

STAGECOACH TOWNHOUSE ASSOCIATION BUDGET
OPERATING BUDGET

EXPENSE CATEGORY

	2012-13	INCREASE (DECREASE)	2013-14
Insurance:			
FIRE, LIABILITY & OFFICERS	50,000	1,500	51,500
SNOW REMOVAL WALKS	27,000	(1,000)	26,000
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	(2,000)	12,000
MAINTENANCE MANAGER	12,500	0	12,500
RESERVE FOR OPERATING FUND	10,000	(5,000)	5,000
EARLY PAYMENT DISCOUNT	7,000	0	7,000
LEGAL EXPENSE	5,500	0	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	(200)	0
MISCELLANEOUS	400	200	600
BOARD EXPENSES	300	0	300
WEB SITE	1,000	(800)	200
POSTAGE/ FAX	100	0	100
Sub total	184,350	(7,300)	177,050
Per Unit per month	\$ 170.69	(6.76)	163.93
	REPAIR & MAINTENANCE		
	2012-13	CHANGE	2013-14
MAJOR REPAIRS	3,300	0	3,300
REPAIRS & SUPPLIES	2,000	0	2,000
SEWER MAINTENANCE	0	2,000	2,000
STORAGE LOT LEASE	100	0	100
CAPITAL Imprvmnts - Sewer, Stairs Pads	0	12,000	12,000
CURB STOPS	5,000	0	5,000
STAIR MAINTENANCE	1,000	0	1,000
Sub total	11,400	14,000	25,400
Per Unit per month	10.56	12.96	23.52
 SUBTOTOAL	 \$ 181.25	 6.20	 \$ 187.45
BUILDING FUND	\$ 50.00	0.00	\$ 50.00
TOTAL MONTHLY FEE	\$ 231.25	6.20	\$ 237.45