

STAGECOACH TOWNHOUSE ASSOCIATION
Balance Sheet
July 31, 2021

ASSETS

Current Assets			
Cash Checking	\$	38,297	
Certificate Mountrn Valley Bank		81,950	
Alpine Bank - Checking		456,558	
Accounts receivable		14,200	
Total Current Assets			\$ 591,005
Fixed Assets			
Land		31,170	
Total Fixed Assets			31,170
Other Assets			
Total Assets			\$ <u><u>622,175</u></u>

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LIABILITIES AND EQUITY

Current Liabilities			
Payables Current	\$	2,400	
Storage Lot deposits pble		3,800	
Total Current Liabilities			\$ 6,200
Long Term Liabilities			
Equity			
Building Fund Equity		314,519	
Association Fund Balance		294,817	
Current Income (Loss)		6,639	
Total Equity			615,975
Total Liabilities & Equity			\$ <u><u>622,175</u></u>

STAGECOACH TOWNHOUSE ASSOCIATION
Income Statement
For the Period Ended July 31, 2021

	10 Months Ended Jul. 31, 2021	Budget	Variance	Pct
Revenue				
Association dues	\$ 170,100	\$ 170,100	\$ 0	0
Late fees	3,699	0	3,699	0
Interest income	<u>575</u>	<u>0</u>	<u>575</u>	<u>0</u>
Total Revenue	174,374	170,100	4,274	3
Operating expenses	<u>161,476</u>	<u>173,900</u>	<u>(12,424)</u>	<u>(7)</u>
Operating Income	12,897	(3,800)	16,697	(439)
General replacement fund	11,852	(1,137)	12,990	(999)
Building fund	<u>(18,111)</u>	<u>42,600</u>	<u>(60,711)</u>	<u>(143)</u>
Total Other Income	<u>(6,258)</u>	<u>41,463</u>	<u>(47,721)</u>	<u>(115)</u>
Net Income (Loss)	\$ <u><u>6,639</u></u>	\$ <u><u>37,662</u></u>	\$ <u><u>(31,024)</u></u>	<u><u>(82)</u></u>

STAGECOACH TOWNHOUSE ASSOCIATION
Schedule of Operating Expenses
For the Period Ended July 31, 2021

	10 Months Ended Jul. 31, 2021	Budget	Variance	Pct
Operating expenses				
Business manager	\$ 18,500	\$ 18,500	\$ 0	0
Maintenance	10,000	10,000	0	0
Bank charges	65	0	65	0
Lawn maintenance	8,898	13,650	(4,752)	(35)
Winterization	600	900	(300)	(33)
Snow plow	17,600	15,000	2,600	17
Snow removal walks	30,225	29,250	975	3
Board expense	0	167	(167)	(100)
Trash removal	14,012	17,200	(3,188)	(19)
Insurance general	49,712	55,250	(5,539)	(10)
Legal expense	266	1,550	(1,285)	(83)
Audit fees	0	1,000	(1,000)	(100)
Miscellaneous exp.	28	500	(472)	(94)
Summer start up	1,500	1,500	0	0
Postage & Fax	92	100	(8)	(8)
Telephone expense	460	1,250	(790)	(63)
Tree removal	3,170	0	3,170	0
Web page	168	167	1	1
Reserves	0	1,250	(1,250)	(100)
Early payment credit	6,780	6,667	113	2
Common electric	<u>(598)</u>	<u>0</u>	<u>(598)</u>	<u>0</u>
Total Operating expenses	\$ <u><u>161,476</u></u>	\$ <u><u>173,900</u></u>	\$ <u><u>(12,424)</u></u>	<u><u>(7)</u></u>

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STAGECOACH TOWNHOUSE ASSOCIATION
Schedule of Other Income/Expense
For the Period Ended July 31, 2021

	10 Months Ended Jul. 31, 2021	Budget	Variance	Pct
General replacement fund				
General repl. income	\$ 14,400	\$ 14,400	\$ 0	0
Storage lot lease	0	(100)	100	(100)
Emergency Utility repairs	0	(2,750)	2,750	(100)
Repairs & supplies	(2,173)	(1,958)	(215)	11
Sewer Maintenance	0	(3,333)	3,333	(100)
Plumbing Maintenance	(375)	0	(375)	0
Stair repair & maint	0	(833)	833	(100)
Common Area Improvements	0	(6,563)	6,563	(100)
Total General replacemen	\$ 11,852	\$ (1,137)	\$ 12,990	(999)

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Schedule of Other Income/Expense
For the Period Ended July 31, 2021

	10 Months Ended Jul. 31, 2021	Budget	Variance	Pct
Building fund				
Building fund income	\$ 42,600	\$ 42,600	\$ 0	0
Building 1 Bat Mitigation	(19,900)	0	(19,900)	0
Building 5 Roof	(36,011)	0	(36,011)	0
Blg 4 Siding repair	(4,800)	0	(4,800)	0
Total Building fund	\$ (18,111)	\$ 42,600	\$ (60,711)	(143)