STAGECOACH MEADOWS HOMEOWNERS ASSOCIATION
PROPOSED OPERATING BUDGET FOR YEAR 2015
Prepared 9/8/2014

			Revenue/(Expense)	Totals
Operating Account Balance 12/31/13			$ 2,122.07	
CD			$ 10,120.16	
2014 Common Assessments (175x59 lots)	$ 173.14	($175 x 59 lots)	$ 10,325.00	
Less Lot 39 non payment			$ (175.00)	
Less: 2014 Expenses (actual $8461.61 on September 7, 2014 + projected $4100)			$ (12,561.61)	
Estimated Operating balance 12/31/14 before barn repair expenses			**$ 9,830.62**	
Historic Barn total expenses in 2014			$ (27,827.57)	
Less projected operating balance 12/31/14			$ 9,830.62	
Balance of barn cost to be paid by 2015 Special Assessment			$ (17,996.95)	
per lot: [$17,996.95 / 59 lots]			**$ 305.00**	

2015 BUDGET

Anticipated 2015 Common Assessment = $173.14: assume ($175x59 lots) **$ 10,325.00**

OPERATING EXPENSES	Comments	Estimated Annual Costs	
Snow Removal	Plowing Interior Roads	$ 4,000.00	
Accounting Services	including tax return	$ 1,600.00	
Courier Fees		$ 120.00	
Liability Insurance	Hazards & D&O Insurance	$ 1,100.00	
Water Board Agreement	"Water Quality/Wastewater Agreement"	$ 630.00	
Water Testing	Quarterly testing, Annual Report	$ -	
Legal Expense	Legal fees, as needed	$ 100.00	
Meetings	Annual Meeting	$ 600.00	
Postage		$ 65.00	
Landscape Maintenance, Fish in Pond, and General Cleanup		$ 1,000.00	
Contingency (10% of operating budget)		$ 1,000.00	
Total Projected 2015 Operating Expenses (THIS IS THE AMOUNT HOMEOWNER'S ARE ASSESSED)			**$ 10,215.00**
Projected 2015 Year-end "Operating" Account Balance			**$ 110.00**