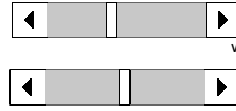


OSR 2022 Budget



10% Proposed Homeowner Quarterly Assessment Increase over 2021 Assessment of **\$325.47** per Quarter = **\$358.02** 2022 Quarterly
 which equals a **6.40%** Annual Compound Growth Rate since 2006 An increase of **\$32.55** per Quarter
25% Proposed Reserve Contribution **\$94,860** for 2022 or an extra **\$10.85** per Month
 (see RS pgs A25, A28, A31) or an extra **\$2.50** per Week

Low Risk Plan - 2022 Reserve Contribution of \$94,860
 Medium Risk Plan - 2022 Reserve Contribution of \$91,066
 High Risk Plan - 2022 Contribution of \$83,477

Top Level Summary	Reserve Line Number	TOTAL INCOME	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$880,259.78
		TOTAL EXPENSE	\$75,119.49	\$55,123.87	\$66,495.69	\$84,198.94	\$54,078.69	\$85,839.94	\$87,259.94	\$56,328.69	\$58,302.44	\$59,039.94	\$53,150.12	\$51,251.93
		Net Income/(Loss) MONTHLY	\$134,320.46	(\$55,123.87)	(\$66,495.69)	\$125,241.00	(\$54,078.69)	(\$85,839.94)	\$122,180.00	(\$56,328.69)	(\$58,302.44)	\$150,400.00	(\$53,150.12)	(\$51,251.93)
		Cash on Hand MONTHLY	\$134,320.46	\$79,196.59	\$12,700.89	\$137,941.90	\$83,863.21	(\$1,976.74)	\$120,203.27	\$63,874.58	\$5,572.14	\$155,972.14	\$102,822.02	\$51,570.09

NOTE: 21 of 55 Line Items are Straightlined (38%) (Straightlining trend started in 2014)

AZCMS Act		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	Notes
	INCOME														
	Assessment Revenue														
4000	Assessment Income	\$209,439.95			\$209,439.95			\$209,439.95			\$209,439.95			\$837,759.78	
	TOTAL Assessment Revenue	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$837,759.78	
	Other Revenue														
4025	Enforcement Fine Income													\$4,000.00	This takes into account the new fine policy. Amended Violation Enforcement and Fine Policy For Old Stone Ranch Homeowners Association dated xx/xx/2021
4030	Interest Income													\$0.00	
4080	Late Fee Income													\$3,500.00	
4085	NSF Check Fee													\$0.00	
4155	Transfer Fee Income													\$30,000.00	Three months transfer fee. (What does this mean? The estimated quarterly fee of \$350 x 3 x 30 sales = \$31,500)
4160	Collection Cost Reimbursen													\$5,000.00	Maintained 2020 estimate. (2020 and 2021 actuals look like \$800 - \$1000. Why \$5,000?)
4235	Legal Fee Reimbursement													\$0.00	
	TOTAL Other Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,500.00	
	TOTAL INCOME	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$209,439.95	\$0.00	\$0.00	\$880,259.78	
	EXPENSE														
	ADMINISTRATIVE														
5000	1099 Preparation				\$420.00									\$420.00	
5016	Bank NSF Charges			\$33.75		\$33.75			\$33.75			\$33.75		\$135.00	
5056	CPA Services/Tax Returns				\$875.00									\$875.00	
