

**SUMMERLIN SOUTH COMMUNITY ASSOCIATION  
RATIFIED OPERATING BUDGET FOR  
JANUARY 1, 2023 - DECEMBER 31, 2023**

**ASSESSMENTS: \$57.00 PER MONTH**

**REVENUE**

Owner / Builder Assessments	\$9,283,077.00
Capital Contributions	20,520.00
Late Fees	50,000.00
Lien Fees	25,000.00
Fines & Penalties	18,000.00
CC&Rs / Resale Packages	41,000.00
Other Income	117,964.00

**TOTAL REVENUE** **\$9,555,561.00**

**EXPENSES**

Insurance	\$156,000.00
Electric	55,000.00
Water	1,000,000.00
Landscape Maintenance	2,065,792.00
Landscape Supplies/Repair	85,000.00
Turf Reduction	350,000.00
Holiday Lighting	15,000.00
Facilities Maintenance	124,000.00
Property Management	899,301.00
Accounting/Legal	38,000.00
Professional Services	16,000.00
Administrative Costs	176,220.00
Lien Fees	25,000.00
CC&Rs / Resale Packages	1,500.00
Depreciation & Bad Debt	30,000.00
Summerlin Council Contribution	4,229,706.00
Nevada Ombudsman Fee @ \$4.25/door	49,827.00
Reserve Contributions	239,215.00

**TOTAL EXPENSES** **\$9,555,561.00**

**SUMMERLIN SOUTH COMMUNITY ASSOCIATION  
RESERVE BUDGET (ratified)  
YEAR 2023**

**REVENUE:**

Contributions (see Note 1)	\$ 239,215
Interest	\$ 25,000

**TOTAL REVENUE \$ 264,215**

**EXPENDITURES:**

Irrigation Controllers	\$ 25,117
Sidewalk Repair/Replacement	\$ 2,178
Landscape Revegetation	\$ 36,544
Monument Refurbishment	\$ 40,635
Common Area Furniture and Equipment (Benches, Trash Receptacles, Pet Waste Stations)	\$ 152,567

**TOTAL EXPENDITURES \$ 257,041**

**NET INCREASE (DECREASE) TO RESERVE BALANCE \$ 7,174**

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Estimated Reserve Balance, 1/1/23	\$ 1,600,000
Net Increase, 12/31/23	\$ 7,174

**ANTICIPATED RESERVE ACCOUNT BALANCE 12/31/23  
(91% funded) \$1,607,714**

- Note 1: The reserve account is funded on a threshold basis. The reserve fund balance required on 12/31/23 for 100% funding is \$1,758,304. 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 11/9/2018. 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](http://www.summerlink.com).

## SUMMERLIN SOUTH COMMUNITY ASSOCIATION

### Budget Narrative – 2023

#### REVENUE

**Owner Assessments:** \$57.00 per month per unit. *There is a \$2 increase in the monthly assessment for 2023.*

**Builder Assessments:** Represents all commercial and 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.

**Other Income:** Miscellaneous income from unclassified sources and excess revenue from prior years.

#### 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 Maintenance:** Monthly contract for existing common area and any new areas expected to be completed and deeded to Summerlin South in 2023.

**Landscape Supplies/Repair:** Ongoing repairs to irrigation systems and plant material replacements throughout the community.

**Turf Reduction:** The State of Nevada has imposed a timeline by which all associations must remove all non-functional turf areas (2027). The Association must budget for this reduction on a pro rata basis between 2022-2027.

**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, covenant compliance enforcement 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, and other administrative functions of the association.

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

**CC&Rs/Resale Packages:** Expenses associated with providing property sellers with the Resale Certificate information required by NRS 116.4109.

**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.

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