

Final

STAGECOACH  
PROPERTY OWNERS' ASSOCIATION  
Financial Statements  
August 31, 2009

STAGECOACH PROPERTY OWNERS ASSOC.  
STATEMENT OF ASSETS AND LIABILITIES  
AUGUST 31, 2009

ASSETS

CURRENT ASSETS

OPERATING FUNDS	
OPERATING ACCOUNT	\$(17,484.57)
RESTRICTED FUNDS	
HORSEBACK ROAD FUNDS	96,152.11
SOUTH SHORE ROAD FUNDS	44,524.80
MORNINGSIDE ROAD FUNDS	28,146.88
MAJOR PROJECT FUNDS	20,461.02
SUBDIVISION FUNDS	225,945.67
ARCHITECTURAL CONTROL FUNDS	6,000.00
PREPAID INCOME TAXES	2,634.00
<b>TOTAL CURRENT ASSETS</b>	<b>406,379.91</b>

FIXED ASSETS

EQUIPMENT	5,682.23
IMPROVEMENTS	33,252.56
A/D EQUIPMENT/IMPROVEMENTS	(20,456.00)
LAND	2,330.00
OTHER ASSETS	200.00
<b>TOTAL FIXED ASSETS</b>	<b>21,008.79</b>

TOTAL ASSETS

427,388.70

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE	2,669.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,669.00</b>

TOTAL CURRENT LIABILITIES

2,669.00

MEMBERS' EQUITY

MEMBERS' EQUITY - MAJOR PROJ.	20,461.02
MEMBERS' EQUITY - S. SH. ROADS	44,524.80
MEMBERS' EQUITY - WISIDE ROADS	28,146.88
MEMBERS' EQUITY - HORSEBACK RD	96,152.11
MEMBERS' EQUITY - SUBDIVISIONS	225,945.67
MEMBERS' EQUITY - ACC FUND	6,000.00
MEMBERS' EQUITY - UNRESTRICTED	3,489.22
<b>TOTAL MEMBERS' EQUITY</b>	<b>424,719.70</b>

TOTAL MEMBERS' EQUITY

424,719.70

TOTAL LIABILITIES AND MEMBERS' EQUITY

\$427,388.70



STAGECOACH PROPERTY OWNERS ASSOC.  
 STATEMENT OF CHANGES  
 IN MEMBERS' EQUITY - UNRESTRICTED  
 FOR THE PERIOD ENDING AUGUST 31, 2009

YEAR TO DATE	ACTUAL
MEMBERS' EQUITY - UNRESTRICTED, at SEPTEMBER 1, 2008	\$ (35,200.95)
MEMBERS' EQUITY - CONTRIBUTED, at SEPTEMBER 1, 2008	50,161.00
TOTAL MEMBERS' EQUITY - UNRESTRICTED, at SEPTEMBER 1, 2008	14,960.05
CURRENT YEAR EXCESS OF REVENUES OVER EXPENSES	(20,194.71)
ALLOCATED to FUTURE MAJOR PROJECTS: ASSESSMENTS	(7,040.00)
ACC ASSESSMENTS	(1,250.00)
INTEREST	(4,200.87)
MAJOR EXPENSES FROM RESERVES	21,214.75
MEMBERS' EQUITY - UNRESTRICTED at END OF CURRENT PERIOD	\$3,489.22

STAGECOACH PROPERTY OWNERS ASSOC.  
STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDING AUGUST 31, 2009

YEAR TO DATE	ACTUAL	
		CASH FLOWS FROM OPERATING ACTIVITIES
		REVENUES OVER/(UNDER) EXPENSES
		ADJUSTMENTS TO RECONCILE REVENUES OVER/ (UNDER) EXPENSES TO NET CASH PROVIDED / (USED) BY OPERATING ACTIVITIES:
		DEPRECIATION
	4,839.00	CHANGE IN ASSETS AND LIABILITIES:
	93.76	(INC)/DECREASE - ACCOUNTS REC.
	(910.00)	(INC)/DECREASE - PREPAID TAXES
	1,250.00	INCREASE/(DEC) - ACCOUNTS PAY.
		TOTAL ADJUSTMENTS
	5,272.76	NET CASH PROVIDED / (USED) BY
		OPERATING ACTIVITIES
	(14,921.95)	CASH FLOWS FROM INVESTING ACTIVITIES:
		NET CASH PROVIDED / (USED) IN
		INVESTING ACTIVITIES
		CASH FLOWS FROM FINANCING ACTIVITIES:
		INCREASE IN RESTRICTED M. E.
	(8,723.88)	DECREASE IN MEMBERS' EQUITY -
		TRANSFERS
	8,723.88	NET CASH PROVIDED / (USED) IN
		FINANCING ACTIVITIES
		NET INCREASE / (DECREASE) IN
	(14,921.95)	CASH AND CASH EQUIVALENTS AT
		SEPTEMBER 1, 2007
	418,667.86	CASH AND CASH EQUIVALENTS AT
		END OF CURRENT PERIOD
	\$403,745.91	

STAGECOACH PROPERTY OWNERS' ASSOCIATION  
SUPPLEMENTAL STATEMENTS  
August 31, 2009

STAGECOACH PROPERTY OWNERS ASSOC.  
 STATEMENT OF REVENUES AND EXPENSES --  
 WITH BUDGET VARIANCE  
 FOR THE PERIOD ENDING AUGUST 31, 2009

