

Stagecoach Property Owners Association
Final FY 2005 Budget Worksheet

	Historical Data		FY 2004		FY 2005 Budget	See Notes	Notes / Comments
	Actual Cost		Original Budget	6 Month Projection			
	FY 2002	FY 2003					
TOTAL EXPENSES	323,605	328,719	294,910	323,721	337,580		DOES NOT INCLUDE RESERVE FUNDING NOR
General Ground Maintenance	58,922	46,551	36,800	36,869	36,200		
6212 - Entrance Maintenance	3,599	3,255	3,600	3,172	4,800		Includes costs of 6215 [Fountain Maintenance]
6213 - Fence Maintenance		2,700	3,200	1,800	1,800		Partial work now done by staff maintenance
6215 - Fountain Maintenance				73	0	{A}	Covered by 6212 [Entrance Maintenance]
6225 - Ground Lighting - Entrance	2,946	2,361	3,500	2,060	2,000		
6231 - Grounds Miscellaneous	26,878	11,432	4,000	2,942	3,600	{C}	Grounds Repairs
6245 - Lake & Waterway Maintenance	7,500	7,500	7,500	17,100	24,000		Includes costs of 6250 [Mitigation - Monitor]
6250 - Mitigation - Monitor	18,000	18,210	15,000	9,723	0	{A}	Included in 6245
6260 - Pond Maintenance					0	{A}	Included in 6245
6270 - Storm Water Drain		1,094			0	{A}	
6275 - Street Maintenance					0	{A}	
Gate / Security Control	125	1,497	4,000	3,492	2,950		
6361 - Gate Transmitters/Clickers	125	1,497		125	250		
6370 - Gate Telephone					0	{A}	n/a
6382 - Security Service Contract					0	{A}	Do we need this ???
6383 - Sherriff's Patrol			4,000	3,367	2,700		\$60/shift / 40 shifts Plus \$300 for Misc Patrol
Irrigation Expense	24,054	8,545	4,200	6,481	7,500		
6430 - Irrigation Maintenance	24,054	7,769	4,200	5,211	7,500		Historical data all over the board. The system is
6450 - Irrigation Repairs & Maint.		776		1,270		{A}	Included above.
Landscaping Expense	76,245	76,680	83,861	79,393	78,500		
6515 - Erosion Control			5,000	0	2,000		Never used but with rains, may need
6545 - Lawn Maintenance - Contract	63,360	63,360	63,360	64,893	66,000		Same as 2004
6555 - Mulch	400	4,620	2,000	2,000	2,000		Average of 2 years & remaining budget
6590 - Tree Trimming	12,485	8,510	10,000	9,000	6,000		3 year average {LOWERED AT MTG}
6595 - Trees/Shrubs- Add/ Remove		190	3,501	3,500	2,500		Annual plantings {POA MEMBER LABOR}
Grounds Utility Expense	39,012	36,354	33,000	37,851	37,500		
6910 - Utilities	165				0	{A}	Covered in 6940 [Electricity] & 6969 [Water]
6940 - Electricity - General	38,847	35,437	32,000	36,514	36,000		\$3000 per mo average
6969 - Water/Master Meter		917	1,000	1,337	1,500		\$125 per mo average
Recreational Area Expense	66,907	65,966	27,820	30,353	42,050		
7219 - Janitorial	606	2,073	2,200	720	2,000		Basic supplies
7220 - Clubhouse - Equipment Repair		130			0	{A}	

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7221 - Building Maintenance	663	577			5,000		Painting Clubhouse (Need Estimate) / Carpet?
7222 - Electric		28			0	{A}	Covered in 6910 [Electricity]
7225 - Television	1,071	807	800	978	1,200		\$100 per month
7229 - Manager Staff	32,691	39,649			0	{A}	Covered in 7540 [On Site Labor]
7231 - Pest Control	1,016	1,175	1,220	938	1,200		3 year average
7238 - Equipment Repair	595	4,730	5,000	6,080	5,000		Cost continues to rise each year. Need to
7245 - Office	990	474	500	890	0	{A}	DON'T USE COST CENTER
7246 - Telephone	2,500	1,978	600	683	720		Previously quite expensive. This year just phone
7248 - Neighborhood Activities	133	124	4,000	2,855	4,000		Would like to see more neighborhood picnics, etc.
7249 - Miscellaneous	8,305	2,304	500	5,221	9,320	{C}	THIS IS OUR CONTINGENCY FUND
7250 - Pool Service	11,000	10,200	12,000	9,865	10,200		6 mos @ \$1000 (summer) 6 mos @ \$700 (winter)
7260 - Pool Repairs & Supplies	6,751	1,365		1,547	2,400		\$100 per month in supplies and double for minor
???? - Tennis Court Accessories			600	0	0	{A}	Where's the tennis court!?!?
7272 - Pool Permit	235				150		We paid \$150 plus \$50 late fee this year.
7292 - Recreation Area- Trash	352	352	400	577	860		\$30 per mo for trash pickup plus \$500 for bags &
Recreational Payroll Expense	0	0	28,000	48,110	54,000		
7540 - On Site Labor - Association			28,000	48,110	54,000		Increase over 2004 projection due to full year of
Recreational Utilities Expense	0	0	3,000	0		{A}	
7870 - Water & Sewer			3,000	0	0	{A}	Included above
Management & Admin Expense	58,339	93,127	74,229	81,172	78,880		
8091 - CPA Tax Preparation	1,200	1,200	1,800	1,600	1,600		This year's cost
8100 - Uncollectable/Bad Debt Expense			10,000	2,539	5,000		Actual costs not being charged here. Need to
8120 - Bank Charges	139	1,841	100	1,816	1,800		Averaging \$150 per month
8200 - Corporate Annual Report	61	61	63	61	70		Actual cost this year was \$61.25
8330 - Insurance	4,980	7,141		0		{A}	Don't understand this code. Think it's now 8400
8340 - Insurance-Directors & Officers	1,228	2,085	1,500	2,109	2,520		Current cost \$210 per month - NEED POLICY
8400 - Insurance - Liability			7,500	6,637	6,660		Current cost \$555 per month - CHECK UP
8480 - Legal Expense	11,186	37,105	12,000	18,326	12,000		No outstanding major issues. Assumed last year's
8500 - Licenses & Fees	259	235	235	235	250		Don't understand this code.
8560 - Management Fees	26,696	27,105	30,186	30,186	31,200		Assume \$2600 per month. Need quote from
8565 - Professional Management Fee		1,227		0	0	{A}	No idea.
8570 - Master Association/Shared Exp	825				0	{A}	No idea.
8600 - Misc. Administrative Expense	561	3,435	1,500	2,775	2,400	{C}	Don't like "Miscellaneous" Codes
8680 - Office Supplies	4,571	7,338	8,500	6,379	8,000	{B}	Staples credit card & Melrose charges
8710 - Postage	1,886	1,429	200	3,440	3,600	{A/B}	Melrose charges \$300 per mo average
8740 - Printing & Copying Expenses	4,568	2,629	600	4,889	3,600	{B}	Melrose charges \$300 per mo average

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8810 - Records Storage	180	45	45	180	180	{A/B}	Melrose charges \$15 per mo average
8860 - Taxes - Other		250		0	0	{A}	Don't understand this code.