

**FAIRWAYS AT FIELD CREEK RANCH  
HOMEOWNERS ASSOCIATION**

**“A COMMON INTEREST COMMUNITY”**

**Monday, December 1, 2008 – 12 Noon**

**At A`La Carte ▪ 1575 Delucchi Lane, Suite 115/22, Reno, NV 89502**

**Minutes HOMEOWNERS RATIFICATION OF 2009 BUDGET**

**Minutes**

**Call Meeting to Order – 12 Noon**

**Open Discussion:**

**None**

**Homeowner Business Meeting:**

**None**

- **Ratification/Rejection of 2009 Board Approved Budget**

**51% of owners not being present to defeat the budget, the 2009 budget is ratified.**

**Adjournment**

All homeowners have the right to have a copy of the minutes or a summary of the minutes of the meeting distributed to them upon request and, if required by the executive board, upon payment to the association of the cost of making the distribution (NRS 116.3108).

**Professionally Managed by: A`La Carte Association Management, LLC**

**1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502**

**(775) 824-0777 A`La Carte • (775) 824-0778 Fax**

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2008 Budget							
	Recommend						
	For						
	2008						
<b>INCOME</b>							
Regular Assessments 4001	82,477.00						
Architect Review Fees 4011	2,000.00						
Non-Remittable Road Use Fee 4050	-						
Late Fees 4301	-						
Liab. Reimbursements 5730	-						
Gate Remotes 4221	-						
Non-compliance fines 4306	10,000.00						
Miscellaneous Income 4332							
Interest Income from checking	5,000.00						
<b>TOTAL INCOME</b>	<b>99,477.00</b>						
<b>OPERATING EXPENSES</b>							
<b>Administrative Expenses</b>							
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/Corp. Books 5027	200.00						
Administration Expenses 5028	300.00						
Audit	6,000.00						
Fees 5031	100.00						
Postage 5032	400.00						
Copies 5033	500.00						
Bank Charges 5040	400.00						
Dues/Subscriptions 5045	-						

**The Fairways at Fieldcreek Ranch  
Proposed 2009 Budget**

<b>INCOME</b>		
Quarterly Assessments		84,500.00
Interest Income from Savings		7,200.00
<b>TOTAL INCOME</b>		<b>91,700.00</b>
<b>OPERATING EXPENSES</b>		
<b>Administrative Expenses</b>		
Management		9,450.00
Accounting/Tax Preparation		250.00
Legal Services		5,000.00
Audit		1,750.00
Copies/Fax/Supplies		180.00
Postage		400.00
Office Supplies		500.00
Bank Fees		50.00
Permits/Licenses		110.00
Ombudsman Fee		192.00
Secretary of State Filing Fees		110.00
Misc. Expense		100.00
<b>Total Administrative Expenses</b>		<b>18,072.00</b>
<b>Taxes &amp; Insurance</b>		
Insurance		1,800.00
<b>Total Taxes &amp; Insurance</b>		<b>1,800.00</b>
<b>Landscaping Costs</b>		
Landscaping Contract		2,284.00
Landscaping - Irrigation Repairs		250.00
<b>Total Landscaping Costs</b>		<b>2,534.00</b>
<b>Gate(s) Costs</b>		
Gate Repair		4,000.00
Main Gate Improvement		20,000.00
<b>Total Gate(s) Costs</b>		<b>24,000.00</b>
<b>Other Maint./Repair Costs</b>		
General Maint./Repairs		300.00
Street Sweeping		1,200.00
Driv./Drainage Maint.		3,000.00
Snow Removal		3,500.00
<b>Total Other Maint./Repair Costs</b>		<b>8,500.00</b>
<b>Utilities</b>		
Electricity		350.00
Water		1,000.00
Telephone		500.00
<b>Total Utilities</b>		<b>1,850.00</b>
<b>Total Expense</b>		<b>56,556.00</b>
Reserve Funding/2009		24,535.47
Road Crack Seal/Reserve Expense/2009		(10,308.53)
<b>TOTAL EXPENSE including Reserve Funding</b>		<b>51,700.00</b>
<b>NET INCOME (LOSS)</b>		<b>0.00</b>
Reserve Study March 24, 2006 prepared by:		
ARS, Inc., 701 N. Green Valley Parkway, Suite 200, Henderson, NV 89074		

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