REVENUES	MEMBER ASSESSMENTS - OPERATIONS	MEMBER ASSESSMENTS - MAJ PROJ.	TOTAL REVENUES	OTHER REVENUES & EXPENSES	TOTAL REVENUES & EXPENSES	OPERATING EXPENSES	TOTAL REVENUE	114,771.56	118,300.00	(3,528.44)
ACCOUNTING	18,000.00	2,018.00	20,018.00							
BANK CHARGES	1,926.49	2,200.00	4,126.49							
CONTRACT LABOR	3,660.00	5,000.00	8,660.00							
DEPRECIATION	4,839.00	.00	4,839.00							
DIRECTOR FEES	3,300.00	4,000.00	7,300.00							
DONATIONS	2,900.00	400.00	3,300.00							
FEES & LICENSES	30.00	.00	30.00							
INSURANCE - BUSINESS	2,926.00	3,400.00	6,326.00							
INSURANCE - WORKMAN	18.00	400.00	418.00							
LEGAL FEES	18,188.76	15,000.00	33,188.76							
LIEN EXPENSE	80.00	200.00	280.00							
MAINTENANCE	5,577.81	5,000.00	10,577.81							
MEALS & ENTERTAINMENT	20.55	200.00	220.55							
MEETING EXPENSE	126.26	200.00	326.26							
MEETING EXPENSE - ANNUAL	4,112.02	4,500.00	8,612.02							
NEWSLETTER/SPECIAL LETTERS	4,589.17	8,600.00	13,189.17							
OFFICE EXPENSE	1,130.44	2,200.00	3,330.44							
OFFICE SUPPLIES	1,648.84	1,250.00	2,898.84							
OFFICE SUPPORT/ESTOPPELS	360.00	1,250.00	1,610.00							
POSTAGE	3,764.21	2,000.00	5,764.21							
PROFESSIONAL FEES	250.00	.00	250.00							
RENT - OFFICE	3,920.00	4,000.00	7,920.00							
SUBDIVISION EXPENSES	21,214.75	.00	21,214.75							
TAXES, INCOME	.00	2,500.00	2,500.00							
TAXES, PAYROLL	2,295.00	2,000.00	4,295.00							
TAXES, SUTA, FUTA	196.00	500.00	696.00							
TRAVEL	844.83	1,000.00	1,844.83							
UTILITIES	271.25	3,000.00	3,271.25							
WAGES-OFFICE MANAGER	30,000.00	30,000.00	60,000.00							
TOTAL OPERATING EXPENSES	134,966.27	118,300.00	253,266.27							
EXCESS / (DEFICIENCY) OF REVENUES OVER EXPENSES	\$(20,194.71)	.00	\$(20,194.71)							
MEMBER ASSESSMENTS - OPERATIONS	\$99,623.35	103,000.00	202,623.35							
MEMBER ASSESSMENTS - MAJ PROJ.	7,040.00	.00	7,040.00							
TOTAL REVENUES	106,663.35	103,000.00	209,663.35							
OTHER REVENUES & EXPENSES	4,320.42	6,000.00	10,320.42							
INTEREST INCOME	1,187.79	.00	1,187.79							
INTEREST INCOME - ACCOUNTS REC	1,250.00	2,500.00	3,750.00							
ACC FEES	550.00	2,800.00	3,350.00							
OTHER INCOME	50.00	.00	50.00							
COLLECTION FEES RECEIVED	750.00	4,000.00	4,750.00							
ESTOPPEL FEES RECEIVED	8,108.21	15,300.00	23,408.21							
TOTAL OTHER REVENUES & EXPENSES	8,108.21	15,300.00	23,408.21							
OPERATING EXPENSES	114,771.56	118,300.00	233,071.56							
TOTAL REVENUE	114,771.56	118,300.00	233,071.56							
EXCESS / (DEFICIENCY) OF REVENUES OVER EXPENSES	\$(20,194.71)	.00	\$(20,194.71)							
ACTUAL	REVS D BUDGET	BUDGET VAR	YEAR TO DATE							

STAGECOACH PROPERTY OWNERS ASSOC.  
 SCHEDULE OF MEMBERS' EQUITY --  
 SUBDIVISION  
 AUGUST 31, 2009

YEAR TO DATE  
 ACTUAL

\$20,513.56
8,730.46
(15,025.41)
15,559.57
44,617.71
29,400.08
24,190.33
(1,558.87)
16,877.23
10,746.51
6,312.10
10,749.94
25,533.05
50,490.96
(31,048.01)
9,121.13
735.33
<b>\$225,945.67</b>

TOTAL MEMBERS' EQUITY - SUBDIVISION

RES. M. E. - BLACK HORSE 1
RES. M. E. - BLACK HORSE 2
RES. M. E. - EAGLES WATCH
RES. M. E. - HIGH CROSS
RES. M. E. - HORSEBACK
RES. M. E. - MEADOWGREEN
RES. M. E. - MORNINGSIDE 1
RES. M. E. - OVERLAND
RES. M. E. - PROJECTS 1 AND 2
RES. M. E. - SKY HITCH 1
RES. M. E. - SKY HITCH 2
RES. M. E. - SKY HITCH 3
RES. M. E. - SKY HITCH 4
RES. M. E. - SOUTH SHORE
RES. M. E. - SOUTH STATION 1
RES. M. E. - SOUTH STATION 2
RES. M. E. - YOUNG'S PEAK @ MEA

SUBDIVISION