

**Jeffrey D. Houston**

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**From:** Gary Kenyon [donotreply@appfolio.com]  
**Sent:** Friday, November 30, 2018 11:13 AM  
**Subject:** 2019 Ratified Budget  
**Attachments:** Fairways Ratified Budget Notification.pdf

Dear Owners of Fairways at Fieldcreek Ranch,

Please find attached the 2019 Ratified Budget that was adopted by the Board of Directors on October 17, 2018 and Ratified by the Fairways at Fieldcreek Membership on November 26, 2018.

Happy Holidays!

Sincerely,  
Gary Kenyon, Supr. CAM  
Kenyon & Associates, Inc.



At Fieldcreek Ranch Homeowners Association  
[www.fairwaysatfieldcreek.com](http://www.fairwaysatfieldcreek.com)

November 30, 2018

Dear Homeowner:

To comply with Nevada Revised Statutes, (NRS) 116.31151 enclosed please find a copy of the Ratified 2019 Fairways at Fieldcreek Ranch Operating and Reserve Budgets, which was adopted on October 17, 2017 and Ratified by the Membership on November 26, 2018. **The enclosed budget shows the monthly assessment fees to remain the same for 2019 fiscal year and there will be a dues holiday for the first quarter of the year. Your first payment will be due on April 1, 2019. Payment Booklets will be sent out around the third week of December.**

Also, to comply with NRS 116.31151 please find the following:

- For the fiscal year 2019, there are no anticipated special assessments.
- **It is estimated that \$6,000.00 will be transferred from the operating account into the reserve account for capital components. Reserve Study Summary is included.**

**Should you have questions or concerns regarding the contents of this mailing, please contact Gary Kenyon at 775-674-8000 x 205.**

Respectfully,

Gary Kenyon  
Supervising Community Association Manager  
Fairways at Fieldcreek Ranch Homeowners Association

C/O Kenyon & Associates, Inc.  
645 Sierra Rose Drive, Suite 104  
Reno, NV 89511  
Phone: 775-674-8000 Fax: 775-674-8010

**2019 Ratified Budget** - Board Adopted on 10/17/2018 and Membership Ratified on 11/26/18

Dues Holiday - No fees paid in 1st quarter (January, February, March)

Portfolios: The Fairways at Fieldcreek Ranch Homeowners Association, Inc.

Account Number	Account Name	Annual Budget
	<i>2018 surplus</i>	<b>36,625.00</b>
<b>4000</b>	<b>INCOME</b>	
4001	Assessment Fees	63,375.00
4002	- Allotment to Reserves	-6,000.00
	<b>Total INCOME</b>	<b>94,000.00</b>
<b>4400</b>	<b>OTHER INCOME</b>	
4440	Violations & Fines	0.00
4460	Late Fee	0.00
4480	Collection Costs Reimbursable	200.00
4490	ARC Review Fees	0.00
4605	Move In - Transfer Fee	0.00
	<b>Total OTHER INCOME</b>	<b>200.00</b>
	<b>Total Operating Income</b>	<b>94,200.00</b>
	<b>Expense</b>	
<b>6000</b>	<b>ADMINISTRATIVE</b>	
6001	Management fees	13,464.00
6004	Ombudsman/Sec of State Fees	452.50
6005	Office Supplies/Postage/Copies	100.00
6007	Website Expense	165.00
6008	Storage Fees	480.00
6009	Collection Costs Expense	200.00
6010	ARC Committee Expense	50.00
6021	Meeting Costs	500.00
6022	Board Education/Membership fees	500.00
	<b>Total ADMINISTRATIVE</b>	<b>15,911.50</b>
<b>6070</b>	<b>MAINTENANCE</b>	
6081	Gate Maintenance	2,000.00
6090	Drainage Ditch Maintenance	6,000.00
6092	Street Cleaning	850.00
6104	General Maintenance/Repair	750.00
6107	Storm Drain R&M	4,000.00
	<b>Total MAINTENANCE</b>	<b>13,600.00</b>
<b>6140</b>	<b>OTHER MAINTENANCE/SERVICES</b>	
6152	Snow Removal	4,000.00
	<b>Total OTHER MAINTENANCE/SERVICES</b>	<b>4,000.00</b>
<b>6200</b>	<b>UTILITIES</b>	
6201	NVEnergy - Gas & Electric	700.00
6202	TMWA - water	1,000.00
6206	Telephone	2,100.00
6209	Trash Removal	1,200.00
	<b>Total UTILITIES</b>	<b>5,000.00</b>

<b>6900</b>	<b>LANDSCAPING/COMMON AREA</b>	
6910	Landscape Service Contract	2,400.00
6920	Landscape Repairs/Maintenance	2,850.00
6935	Weed Abatement	1,200.00
6936	Seasonal Gate Enhancement	2,000.00
	<b>Total LANDSCAPING/COMMON AREA</b>	<b>8,450.00</b>
<b>7100</b>	<b>LEGAL AND OTHER PROFESSIONAL FEES</b>	
7101	Legal	5,000.00
7102	Accounting/CPA	2,200.00
	<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>7,200.00</b>
<b>7400</b>	<b>OTHER EXPENSES</b>	
7450	Contingency	35,768.50
	<b>Total OTHER EXPENSES</b>	<b>35,768.50</b>
<b>7600</b>	<b>INSURANCE</b>	
7610	Insurance Expense	4,270.00
	<b>Total INSURANCE</b>	<b>4,270.00</b>
	<b>Total Operating Expense</b>	<b>94,200.00</b>
	Total Operating Income	94,200.00
	Total Operating Expense	-94,200.00
	<b>NOI - Net Operating Income</b>	<b>0.00</b>
<b>4800</b>	<b>RESERVE INCOME</b>	
4810	Reserve Deposit	6,000.00
4825	Reserve Change in Value	904.00
4820	Reserve Interest	370.00
	<b>Total Reserve Income</b>	<b>7,274.00</b>
	<b>Other Expense</b>	
<b>8000</b>	<b>RESERVE EXPENSES</b>	
8001	Reserve - Reserve Study	461.25
8003	Reserve - Income Taxes	0.00
8020	Reserve - Asphalt	0.00
8030	Reserve - Concrete	0.00
	<b>Total RESERVE EXPENSES</b>	<b>461.25</b>
	Total Reserve Income	7,274.00
	Total Reserve Expense	-461.25
	<b>Net Reserve Income</b>	<b>6,812.75</b>