



# SUMMERLIN WEST

COMMUNITY ASSOCIATION

## **SUMMERLIN WEST COMMUNITY ASSOCIATION** **Approved Operating Budget - 2007**

### **REVENUE**

Assessments – Homeowner	1,858,290.00
Assessment – Builder	228,970.00
Capital Contributions	37,800.00
Neighborhood Assessments	95,040.00
Other Income	65,000.00
<b>TOTAL REVENUE</b>	<b>2,285,100.00</b>

### **EXPENSES**

Insurance	20,000.00
Utilities	282,000.00
Landscape	445,000.00
Maintenance	40,000.00
Administration	434,711.00
Taxes and Fees	14,000.00
Neighborhood Expenses	95,040.00
Summerlin Council Contribution	944,038.00
Operating Contingency	10,311.00
Reserve Contribution*	0.00
<b>TOTAL EXPENSES</b>	<b>2,285,100.00</b>

\*The Board is recommending no additional contribution to Reserves in 2007 as the Reserves are adequately funded for 2007 (See Reserves Budget).

**SUMMERLIN WEST COMMUNITY ASSOCIATION  
RESERVE BUDGET SUMMARY  
YEAR 2007**

**REVENUE**

Contributions (See Note 1)	0.00
Interest	70,000.00
<b>TOTAL REVENUE</b>	<b>70,000.00</b>

**EXPENDITURES**

Landscaping Renovations	(20,000.00)
Signage/Lighting	(10,000.00)
<b>TOTAL EXPENDITURES</b>	<b>(30,000.00)</b>

**NET INCREASE TO RESERVE BALANCE** **40,000.00**

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Estimated Reserve Balance, 1/1/07	1,449,460.00
Net Increase, 12/31/07	40,000.00

**ANTICIPATED RESERVE ACCOUNT BALANCE 12/31/07** **1,489,460.00**

- Note 1 -The replacement reserve account is funded on a cash flow basis. The reserve fund balance required on 1/1/07 for 100% funding is \$257,125.00. The Board of Directors of the Summerlin West Community Association does not anticipate that there will be any special assessment to fund the replacement reserves.
- The reserve budget summary is based on the Reserve Analysis prepared by Association Reserves, Colorado LLP and dated 1/01/06. The Reserve Analysis discloses the common area components, their estimated useful life and their estimated remaining life, in compliance with NRS 116.31151. The complete analysis is available for owners at the Summerlin Community Management Office, 10000 W. Charleston, Ste. 170, Las Vegas, NV 89135. The Executive Summary is available on [www.summerlink.com](http://www.summerlink.com).