.00	1,409.20	1,503.00	93.80	6.24%	2,000.00
TOTAL Communications	4,509.06	3,453.00	4,509.06	3,453.00	(1,056.06)	-30.58%	5,400.00
<u>Maintenance & Repairs</u>							
Grounds Maintenance - Par	1,214.50	1,500.00	1,214.50	1,500.00	285.50	19.03%	1,500.00
Grounds Maintenance - Oth	625.75	1,000.00	625.75	1,000.00	374.25	37.43%	1,000.00
Grounds Maintenance - Tra	3,587.54	3,250.00	3,587.54	3,250.00	(337.54)	-10.39%	4,500.00
TOTAL Maintenance & Repair	5,427.79	5,750.00	5,427.79	5,750.00	322.21	5.60%	7,000.00
<u>Meeting Costs</u>							
Meetings - Board	2,386.54	1,600.00	2,386.54	1,600.00	(786.54)	-49.16%	2,400.00
Meetings - Board Travel	375.00	400.00	375.00	400.00	25.00	6.25%	600.00
Annual Meeting	2,470.16	2,500.00	2,470.16	2,500.00	29.84	1.19%	2,500.00
TOTAL Meeting Costs	5,231.70	4,500.00	5,231.70	4,500.00	(731.70)	-16.26%	5,500.00
<u>Office/Admin Expense</u>							
Dues, Licenses, & Compliar	80.00	0.00	80.00	0.00	(80.00)	-100.00%	0.00
Office Supplies	228.85	750.00	228.85	750.00	521.15	69.49%	1,000.00
TOTAL Office/Admin Expense	308.85	750.00	308.85	750.00	441.15	58.82%	1,000.00
<u>Utilities</u>							

Stagecoach Property Owners Assn Budget vs Actual

Period 1/1/2019 To 9/30/2019 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
Utilities - Water / Sewer	1,408.60	2,750.00	1,408.60	2,750.00	1,341.40	48.78%	3,000.00
TOTAL Utilities	1,408.60	2,750.00	1,408.60	2,750.00	1,341.40	48.78%	3,000.00
TOTAL Expense	81,744.76	85,686.00	81,744.76	85,686.00	3,941.24	4.60%	112,200.00
Excess Revenue / Expense	5,300.29	(667.00)	5,300.29	(667.00)	5,967.29	894.65%	0.00

Stagecoach Property Owners Assn

Budget vs Actual

Period 1/1/2019 To 9/30/2019 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	120,324.78	120,750.00	120,324.78	120,750.00	(425.22)	0.35%	161,000.00
TOTAL Assessment Income	120,324.78	120,750.00	120,324.78	120,750.00	(425.22)	0.35%	161,000.00
<u>Other Income</u>							
Miscellaneous Income- Res	268.58	0.00	268.58	0.00	268.58	-100.00%	0.00
Interest Income - Reserve F	4,101.95	0.00	4,101.95	0.00	4,101.95	-100.00%	0.00
Interest Income - Restricted	767.61	0.00	767.61	0.00	767.61	-100.00%	0.00
Interest Income - Restricted	275.16	0.00	275.16	0.00	275.16	-100.00%	0.00
Interest Income - Restricted	405.52	0.00	405.52	0.00	405.52	-100.00%	0.00
TOTAL Other Income	5,818.82	0.00	5,818.82	0.00	5,818.82	0.00%	0.00
TOTAL Income	126,143.60	120,750.00	126,143.60	120,750.00	5,393.60	-4.47%	161,000.00
Expense							
<u>Project/Reserve Expenses</u>							
Wildfire Mitigation	12,900.00	0.00	12,900.00	0.00	(12,900.00)	-100.00%	0.00
Road Maintenance	50,263.00	0.00	50,263.00	0.00	(50,263.00)	-100.00%	0.00
Community Development	3,228.00	0.00	3,228.00	0.00	(3,228.00)	-100.00%	0.00
Common Area - Trail System	4,240.69	0.00	4,240.69	0.00	(4,240.69)	-100.00%	0.00
Legal - Covenant Enforcement	2,906.18	0.00	2,906.18	0.00	(2,906.18)	-100.00%	0.00
Legal - Governing Document	16,830.25	0.00	16,830.25	0.00	(16,830.25)	-100.00%	0.00
Community Infrastructure	3,768.03	0.00	3,768.03	0.00	(3,768.03)	-100.00%	0.00
Common Area - Parks & Pl	2,275.89	0.00	2,275.89	0.00	(2,275.89)	-100.00%	0.00
TOTAL Project/Reserve Expense	96,412.04	0.00	96,412.04	0.00	(96,412.04)	0.00%	0.00
TOTAL Expense	96,412.04	0.00	96,412.04	0.00	(96,412.04)	0.00%	0.00
Excess Revenue / Expense	29,731.56	120,750.00	29,731.56	120,750.00	(91,018.44)	75.38%	161,000.00