5084	Income Taxes - Federal				\$2,000.00									\$2,000.00	
5088	Insurance			\$10,222.00										\$10,222.00	
5098	Legal - Attorney Fees	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	
5100	Legal - Collections			\$1,875.00		\$1,875.00		\$1,875.00		\$1,875.00		\$1,875.00		\$7,500.00	11/29 - Paid for Collections in 2021 (through November) = \$13,405.00
5102	Legal - General	\$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	
5112	Management Contract	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$3,339.00	\$40,068.00	11/26 - NO INCREASE PER FRANK PUMA. REF
5124	Meeting Facility Rental	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$88.83	\$1,066.00	
5126	Meeting Minutes	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.40	\$135.60	\$1,625.00	
5144	Permits, Licenses, Fees	\$300.00												\$300.00	Two licenses need acquired - fish and game and white amur restocking license.
5146	Postage	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.66	\$791.74	\$9,500.00	Per Chuck - postage feeds have increased. Do we expect a decrease in usage? Otherwise, math suggests \$9500. 1st class postage increased from 0.55 to 0.58, a 5.5% increase. Certified mail increased from \$5.80 to \$6.18, a 6.6% increase. Certified Mail Fee \$3.55 to \$3.75; Return Receipt \$1.70 to \$1.85; Postage \$0.55 to \$0.58
5152	Property Taxes		\$3,882.50							\$3,882.50				\$7,765.00	Chuck discussed with John Scremin, Ops Manager at RWCD. Water shortage could drive substantial (10%) rate hikes, which equates to \$7,764.38. (Property taxes need to be paid in September (due October 1) and February (due March 1))
5158	Reserve Study Update													\$0.00	
5174	Social Events Expense													\$0.00	
5094	IT				\$129.00									\$129.00	9/26/20:Dropbox \$129/yr, billed in April. On Randall's CC.
	TOTAL ADMINISTRATIVE	\$4,913.22	\$8,495.72	\$16,743.97	\$8,037.22	\$6,521.97	\$4,613.22	\$4,613.22	\$6,521.97	\$8,495.72	\$4,613.22	\$6,521.97	\$4,613.58	\$84,705.00	
	COMMON AREA REPAIRS														
5372	Common Area Maintenance	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00	
5388	Electric Repair	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00	
5474	Lighting Maint/Repairs													\$0.00	The service contract for Camelback was canceled back in August. This item has been zeroed out.
5522	Signage				\$1,000.00									\$1,000.00	Add reclaimed water signage estimates at an additional \$400.00. This includes historical as well as future reclaimed water signs.
5542	Tot Lot Repairs													\$0.00	Moved to Reserve
5556	Walls - Maint/Repairs													\$0.00	
5564	Lake Chemicals	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	11/29 - Hurricane Aquatics suggested \$6000 - need a vendor letter on file and referenced. REF

