

Talaverde 2007 Per Home Budget

	Monthly	Monthly Per Member	Annual Budget	Annual Per Member
INCOME				
Assessments	\$ 3,645.00	\$ 45.00	\$ 43,740.00	\$ 540.00
Interest - Operating	\$ 10.00	\$ 0.12	\$ 120.00	\$ 1.48
Late Fees				
Misc - Income	8.33	\$ 0.10	\$ 99.96	\$ 1.23
Gate Remotes/Keys		\$ -		\$ -
Fines		\$ -		\$ -
Total Income	\$ 3,663.33	\$ 45.23	\$43,959.96	\$ 542.72

EXPENSES

Administrative

Legal & Professional	\$ 41.66	\$ 0.51	\$ 499.92	\$ 6.17
License & Permits	\$ 16.66	\$ 0.21	\$ 199.92	\$ 2.47
Management	\$ 729.58	\$ 9.01	\$ 8,754.96	\$ 108.09
Office Supplies	\$ 25.00	\$ 0.31	\$ 300.00	\$ 3.70
Postage	\$ 75.00	\$ 0.93	\$ 900.00	\$ 11.11
Statements		\$ -	\$ -	\$ -
Printing & Reproduction	\$ 150.00	\$ 1.85	\$ 1,800.00	\$ 22.22
Storage	\$ 3.75	\$ 0.05	\$ 45.00	\$ 0.56
Ombudsman Fee	\$ 8.33	\$ 0.10	\$ 99.96	\$ 1.23
Tax Prep	\$ 100.00	\$ 1.23	\$ 1,200.00	\$ 14.81
Misc Expense	\$ 20.00	\$ 0.25	\$ 240.00	\$ 2.96
Liability Insurance	\$ 231.66	\$ 2.86	\$ 2,779.92	\$ 34.32
Tax & License		\$ -	\$ -	\$ -
Total Administrative	\$ 1,401.64	\$ 17.30	\$16,819.68	\$ 207.65

Maintenance

Gate - Contract	\$ 100.00	\$ 1.23	\$ 1,200.00	\$ 14.81
Gate- Repairs & Supplies	\$ 30.00	\$ 0.37	\$ 360.00	\$ 4.44
Lighting - Repair & supplies	\$ 30.00	\$ 0.37	\$ 360.00	\$ 4.44
Street- Contract	\$ 100.00	\$ 1.23	\$ 1,200.00	\$ 14.81
General Maint	\$ 30.00	\$ 0.37	\$ 360.00	\$ 4.44
General Maint - supplies		\$ -	\$ -	\$ -
Landscape - Contract	\$ 800.00	\$ 9.88	\$ 9,600.00	\$ 118.52
Landscape - Repairs	\$ 83.33	\$ 1.03	\$ 999.96	\$ 12.35
Landscape - Supplies		\$ -	\$ -	\$ -
Landscape - Tree Trim	\$ 23.33	\$ 0.29	\$ 279.96	\$ 3.46
		\$ -	\$ -	\$ -
Total Maintenance	\$ 1,196.66	\$ 14.77	\$14,359.92	\$ 177.28

Utilities

Electric	\$ 215.00	\$ 2.65	\$ 2,580.00	\$ 31.85
Water	\$ 200.00	\$ 2.47	\$ 2,400.00	\$ 29.63
Phone lines, gate	\$ 32.00	\$ 0.40	\$ 384.00	\$ 4.74
Sewer		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Total Utilities	\$ 447.00	\$ 5.52	\$5,364.00	\$ 66.22

Sub Total Expenses	\$ 3,045.30	\$ 37.60	\$36,543.60	\$ 451.16
---------------------------	--------------------	-----------------	--------------------	------------------

Reserves

Reserves Contribution	\$ 827.01	\$ 10.21	\$ 9,924.12	\$ 122.52
Total Expenditures	\$3,872.31	\$ 47.81	\$ 46,467.72	\$ 573.68

Net Income (Loss)	-\$208.98			
-------------------	-----------	--	--	--

Talaverde
2007 Reserve Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT
INCOME													
Reserve Transfer	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	\$827.01	9,924.12
Interest - Savings	84.63	87.36	89.85	92.60	95.36	98.13	100.90	103.69	106.48	109.28	112.09	114.91	1,195.27
Total Income	911.64	914.37	916.86	919.61	922.37	925.14	927.91	930.70	933.49	936.29	939.10	941.92	11,119.39
EXPENSES													
Total Expenditures													
Net Income (Loss)	911.64	914.37	116.86	919.61	922.37	925.14	927.91	930.70	933.49	936.29	939.10	941.92	10,319.39
Monthly Ending Balance	28,209.01	29,123.38	30,040.24	30,959.85	31,882.23	32,807.36	33,735.28	34,665.97	35,599.46	36,535.75	37,474.85	38,416.77	
Forecasted Interest Rate	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
Interest Earned	\$84.63	\$87.36	\$89.85	\$92.60	\$95.36	\$98.13	\$100.90	\$103.69	\$106.48	\$109.28	\$112.09	\$114.91	
Assuming Reserve 2007 beginning Balance	\$27,382.00												
2007 Contribution	11,119.39												
2007 Reserve Expense Estimated Ending Balance Year End 2007	\$37,701.39												
Reserve Study Ending Balance suggest Year End 2007	\$ 37,429.69												
2007 Reserve Component expenses per reserve study Striping, Curbs & Painting	\$300.00												

