

**SUMMERLIN WEST COMMUNITY ASSOCIATION
RATIFIED OPERATING BUDGET - 2026**

REVENUE

Assessments – (\$69 per month)	12,899,412
Capital Contributions	103,224
Interest – Operating Investments	20,000
Late Fees/Other	52,000
Fines & Penalties	30,000
CC&R Packages	20,000
Recoverable Lien Costs	80,000
Communication Sites	25,000
Turf Reduction Projects	15,000
Excess Funds Prior Years	170,000

TOTAL REVENUE

\$13,414,636

EXPENSES

Insurance	115,750
Utilities	1,375,000
Landscape	2,340,000
Maintenance	217,530
Administration	1,470,210
Ombudsman Fee/Sec. of State	54,050
Summerlin Council Contribution	6,917,076
Bad Debt	20,000
Reserve Contribution	700,020
Federal Income Tax	5,000
Capital Improvement Fund	200,000

TOTAL EXPENSES

\$13,414,636

NOTE: The complete line-item budget is available to unit owners upon request at 2115 Festival Plaza Drive, Suite 220, Las Vegas, NV 89135

**SUMMERLIN WEST COMMUNITY ASSOCIATION
RESERVE BUDGET SUMMARY
YEAR 2026**

REVENUE

Contributions (See Note 1)	700,020
Interest	25,000
TOTAL REVENUE	\$725,020

EXPENDITURES (Projected)

Paint/Maintenance	72,141
Monument(s) Refurbishment	11,378
TOTAL EXPENDITURES	\$83,519

NET INCREASE TO RESERVE BALANCE	\$641,501
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Estimated Reserve Balance, 1/1/26	3,378,352
Net increase, 12/31/26	641,501
ANTICIPATED RESERVE ACCOUNT BALANCE 12/31/26	\$4,019,853
(87% Funded)	

- Note 1 -The reserve account is funded on a threshold basis. The reserve fund balance required on 12/31/26 for 100% funding is \$4,637,034. The Board of Directors of the Summerlin West Community Association feels that the reserves are adequately funded; they do not anticipate that there will be a special assessment to fund the reserves.
- The reserve budget summary is based on the study prepared by Browning Reserve Group, Inc.; Robert W. Browning (Nevada Permit RRS. #5) updated and adopted May 13, 2025. The Reserve Analysis discloses the common area components, their estimated useful life and their estimated remaining life, in compliance with NRS 116.31152. The complete analysis is available for Owners at the Summerlin Community Management Office, 2115 Festival Plaza Drive, Suite 220, Las Vegas, NV 89135 and available on www.summerlink.com.

SUMMERLIN WEST COMMUNITY ASSOCIATION

BUDGET NARRATIVE 2026

REVENUE

Owner Assessments, including builder lots: \$69 per month per unit/lot.

Capital Contributions: A one-time payment to Summerlin West at the time title of a new home transfers from the builder to the first purchaser.

Interest: Income from operating account investments.

Late Fees: Monies collected from late charges on delinquent accounts.

Fines & Penalties: Monies accrued for violations of the governing documents.

CC&Rs/Resale Packages: Association income from providing property sellers with the Resale Certificate information required by NRS 116.4109. This income offsets printing expenses.

Lien Costs: Collection expenses that are reimbursed to the Association at the time liens are released on delinquent accounts.

Communications Site: Monies collected from communication site lease agreement.

Turf Reduction: Rebate monies from turf conversion projects.

Excess Funds from prior year: Excess revenue from previous year.

EXPENSES

Insurance: Includes property and liability insurance for the common areas, umbrella liability policy, directors & officers' policy, crime and workers compensation.

Utilities Includes:

Electric: Electric for lighting of entry monuments & landscape areas and to run the irrigation clocks.

Water: Landscape irrigation to common areas, including streetscapes and subdivision entries.

Landscape Includes:

Landscape Maintenance: Annual contract for the streetscapes and common areas owned by Summerlin West.

Landscape Revegetation, Supply & Repair: Ongoing repairs to irrigation systems and plant material replacements throughout the community.

Facilities Maintenance: Includes repairs and maintenance to walls, fences, site lighting, signs & monuments, pest control, open space furniture and equipment, etc.

Administration Includes:

Property Management: Costs for fee management of the association. This includes administrative personnel for property management, design review, accounting and community relations representatives.

Professional Service: Consulting for accounting, reserves, legal, collections, design review or engineering issues.

Administrative Costs: Includes printing, postage, stationery supplies, bank charges and other administrative functions of the association.

Lien & Collection Costs: Hard costs to the association for professional lien & foreclosure services. These fees are collected at the time of account settlement (see income line item).

Ombudsman fee: A fee of \$4.25 per closed residential unit in compliance with NRS 116.31155.

Summerlin Council: The Summerlin West pro rata share of Summerlin Council expenses (community centers, parks, pools). Summerlin West, Summerlin South, Summerlin North, and Summerlin Centre all contribute an equal per unit cost toward funding the community wide amenities.

Bad Debt: An estimate of the accrued revenue written off as uncollectible following the foreclosure on homes by the first security lender or the tax assessor.

Reserve Contribution: Monies set aside for future replacement cost of major component assets of the association.

Federal Income Tax: Federal Income tax owed from the Communication Site lease agreement.

Capital Improvements Fund: A fund created for eventual construction of a Summerlin West Administrative office and also for capital improvements to the common areas in future years that are requested by and voted for approval by unit owners.