

**STARKEY RANCH MASTER PROPERTY OWNER'S  
2022 OPERATING BUDGET  
JANUARY 1, 2022-DECEMBER 31, 2022**

	STARKEY RANCH MASTER	2021	2021	2022	2022
		YEARLY	ESTIMATED	YEARLY	MONTHLY
	REVENUE:	BUDGET	YEAR END	BUDGET	BUDGET
3100	2022 MAINT FEE \$75 Yr. 2068 Units	\$122,325	\$137,016	\$155,100	\$12,925
3101	INITIAL ASSESSMENTS	\$67,500	\$71,100	\$68,400	\$5,700
3102	BUILDER ASSESSMENT 521 units @ \$37.50	\$35,925	\$25,560	\$19,538	\$1,628
3103	UNCOLLECTIBLE ASSESSMENTS	\$0	-\$1,487	(\$750)	(\$63)
3400	INTEREST INCOME	\$300	\$515	\$25	\$2
3401	DELINQUENT INTEREST	\$100	\$2,142	\$50	\$4
3402	LATE FEES	\$2,500	\$17,725	\$2,000	\$167
3600	VIOLATIONS		\$3,700	\$0	\$0
3910	LEGAL A/R COLLECTION RECOVERY		\$15,365	\$20,000	\$1,667
	<b>TOTAL INCOME</b>	<b>\$228,650</b>	<b>\$271,636</b>	<b>\$264,363</b>	<b>\$22,030</b>
	<b>EXPENSES:</b>				
	<b>ADMINISTRATIVE EXPENSES</b>				
4006	MANAGEMENT/BOOKKEEPING	\$108,357	\$96,957	\$132,385	\$11,032
4014	OFFICE SUPPLIES & ENVELOPES	\$1,200	\$394	\$1,000	\$83
4015	CPA/TAX PREP	\$1,750	\$0	\$1,750	\$146
4016	PRINTING AND BINDING	\$15,600	\$6,124	\$15,600	\$1,300
4017	POSTAGE & DELIEVERY	\$8,400	\$3,959	\$8,400	\$700
4021	STORAGE OF RECORDS	\$168	\$203	\$204	\$17
4023	ANNUAL COUPONS \$3.50 X 2100	\$5,709	\$6,930	\$7,350	\$613
4052	CORPORATE ANNUAL FEE	\$600	\$61	\$100	\$8
4075	AUDIT/TAXES	\$0	\$1,500	\$1,500	\$125
4076	LEGAL GENERAL MATTERS	\$6,000	\$3,000	\$6,000	\$500
4076.2	LEGAL A/R COLLECTION	\$0	\$21,596	\$25,000	\$2,083
4080	DEPOSIT TO OPERATING/RESERVES	\$67,800	\$119,703	\$51,206	\$4,267
6000	CONTINGENCY	\$9,566	\$7,525	\$10,000	\$833
	<b>Sub Total</b>	<b>\$225,150</b>	<b>\$267,952</b>	<b>\$260,495</b>	<b>\$21,708</b>
	<b>INSURANCE</b>				
4090	INSURANCE	\$3,500	\$3,684	\$3,868	\$322
	<b>Sub Total</b>	<b>\$3,500</b>	<b>\$3,684</b>	<b>\$3,868</b>	<b>\$322</b>
	<b>TOTAL EXPENSES</b>	<b>\$228,650</b>	<b>\$271,636</b>	<b>\$264,363</b>	<b>\$22,030</b>