

Stagecoach Trail Homeowners Association

2022 ANNUAL BUDGET - Approved

Proposed Yearly Dues: \$350 (\$29.17 per month) Dues Can Be Paid in Monthly Installments

Units 73	2020	2020	2021	Jan. 1 - Aug. 1 2021	2022
	Proposed	Actual	Proposed	Actual	Proposed
INCOME					
Dues	\$21,900.00	\$19,100.00	\$21,900.00	\$21,800.00	\$25,550.00
Interest	\$0.00	\$14.83	\$18.00	\$5.61	\$6.00
Violation Income	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00
Late Fee	\$0.00	\$165.00	\$0.00	\$300.00	\$0.00
New Buyer Capital Assessment Fee	\$0.00	\$0.00	\$3,000.00	\$2,500.00	\$900.00
Total Income	\$21,900.00	\$19,279.83	\$24,918.00	\$25,005.61	\$26,456.00
EXPENSES					
Repair & Maintenance	\$0.00	\$1,050.05	\$0.00	\$0.00	\$0.00
Landscape and Irrigation Contract	\$4,238.00	\$5,791.50	\$5,700.00	\$5,979.00	\$6,460.00
Tree Trimming Maintenance	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00
Irrigation/ System Maintenance	\$200.00	\$125.00	\$200.00	\$0.00	\$200.00
Landscaping Irrigation Repair	\$0.00	\$3,067.00	\$2,000.00	\$6,341.14	\$1,633.00
Grounds/Detention Pond Inspection	\$390.00	\$390.00	\$390.00	\$1,525.00	\$390.00
Snow Removal	\$0.00	\$0.00	\$0.00	\$865.00	\$900.00
Irrigation Water Shares	\$461.00	\$474.35	\$461.00	\$505.91	\$506.00
Bray Management	\$7,008.00	\$7,008.00	\$7,008.00	\$4,672.00	\$7,008.00
Insurance	\$1,211.00	\$1,210.25	\$1,211.00	\$1,210.25	\$1,211.00
Common Electric/GVA Street Lights/Pump	\$4,800.00	\$5,154.61	\$4,835.00	\$2,624.50	\$5,200.00
Office/Mailing	\$200.00	\$249.91	\$225.00	\$214.39	\$250.00
Legal/Registrations	\$30.00	\$153.51	\$45.00	-\$16.49	\$48.00
Accounting/Tax Preparation	\$180.00	\$190.00	\$190.00	\$190.00	\$190.00
Capital Reserve	\$1,460.00	\$0.00	\$1,460.00	\$0.00	\$2,460.00
Total Expenses	\$21,178.00	\$24,864.18	\$24,725.00	\$24,110.70	\$26,456.00
NET INCOME	\$722.00	-\$5,584.35	\$193.00	\$894.91	\$0.00

Accounts as of August 2021

Operating Cash: \$461.69