5566	Lake Maintenance			\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$928.57	\$6,500.00	11/30 - Lake Sludge bacteria (\$6,000.00) and lake repairs (\$500.00). REF. Chuck/Harlan - I am not sure when the lake sludge bacteria will take place so I have not added this to a corresponding month. Please let me know. Thank you! (Per Ron Ross, the pellets will be applied March through October)
5801	Aeration System Maintenance	\$2,000.00													\$2,000.00	11/29 - H2Ology Contract. REF
5574	Fish Replenishment	\$250.00		\$250.00				\$250.00							\$1,000.00	11/29 - Breakdown from Chuck. Add to reference packet. REF. Chuck/Harlan - I accounted for this on a quarterly basis. Please let me know if this needs to be changed.
5842	Pet Waste Bag Replenishment	\$225.00		\$225.00				\$225.00							\$900.00	The Apex contract says that the management company will supply the bags but Apex is charging for the bags. The bags should be purchased by AZCMS and given to Apex. Chuck/Harlan - I accounted for this on a quarterly basis. Please let me know if this needs to be changed.
6004	Exterminating Contract	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$7,500.00	11/29 - Vendor sending reference letter.
6042	Tot Lot Maintenance Contract	\$470.00			\$470.00			\$470.00							\$1,880.00	11/29 - Vendor sending reference letter.
6046	Lake Maintenance Contract	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$9,000.00	Contract Referenced - 4 months needed for increase notice. REF - Replace with signed contract.
5316	Bee Removal	\$208.33	\$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	
5575	Gopher Treatment														\$0.00	11/30 - Zero out but leave as GL Code.(Until we get confirmation from P&T)
	TOTAL COMMON AREA	\$5,299.16	\$2,354.16	\$3,282.73	\$5,227.73	\$3,282.73	\$3,282.73	\$4,227.73	\$3,282.73	\$3,282.73	\$4,227.73	\$2,354.16	\$2,354.24		\$41,530.00	
	LANDSCAPING															
5570	Pump Vault Maintenance Contract	\$475.00			\$475.00			\$475.00							\$1,900.00	11/30 - Authorized Pumps maintenance contract. REF
GI	Acid/Fert Tank and Injection System Maintenance Contract			\$2,195.00											\$2,195.00	11/29 - Annual Werecoon Contract \$2,195.00.
5812	Drywell Maintenance														\$0.00	Move to Reserve Budget.
5816	Fert/Acid Replenishment	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$25,000.00	Est based on D&J Golf Services proposal dated 11/8/2021 reduced by 9% for total water evaporation + Chandler sales tax of 7.8%. REF (Per vendor bid, this is straightlined)
5822	Granite Replenishment														\$65,000.00	11/30 - Need documentation. Email was provided from Apex with the cost. Harlan wants to know what the markup is for the rock. Verify with Apex. Marilyn is supplying this. Chuck/Harlan - I need to get with Jaime and see when she expects this work to take place.
5824	Irrigation Maint & Repair	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$39,000.00	11/30 - This was done based on historical invoices for 2021 and then a buffer was added. (still need a written estimate)
5826	Landscape Other															
5834	Landscape Supplies															
5838	Overseed														\$0.00	
5844	Plant/Tree Replacement	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$30,000.00	11/30 - Apex bid (estimate #1267) - Apex needs to breakdown the estimate to include the price for each plant item/what the plant is supposed to be as well as how many new irrigation lines they are installing. REF
5846	Pre/Post Emergent Weed Treatment				\$5,450.00									\$5,450.00	\$10,900.00	11/30 - Apex estimate 1315 dated 10/28/21. Apex needs to specify the application volume and rate. REF (Need Apex bid to reflect when pre- and post emergent is to be applied)
5852	Storm Clean-up							\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00				\$9,000.00	Averaged between 2021 and 2020 costs.
5854	Tree Removal	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$416.66	\$5,000.00	Based on historical figures.
5856	Tree Trimming	\$20,158.12			\$20,735.00			\$31,420.00	\$31,420.00						\$103,733.12	11/30 - Proposal 68253 dated 10/5/21. REF - Reach out to Tree Doctors to verify pricing. Have Harlan sign the contract. Is there a discount for early signing as was done in the past? Harlan/Chuck - I need confirmation on when this will take place before I can plot it out. (Spread is contained in Tree Doctors bid.)
6018	Landscape Contract	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$20,495.00	\$245,940	Increase of \$1070 per month in 2022. REF
	TOTAL LANDSCAPING	\$49,378.11	\$28,744.99	\$30,939.99	\$55,404.99	\$28,744.99	\$62,414.99	\$62,889.99	\$30,994.99	\$30,994.99	\$34,669.99	\$28,744.99	\$28,745.11		\$537,668.12	
	Utility															
6200	Electric - Common Area	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,193.00	\$4,203.00		\$50,326.00	3.9% increase per SRP
6238	Reclaimed Water	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00	\$3,431.00		\$41,172.00	City of Chandler 2021-2022 budget pg 11 says 8% increase for reclaimed water = \$0.69 x 1.08 = \$0.75/1000 gallons \$0.75 x 55,250,000 gallons/ 1000 gallons = \$41,172
	TOTAL Utility	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,624.00	\$7,634.00		\$91,498.00	
	Reserve Contribution															
7000	Reserve Transfer	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$94,860.00	Per risk profile (S 2-4 above) from 2021 Reserve Study. Review study for future budget changes. 11/30 - How is reserve transfer currently being done? Transfer should be monthly. (Transfer has been built in monthly. Each month is calculated as 1/12 of the annual proposed transfer (14)).
	TOTAL Reserve Contribution	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$94,860.00	
	Reserve Income															
8000	Reserve Contribution	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00		\$94,860.00	
8025	Reserve Interest															
	TOTAL Reserve Income	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00	\$7,905.00		\$94,860.00	
	Reserve Expenses															
9301	9 Drywell IV				\$1,854.00										\$1,854.00	2021 Reserve Study page A10

