



2025 Stagecoach Heights | Stagecoach Heights Condo Trust | FY2025

Prepared By: Salisbury Management, Inc.
120 Shrewsbury Street
Boylston, MA 01505

As of 5/8/2025

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
Income													
3001 Condo Fees	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	17,291.67	\$207,500.00
3025 Bank Account Interest	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	\$3,500.00
Total for Income	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	17,583.33	\$211,000.00
Expenses													
7003 Accounting	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	\$400.00
7145 Insurance	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	\$38,000.00
7250 Legal and Professional Fees	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	\$200.00
7260 Management Fee	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	\$17,300.00
7280 Office Supplies	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
7340 Reserve Transfer	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	\$27,000.00
7741 Landscaping Contract	0.00	0.00	0.00	4,276.88	4,276.88	4,276.88	4,276.88	4,276.88	4,276.88	4,276.88	4,276.84	0.00	\$34,215.00
7759 General Maintenance and Repairs													
7759 General Maintenance and Repairs - Other	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	1,032.50	\$12,390.00
8585 Deck Staining Project	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	\$6,500.00
Subtotal for 7759 General Maintenance and Repairs	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	1,574.17	\$18,890.00
7818 Pest Control	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
7860 Rubbish Removal	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	\$17,500.00
7873 Snow Removal	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	2,406.25	\$28,875.00
7885 Tree Services	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
8010 Electricity	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
8360 Septic Services	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
8380 Telephone	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	\$720.00
8860 Special Project	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
Total for Expenses	14,732.08	14,732.08	14,732.08	19,008.96	19,008.96	19,008.96	19,008.96	19,008.96	19,008.96	19,008.96	19,008.92	14,732.08	\$211,000.00
Net Operating Income	2,851.25	2,851.25	2,851.25	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.59	2,851.25	\$0.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Income	2,851.25	2,851.25	2,851.25	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.63	-1,425.59	2,851.25	\$0.00