

The Fairways @ Fieldcreek Ranch Property Owners Association

WEDNESDAY, OCTOBER 24, 2007 @ 12:00 P.M.
BENCHMARK PREMIER ASSOCIATION SERVICES

@ Quail Vista Business Park
4690 Longley Lane Suite 1
RENO, NV 89502



AGENDA

1. Call Meeting to Order and Roll Call - President
2. Open Discussion: **In consideration of time, this is a period limited to three (3) minutes per Homeowner.** *This is a time devoted to comments by Homeowners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an item upon which action may be taken.*
6. New Business – **Action Item**
 - Board Approval of the 2008 Annual Budget

ADJOURNMENT

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)

*Professionally Managed by Benchmark Premier Association Services
5250 Neil Road, Suite 110, Reno, NV 89502
Office: 775-828-3886 Fax: 775-828-3891*

2008 Budget

	Recommend For 2008
INCOME	
Regular Assessments 4001	82,477.00
Architect Review Fees 4011	2,000.00
Non-Refundable Road Use Fee 4850	-
Late Fees 4301	-
Lien Reimbursements 5730	-
Gate Remotes 4221	-
Non-compliance fines 4306	10,000.00
Miscellaneous Income 4332	-
Interest Incomd from checking	5,000.00
TOTAL INCOME	99,477.00
OPERATING EXPENSES	
Administrative Expenses	
Management Fee 5010	7,680.00
Meeting Recorder 5012	200.00
Management Other 5020	-
Accounting/Tax Preparation 5021	250.00
Legal Services 5022	5,000.00
Collection fees 5025	100.00
Compliance Enforcement 5026	250.00
Statements/Coupon Books 5027	200.00
Administration Expenses 5028	300.00
Audit	6,000.00
Faxes 5031	100.00
Postage 5032	400.00
Copies 5033	500.00
Bank Charges 5040	400.00
Dues/Subscriptions 5045	-
Permits/Licenses 5050	100.00
Board Expenses 5060	-
Ombudsman Fee 5065	192.00
Secretary of State Filing Fees 5070	25.00
Administrative Other #1 5075	1,000.00
Total Administrative Expenses	22,697.00
Taxes & Insurance	
Federal Income Tax 5201	15
Insurance 5220	2,500.00
Total Taxes & Insurance	2,515.00
Landscaping Costs	
Landscaping Contract 5601	2,000.00
Landscaping Supplies/Repairs 5605	150.00
Landscaping - Irrigation Repairs 5615	500.00
Total Landscaping Costs	2,650.00

Gate(s) Costs					
Entrance - Repair & Maint 5701	1,000.00				
Gate #2 5725	-				
Total Gate(s) Costs	1,000.00				
Other Maint./Repair Costs					
Fence Repairs 6003	-				
General Maint./Repairs 6005	500.00				
Lighting Contract 6007	-				
Street Sweeping 6012	2,000.00				
Ditch/Drainage Maint 6027	1,000.00				
Snow Removal 6030	1,500.00				
Total Other Maint/Repair Costs	5,000.00				
Utilities					
Electricity 6201	250.00				
Water 6202	1,000.00				
Telephone 6262	500.00				
Total Utilities	1,750.00				
Other Misc. Op. & Res. Xfers					
Transfer to Reserves 6910	44,800.00				
Contingency Fund Expences 6930	19,065.00				
Total Other Misc. Op. & Res. Xfers	63,865.00				
TOTAL OPERATING EXPENSE	99,477.00				
NET INCOME (LOSS)	0.00				