

**Stagecoach Ranch
Property Owners Association
Proposed 2022 Annual Budget**

INCOME		2022 Budget	2021 Budget
Bank Balance (12/31/21)		\$ 19,164.26	\$ 9,985.21
Property Assessments		\$ 31,047.30	\$ 25,652.46
2020 & Prior Delinquent Assessments & Interest (est.)		\$ 2,000.00	\$ 2,108.25
Resale Cert. & Transfer Fees		\$ 1,600.00	\$ 600.00
Road Impact Fees		\$ 600.00	\$ 600.00
General Donations		\$ 150.00	\$ 289.42
2021 Assessments prepaid (12/31/21, unaud.)		\$ 673.06	\$ 673.06
Total Assets		\$ 54,561.56	\$ 39,908.40
OPERATING EXPENSES			
General Road Maintenance		\$ 7,500.00	\$ 2,000.00
Road Improvements		\$ 35,000.00	\$ 23,000.00
Administration			
Bookkeeping		\$ 500.00	\$ 500.00
Legal Fees		\$ 2,000.00	\$ 1,200.00
Insurance - Road		\$ 500.00	\$ 500.00
Insurance - D&O		\$ 832.00	\$ 832.00
Office Supplies		\$ 300.00	\$ 300.00
Rent/Lease of Building		\$ -	\$ -
Misc. Expense		\$ 150.00	\$ 150.00
TOTAL OPERATING EXPENSES		\$ 46,782.00	\$ 28,482.00
OPERATING RESERVE		\$ 7,779.56	\$ 11,426.40

Percent of Income for Capital Projects	78%
Percent of Income for Administration	8%
Change in Operating Reserve	-32%
Operating Reserve	14%