

STAGECOACH TOWNHOUSE ASSOCIATION

Balance Sheet

July 31, 2022

ASSETS

Current Assets

Cash Checking	\$	30,280
Certificate Mountn Valley Bank		82,039
Alpine Money Mkt acct.		326,077
Alpine Bank - Checking		65,714
Accounts receivable		<u>34,004</u>

Total Current Assets \$ 538,114

Fixed Assets

Land		<u>31,170</u>
------	--	---------------

Total Fixed Assets 31,170

Other Assets

Total Assets \$ 569,284

STAGECOACH TOWNHOUSE ASSOCIATION

Balance Sheet

July 31, 2022

LIABILITIES AND EQUITY

Current Liabilities

Payables Current	\$	13,649
Storage Lot deposits pble		<u>3,900</u>

Total Current Liabilities \$ 17,549

Long Term Liabilities

Equity

Building Fund Equity		304,928
Association Fund Balance		303,821
Current Income (Loss)		<u>(57,014)</u>

Total Equity 551,735

Total Liabilities & Equity \$ 569,284

STAGECOACH TOWNHOUSE ASSOCIATION
Income Statement
For the Period Ended July 31, 2022

	10 Months Ended Jul. 31, 2022	Budget	Variance	Pct
Revenue				
Association dues	\$ 177,300	\$ 177,300	\$ 0	0
Late fees	3,264	0	3,264	0
Interest income	203	0	203	0
Total Revenue	180,767	177,300	3,467	2
Operating expenses	179,850	182,533	(2,684)	(1)
Operating Income	917	(5,233)	6,151	(118)
General replacement fund	3,304	(1,754)	5,058	(288)
Building fund	(61,235)	42,600	(103,835)	(244)
Total Other Income	(57,931)	40,846	(98,777)	(242)
Net Income (Loss)	\$ (57,014)	\$ 35,612	\$ (92,627)	(260)

	10 Months Ended Jul. 31, 2022	Budget	Variance	Pct
Operating expenses				
Business manager	\$ 18,500	\$ 18,500	\$ 0	0
Maintenance	10,000	10,000	0	0
Lawn maintenance	10,594	13,650	(3,056)	(22)
Winterization	645	900	(255)	(28)
Snow plow	17,000	17,000	0	0
Snow removal walks	31,250	30,000	1,250	4
Board expense	0	167	(167)	(100)
Trash removal	17,831	11,917	5,914	50
Recycle Expense	4,820	7,250	(2,430)	(34)
Insurance general	58,973	59,167	(194)	(0)
Legal expense	1,573	1,550	23	2
Audit fees	0	1,000	(1,000)	(100)
Miscellaneous exp.	70	500	(430)	(86)
Parking permits & Maint.	445	0	445	0
Summer start up	0	1,500	(1,500)	(100)
Postage & Fax	19	100	(81)	(81)
Fire mitigation	1,250	0	1,250	0
Telephone expense	963	1,250	(287)	(23)
Web page	0	167	(167)	(100)
Reserves	0	1,250	(1,250)	(100)
Early payment credit	5,913	6,667	(754)	(11)
Common electric	3	0	3	0
Total Operating expenses	\$ 179,850	\$ 182,533	\$ (2,684)	(1)

2

STAGECOACH TOWNHOUSE ASSOCIATION
Schedule of Other Income/Expense
For the Period Ended July 31, 2022

	10 Months Ended Jul. 31, 2022	Budget	Variance	Pct
General replacement fund				
General repl. income	\$ 11,700	\$ 11,700	\$ 0	0
Storage lot lease	0	(100)	100	(100)
Emergency Utility repairs	0	(2,750)	2,750	(100)
Repairs & supplies	(739)	(1,958)	1,219	(62)
Sewer Maintenance	0	(1,250)	1,250	(100)
Stair repair & maint	(2,956)	(833)	(2,123)	255
Common Area Improvements	(4,700)	(6,563)	1,863	(28)
Total General replacemen	\$ 3,304	\$ (1,754)	\$ 5,058	(288)

STAGECOACH TOWNHOUSE ASSOCIATION
Schedule of Other Income/Expense
For the Period Ended July 31, 2022

	10 Months Ended Jul. 31, 2022	Budget	Variance	Pct
Building fund				
Building fund income	\$ 42,600	\$ 42,600	\$ 0	0
Owner's Bldg fund contr.	40,254	0	40,254	0
Building 15 Roof	(48,039)	0	(48,039)	0
Building 13 Roof	(29,263)	0	(29,263)	0
Building 4 Siding	(4,135)	0	(4,135)	0
Building 9 Roof	(62,653)	0	(62,653)	0
Total Building fund	\$ (61,235)	\$ 42,600	\$ (103,835)	(244)

STAGECOACH TOWNHOUSE ASSOCIATION
 BUILDING FUND BALANCES
 Ending September 2022

TOTAL

BUILDING	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
BAL 9/30/21	4,971	10,309	11,100	27,599	(278)	28,800	22,090	21,900	47,923	3,422	26,492	26,200	13,894	24,123	36,443	304,928
ADD:			0													0
Dues	3,600	720	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	51,120
Owners Contributions	0	0	0	0	0	0	0	0	14,730	0	0	0	0	0	0	40,254
Interest estimated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3,600	720	3,600	3,600	3,600	3,600	3,600	3,600	18,330	3,600	3,600	3,600	17,529	3,600	15,196	91,374
LESS:																
Roof Bldg 9									62,653							62,653
Roof Bldg 15																48,039
Roof Bldg 13																29,183
Sliding Repair Bldg 4				4,135												4,135
Total	0	0	0	4,135	0	0	0	0	62,653	0	0	0	29,183	0	48,039	144,009
BAL 9/30/21	8,571	11,029	14,700	27,064	3,322	32,400	25,690	25,500	3,600	7,022	30,092	29,800	2,180	27,723	3,600	252,293
Months	<u>12 Thru September 2022</u>															
Per Unit	1,429	1,838	2,450	4,511	554	5,400	4,282	4,250	600	1,170	5,015	4,967	363	4,621	600	

4