

STAGECOACH TOWNHOUSE ASSOCIATION BUDGET
OPERATING BUDGET

Accepted by Owners Sept. Annual Meeting

EXPENSE CATEGORY

	2010/11	INCREASE (DECREASE)	2011/12
Insurance:			
FIRE, LIABILITY & OFFICERS	53,000	(3,000)	50,000
SNOW REMOVAL WALKS	24,000	3,000	27,000
TRASH REMOVAL	20,700	(8,000)	12,700
BUSINESS MANAGER	19,800	0	19,800
LAWN MAINTENANCE	17,050	0	17,050
SNOW PLOW PARKING LOTS	16,500	(2,500)	14,000
MAINTENANCE MANAGER	12,000	0	12,000
EARLY PAYMENT DISCOUNT	7,000	(1,000)	6,000
LEGAL EXPENSE	4,500	0	4,500
AUDITING FEES	1,500	0	1,500
TELEPHONE EXPENSE	1,500	0	1,500
SUMMER START UP	1,500	0	1,500
BAD DEBT	0	1,500	1,500
HEAT TAPE/ WINTERIZATION	800	0	800
CONTRACTOR INSURANCE	500	0	500
BANK CHARGES	415	(215)	200
MISCELLANEOUS	400	0	400
BOARD EXPENSES	300	0	300
SUMMER STREET SWEEPING	200	0	200
WEB SITE	100	0	100
POSTAGE/ FAX	100	0	100
Sub total	181,865	(10,215)	171,650
Per Unit per month	\$ 168.39	(9.46)	158.94
	REPAIR & MAINTENANCE		
	2010/11	CHANGE	2010/11
MAJOR REPAIRS	3,000	0	3,000
REPAIRS & SUPPLIES	2,000	0	2,000
STORAGE LOT LEASE	100	0	100
CAPITAL IMPR. & REPAIRS	0	8,000	8,000
STAIR MAINTENANCE	0	1,000	1,000
Sub total	5,100	9,000	14,100
Per Unit per month	4.72	8.33	13.06
SUBTOTAL	\$ 173.11	(1.13)	\$ 171.99
BUILDING FUND	\$ 50.00	0.00	\$ 50.00
TOTAL MONTHLY FEE	\$ 223.11	(1.13)	\$ 222.00