

STAGECOACH TOWNHOUSE ASSOCIATION BUDGET
OPERATING BUDGET

EXPENSE CATEGORY	-		
	2011-12	INCREASE (DECREASE)	2012-13
Insurance:			
FIRE, LIABILITY & OFFICERS	50,000	0	50,000
SNOW REMOVAL WALKS	27,000	0	27,000
TRASH REMOVAL	12,700	0	12,700
BUSINESS MANAGER	19,800	0	19,800
LAWN MAINTENANCE	17,050	0	17,050
SNOW PLOW PARKING LOTS	14,000	0	14,000
MAINTENANCE MANAGER	12,500	0	12,500
RESERVE FOR OPERATING FUND		10,000	10,000
EARLY PAYMENT DISCOUNT	6,000	1,000	7,000
LEGAL EXPENSE	4,500	1,000	5,500
AUDITING FEES	1,500	0	1,500
TELEPHONE EXPENSE	1,500	0	1,500
SUMMER START UP	1,500	0	1,500
BAD DEBT	1,500	0	1,500
HEAT TAPE/ WINTERIZATION	800	0	800
BANK CHARGES	200	0	200
MISCELLANEOUS	400	0	400
BOARD EXPENSES	300	0	300
SUMMER STREET SWEEPING	200	(200)	0
WEB SITE	100	900	1,000
POSTAGE/ FAX	100	0	100
Sub total	171,650	12,700	184,350
Per Unit per month	\$ 158.94	11.76	170.69
	REPAIR & MAINTENANCE		
	2011-12	CHANGE	2012-13
MAJOR REPAIRS	3,000	300	3,300
REPAIRS & SUPPLIES	2,000	0	2,000
STORAGE LOT LEASE	100	0	100
CAPITAL IMPROVMENTS	8,000	(8,000)	0
CURB STOPS	0	5,000	5,000
STAIR MAINTENANCE	1,000	0	1,000
Sub total	14,100	(2,700)	11,400
Per Unit per month	13.06	(2.50)	10.56
SUBTOTAL	\$ 172.00	9.26	\$ 181.25
BUILDING FUND	\$ 50.00	0.00	\$ 50.00
TOTAL MONTHLY FEE	\$ 222.00	9.26	\$ 231.25