

**SIERRA CANYON ASSOCIATION**  
**Operating Fund Revenues & Expenses**  
**2010 Approved Budget Summary**

**Board Approved: October 21, 2009      Member Ratified: November 18, 2009**

**2010 Budget**

**Revenues**

|                                |                      |   |
|--------------------------------|----------------------|---|
| 4010 Homeowner Assessments     | 892,188              | 751Units @ \$99 Per Unit Per Month                  |
| 4021 Less Additions to Reserve | (111,659)            | Annual contribution based on 10/06/09 Reserve Study |
| 4040 Late Fees                 | 9,000                | Estimate  |
| 4045 Fine Income               | 1,200                |   |
| 4070 Bank Interest             | 1,200                | Based on current year interest rates                |
| 4601 Developer Social Subsidy  | 20,000               |   |
| 4715 Renter Transfer Fee       | 1,800                |   |
| 4725 Rental Income             | 600                  |   |
| 4730 Snack Bar Sales           | -                    | No income budgeted                                  |
| 4765 Advertising               | 2,400                |   |
| 4745 Resident Program Fees     | 72,000               | estimate  |
| <b>Total Revenues</b>          | <b>\$ 888,729.32</b> |   |

**Expenses**

**General & Administrative**

|                                     |                      |  |
|-------------------------------------|----------------------|--|
| 5010 Bank Charges                   | 900                  |  |
| 5020 Management Fees-AMI            | 74,349               |  |
| 5030 Special Projects Admin         | 3,600                |  |
| 5040 Mailings                       | 7,500                |  |
| 5044 Office Supplies & Postage      | 10,000               |  |
| 5042 Advertising - Commission       | 960                  |  |
| 5043 Website Management             | 9,000                |  |
| 5050 Insurance-Liab/D&O/Umbrella    | 20,000               | Code to 1320                                 |
| 5052 Insurance-Workers Comp         | 5,000                | Code to 1320                                 |
| 5060 Legal Expense                  | 10,000               |  |
| 5086 Accounting-Audit/Tax Prep      | 7,200                |  |
| 5087 Reserve Analysis               | 3,000                |  |
| 5088 Bad Debt                       | 3,000                |  |
| 5090 Fees/Taxes/Licenses/Permits    | 225                  | Bus Lic/Sec of State/Annual List of Officers |
| 5095 Tax Expense-Income Tax         | 3,000                |  |
| 5096 Tax Expense - Property Tax     | 500                  |  |
| <b>General &amp; Administrative</b> | <b>\$ 158,234.00</b> |  |

**Common Area Utilities**

|                              |                     |
|------------------------------|---------------------|
| 5110 Water-Irrigation        | 50,000              |
| 5130 Electric                | 5,000               |
| <b>Common Area Utilities</b> | <b>\$ 55,000.00</b> |

**Maintenance**

|  |                      |
|--|----------------------|
| 5605 Landscaping - Non Contract Servic | 2,000                |
| 5610 Landscape - Supplies/Extras       | 23,000               |
| 5600 Landscaping - Contract            | 72,000               |
| 5630 Landscaping-Irrigation Repair     | 1,500                |
| 5670 Landscaping-Annual Color          | 6,000                |
| <b>Maintenance</b>                     | <b>\$ 104,500.00</b> |

