

**Stagecoach Ranch
Property Owners Association
2021 Annual Budget**

INCOME		2021 Budget
Bank Balance (12/31/20)		\$ 9,985.21
2020 Property Assessments		\$ 25,652.46
2019 & Prior Delinquent Assessments & Interest		\$ 2,108.25
Resale Cert. & Transfer Fees		\$ 600.00
Road Impact Fees		\$ 600.00
General Donations		\$ 289.42
2020 Assessments prepaid (12/20)		\$ 673.06
Total Assets		\$ 39,908.40
OPERATING EXPENSES		
General Road Maintenance		\$ 2,000.00
Road Improvements		\$ 23,000.00
Administration		
Bookkeeping		\$ 500.00
Legal Fees		\$ 1,200.00
Insurance - Road		\$ 500.00
Insurance - D&O		\$ 832.00
Office Supplies		\$ 300.00
Rent/Lease of Building		\$ -
Misc. Expense		\$ 150.00
TOTAL OPERATING EXPENSES		\$ 28,482.00
OPERATING RESERVE		\$ 11,426.40

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

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

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

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

2021 Budget	
\$	9,985.21
\$	25,652.46
\$	2,108.25
\$	600.00
\$	600.00
\$	289.42
\$	673.06
\$	39,908.40
\$	2,000.00
\$	23,000.00
\$	500.00
\$	1,200.00
\$	500.00
\$	832.00
\$	300.00
\$	-
\$	150.00
\$	28,482.00
\$	11,426.40

**Stagecoach Ranch POA
2023 Adopted Budget**

INCOME		2022 Budget	2022 Actual	2023 Adopted
	Bank Balance (12/31/21 vs 12/31/22)	\$ 19,164.26	\$ 26,093.12	\$ 500.00
	Property Assessments	\$ 31,047.30	\$ 28,180.67	\$ 28,000.00
	2020 & Prior Delinquent Assessments & Interest (est.)	\$ 2,000.00	\$ 2,108.25	
	Resale Cert. & Transfer Fees	\$ 1,600.00	\$ 1,472.00	\$ 1,600.00
	Road Impact Fees	\$ 600.00	\$ -	\$ 600.00
	General Donations	\$ 150.00	\$ 3,261.23	\$ -
	Prior Year Assessments prepaid (12/31/21, unaud.)	\$ 673.06		
	Total Assets	\$ 54,561.56	\$ 61,115.27	\$ 30,700.00
	OPERATING EXPENSES			
	General Road Maintenance	\$ 7,500.00	\$ 5,000.00	\$ 6,000.00
	Road Improvements	\$ 35,000.00	\$ 39,963.00	\$ 13,025.00
	Administration			
	Bookkeeping	\$ 500.00	\$ 287.82	\$ 750.00
	Legal Fees	\$ 2,000.00	\$ 1,276.00	\$ 2,000.00
	Insurance - Road	\$ 500.00	\$ 500.00	\$ 500.00
	Insurance - D&O	\$ 832.00	\$ 944.00	\$ 1,000.00
	Office Supplies	\$ 300.00	\$ 443.29	\$ 400.00
	Rent/Lease of Building	\$ -		\$ -
	Misc. Expense	\$ 150.00	\$ 232.09	\$ 200.00
	TOTAL OPERATING EXPENSES	\$ 46,782.00	\$ 48,646.20	\$ 23,875.00
	OPERATING RESERVE	\$ 7,779.56	\$ 12,469.07	\$ 6,825.00