



**SUMMERLIN SOUTH COMMUNITY ASSOCIATION
RATIFIED OPERATING BUDGET FOR
JANUARY 1, 2026 - DECEMBER 31, 2026**

ASSESSMENTS: *\$76.00 PER MONTH

*\$37 to Summerlin Council and \$39 to Summerlin South

REVENUE

Owner / Builder Assessments	\$13,049,580.00
Capital Contributions	36,480.00
Late Fees	90,000.00
Lien Fees	115,000.00
Fines & Penalties	55,000.00
CC&Rs / Resale Packages	35,000.00
Turf Reduction Rebates	100,000.00
Other Income	468,527.00

TOTAL REVENUE **\$13,949,587.00**

EXPENSES

Insurance	\$231,250.00
Electric	64,000.00
Water	1,500,000.00
Landscape Services	2,960,000.00
Holiday Lighting	20,000.00
Facilities Maintenance	108,500.00
Property Management	1,126,019.00
Accounting/Legal	40,000.00
Professional Services	8,000.00
Administrative Costs	241,500.00
Lien Fees	115,000.00
Allowance for Doubtful Accounts	94,000.00
Reserve Account Contribution	1,035,233.00
Summerlin Council Contribution	6,353,085.00
Nevada Ombudsman Fee @ \$4.25/door	53,000.00

TOTAL EXPENSES **\$13,949,587.00**

SUMMERLIN SOUTH COMMUNITY ASSOCIATION

Budget Narrative – 2026

REVENUE

Owner Assessments: \$76.00 per month per unit. *There is a \$9 increase in the monthly assessment for 2026.*

Owner/Builder Assessments: Represents all Homeowner and commercial/builder lot assessments in ownership.

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

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

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

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

CC&Rs/Resale Packages: Funds collected from property seller to provide the seller with the Resale Certificate Information required by Nevada Revised Statute (NRS) 116.4109.

Turf Reduction Rebates: Per square foot rebates by SNWA for turf reduction projects.

Other Income: Interest income, rollover income from prior years and other miscellaneous income from unclassified sources

EXPENSES

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

Electric: Electric for lighting of entry monuments & landscape areas and irrigation control units.

Water: Landscape irrigation for common areas.

Landscape Services: All costs associated with landscape maintenance, replacement, enhancement, repair, and state-mandated turf reduction.

Holiday Lighting: Annual holiday lighting / decoration costs throughout the community.

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

Property Management: Costs for fee management of the association. This includes administrative personnel for property management, design review, and in-house accounting.

Accounting/Legal: Third-party accounting and legal expenses.

Professional Services: Consulting for design review and engineering issues.

Administrative Costs: Includes printing, postage, stationery supplies, compliance software subscription and other administrative functions of the association.

Lien Fees (Collection Costs): Expenses that are incurred at the time liens are committed to delinquent accounts.

Allowance for Doubtful Accounts: A percentage-based calculation accounting for monies deemed uncollectible in cases of homeowner bankruptcies and other unforeseen bad debt scenarios.

Reserve Account Contribution: Monies set aside in a separate fund for future replacement costs of major component assets of the association.

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

Nevada Ombudsman Fee: An allowance for the Ombudsman fee of \$4.25 per closed residential unit in compliance with NRS 116.31155.



**SUMMERLIN SOUTH COMMUNITY ASSOCIATION
RESERVE BUDGET
YEAR 2026**

REVENUE:

Contributions (see Note 1)	\$1,035,233
Interest	\$ 85,000

TOTAL REVENUE	\$1,120,233
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EXPENDITURES:

Irrigation Line Revamp	\$ 350,000
Village Painting	\$ 76,000
Lighting Fixtures	\$ 75,000
Outdoor Equipment	\$ 50,000
Signage Refurbishment	\$ 34,000
Sidewalk Repairs	\$ 88,000

TOTAL EXPENDITURES	\$ 673,000
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NET INCREASE (DECREASE) TO RESERVE BALANCE	\$ 447,233
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Estimated Reserve Balance, 1/1/26	\$ 1,202,330
Net Increase, 12/31/26	\$ 447,233

ANTICIPATED RESERVE ACCOUNT BALANCE 12/31/26 (55% funded)	\$ 1,649,563
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- Note 1: The reserve account is funded on a threshold basis. The reserve fund balance required on 12/31/26 for 100% funding is \$2,990,117. The Board of Directors of the Summerlin South Community Association has determined 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) dated 11/16/2023. 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 Association Management office, 2115 Festival Plaza Drive, Suite 220, Las Vegas, NV 89135. The Executive Summary is available on www.summerlink.com.