COMPONENT STATUS REPORT

Per NRS 116.31151 and NRS 116.31152

Talaverde

May 31, 2004

Component	Date		Estimated Service Date	Current Estimated Replacement Cost	Remaining Life in Yrs.	Current Required Reserve-Accrual
	Original	Renewal				
2.1 - Striping, Curbs Painting	2004	2006	2006	\$500.00	1.8	\$ 25.00
3.2 - Reserve Study	2004	2007	2007	\$800.00	2.8	\$ 44.44
4.3 - Wall Panels w/ Stucco	2004	2008	2008	\$3,511.75	3.8	\$ 146.32
4.4 - Monument Maintenance	2004	2008	2008	\$250.00	3.8	\$ 10.42
5.6 - Entry Gates	2004	2009	2009	\$1,050.00	4.8	\$ 35.00
7.7 - Irrigation Clocks	2004	2011	2011	\$750.00	6.8	\$ 17.86
10.8 - Gate Detector Loop	2004	2014	2014	\$4,200.00	9.8	\$ 70.00
10.9 - Gate Key Pad	2004	2014	2014	\$3,900.00	9.8	\$ 65.00
10.10 - Gate Motors	2004	2014	2014	\$10,000.00	9.8	\$ 166.67
10.11 - Park Ammonites	2004	2014	2014	\$1,500.00	9.8	\$ 25.00
15.12 - Landscape Contingency	2004	2019	2019	\$12,150.00	14.8	\$ 135.00
36.13 - Asphalt Overlay	2004	2034	2034	\$98,192.00	29.8	\$ 545.51
36.14 - Concrete Flatwork	2004	2034	2034	\$1,482.00	29.8	\$ 8.23
36.15 - Curbs	2004	2034	2034	\$8,512.00	29.8	\$ 47.29

QUALIFICATIONS OF PREPARER, Alan C. Roub, CS Consulting Service LLC

1. Preparing reserve studies since 1987.
2. Over 30 years in construction business, beginning in the trades and progressing to many different executive positions with major builders throughout the country.
3. Over 18 years of purchasing and construction management positions 8 years in Las Vegas.
4. Member of Dredan/HQA boards since 1984, 14 different HOAs, President of 9.
5. Current President of Canyon Creek North HOA, 293 single family homes.
6. Community Association Manager, Nevada Road Bains Division, #02665
7. California General Contractor "PB" License since 1991, currently inactive, #627097
8. Nevada General Contractors License, inactive, #00940714
9. Building Inspectors License, State of Nevada, Division of Real Estate, inactive, #80016.
10. ICBO Certification 1997 UBC, #1089646-10, Re-certified April 2001
11. ICBO Certification 2000 IBC, #1089646-10, Certified April 2001
12. ICBO Certification 2000 IBC, #1089646-10, Certified April 2001
13. Earned CAI "PS" equivalencies

TALAVERDE HOMEOWNERS ASSOCIATION

C/O Professional HOA Managers, LLC
8683 W Sahara Ave #220
Las Vegas, NV 89117
702-222-2391 Office 702-228-1783 Fax

To: Homeowners

From: Board of Directors

Subject: 2007 Annual Operating Budget and Reserves

Enclosed, per NRS 116, is a copy of the adopted 2007 Operating and Reserve Annual Budgets for the Association. There will no change in the monthly assessments. There are no special assessments anticipated to be levied in 2007. The operating budget contains estimates for day-to-day operations of the Association plus the amount to be transferred to the reserves.

The operating budget reserve contribution, established by law to provide savings for future major expenses, is \$9,924.12 for 2007. With this contribution and the interest earned YTD will meet the reserve study recommendations of a year end balance of \$37,429.69. The Board will commission a reserve study component replacement review at year end.

The vote to ratify the budget will be held on November 15, 2006 at the Willows Community Center at 7:00 PM, just before the regular board meeting which will begin at 7:15

Budget Ratification Meeting November 15, 2006 7:00 PM at the Willows Community Center AGENDA

I. Establishment of Quorum/Call to order

The budget will be considered ratified unless 51% of the homeowners (one vote per unit) are present and object to the adopted budget.

II. Questions and Answers

III. Adjournment



CONSULTING
SERVICE LLC

July 12, 2004

Talaverde

Reserve Study Summary

Talaverde is a community of 81 homes. For calculation purposes, the average beginning life spans of all components is of 2004 when most common area elements were completed.

Monthly per unit reserve accruals:

Recommended funding¹

\$9.70 per month

Current Funding

\$5.35 per month

The reserve account balance is funded to 118% of an ideal balance base on the "straight-line" method of calculation.

¹ "Recommended Funding" basis is on a cash-flow method utilizing the current balance.

The calculation of these numbers is to maintain a fully funded reserve fund for the next 30 years at an annual inflation rate of 3.0%. The National Consumer Price Index establishes the rate, which is currently at 1.4% with an average of 3.0% over the last 5 years. This calculation does anticipate annual reserve funding increases, it is necessary to evaluate current inflation each year to determine actual increases.



Affiliated with
NAHB
NATIONAL ASSOCIATION
OF HOME BUILDERS

Member
Southern Nevada
Home
Builders Association



MEMBER
Las Vegas
Chamber of Commerce
The Voice of Business