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|                    |                                  | <u>2010 Budget</u>    |                                       |
|--------------------|----------------------------------|-----------------------|---------------------------------------|
| <b>Aspen Lodge</b> |                                  |                       |                                       |
| 5210               | Alarms Monitoring                | 1,000                 |                                       |
| 5700               | Pest Control                     | 1,200                 |                                       |
| 5800               | Snow Removal                     | 8,000                 | Walkways, lodge parking lot, ice melt |
| 5047               | Name Badges                      | 900                   |                                       |
| 5900               | Pool Service                     | 1,200                 |                                       |
| 5910               | Pool/Supplies/Permits            | 7,000                 |                                       |
| 6201               | Clubhouse Repairs/Maint          | 18,000                |                                       |
| 6202               | Maintenance - Supplies           | 4,000                 |                                       |
| 5519               | Maintenance - Painting           | 13,000                |                                       |
| 6203               | Elevator Service Contract        | 2,900                 |                                       |
| 6218               | Maintenance - HVAC               | 4,000                 |                                       |
| 6205               | Janitorial - Outside Service     | 36,000                |                                       |
| 6210               | Janitorial Supplies              | 5,000                 |                                       |
| 6206               | Rec Equipment Maint/Rental       | 5,000                 |                                       |
| 6208               | Office Supplies                  | 3,900                 |                                       |
| 6225               | Office Equipment                 | 5,000                 |                                       |
| 6209               | Telephone - Lodge                | 6,000                 |                                       |
| 6211               | Gas- Lodge                       | 40,000                |                                       |
| 6212               | Electric - Lodge                 | 50,000                |                                       |
| 6213               | Water-Pool Spa                   | 1,200                 |                                       |
| 6214               | Cable TV                         | 3,500                 |                                       |
| 6215               | Refreshments                     | 5,000                 | Coffee/Bottled Water/Cookies          |
| 6216               | Trash Disposal                   | 3,600                 |                                       |
| 6204               | Programs -Resident Funded        | 75,000                |                                       |
| 6240               | Programs -Developer Funded       | 20,000                |                                       |
| 6245               | Activities                       | 8,000                 |                                       |
|                    | <b>Aspen Lodge</b>               | <b>\$ 328,400.00</b>  |                                       |
| <b>Personnel</b>   |                                  |                       |                                       |
| 9000               | Payroll Service Expenses         | 2,400                 |                                       |
| 9005               | Payroll Administrative Fee       | 8,400                 |                                       |
| 9030               | Executive Director               | 74,000                |                                       |
| 9031               | Activity/Fitness Director        | 57,000                |                                       |
| 9032               | Building Maintenance             | 12,000                |                                       |
| 9033               | Administrative Clerk             | 35,000                |                                       |
| 9034               | Fitness Monitors                 | 48,000                |                                       |
| 9105               | Employee Benefits/Med. Stipend   | 18,600                |                                       |
| 9155               | Employee Relations/Education     | 2,400                 |                                       |
| 7455               | Mileage                          | 600                   |                                       |
| 9200               | Payroll Taxes                    | 20,000                | FICA, MED and State taxes             |
|                    | <b>Personnel</b>                 | <b>\$ 278,400.00</b>  |                                       |
|                    |                                  | -                     |                                       |
|                    | <b>Total Expenses</b>            | <b>\$ 924,534.00</b>  |                                       |
|                    |                                  | -                     |                                       |
|                    | <b>REVENUES OVER EXPENSES</b>    | <b>\$ (35,804.68)</b> |                                       |
|                    | <b>2009 Operating Carry Over</b> | <b>\$ 43,342.00</b>   |                                       |

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|                    | <u>2010 Budget</u> |
|--------------------|--------------------|
| Income/Expenditure | \$      7,538.00   |

**Assessment Allocation per \$99.00: \$87.02 to Operating \$11.98 to Reserves**

**Assessments \$99.00 per unit per month**  
**\$88.61 Allocated to Operating - \$12.39 Allocated to Reserves (per month)**

**Sierra Canyon Association  
2010 Reserve Budget**

**2010 Budget**

|  |                       |  |
|--|-----------------------|--|
| <b>Anticipated Reserve Monies, Beginning of Year</b> | 453,723               | Projected using 2009 Board Approved Financials   |
| Transfers from Operating (Note 1)                    | 111,634               | Projected at: 751units @ \$12.39 per mth<br>Per Pulte                      Per Reserve Study |
| Interest & Dividends - Reserve Account               | <u>8,269</u>          | Per Reserve Study @ 2.50%  |
| <b>Total Income</b>                                  | <b><u>573,626</u></b> |  |
| <b>Reserve Expenses</b>                              |                       |  |
| Reserve Expenses                                     | <u>34,945</u>         | Paths-Slurry Seal/Tennis Courts-Resurfacing  |
| <b>Total Expenses</b>                                | <b><u>34,945</u></b>  |  |
| <b>Anticipated Reserve Monies, End of Year</b>       | <b><u>538,681</u></b> | 119% Funded  |
| <b>Reserve Cash Required, End of Year</b>            | <b><u>492,311</u></b> | Per Reserve Study dated 10/06/09<br>@ 109% Funded  |
| Property still under development                     |                       |  |

**Note 1: This equals the amount of the annual contribution suggested in the reserve study  
There are no special assessments anticipated to fund the reserve account.**

**Note 2: Reserve study prepared by Advanced Reserve Solutions, Inc.  
Method for preparing study: Component Method**

**Note 3: The complete Reserve Study is available for review at the management office  
and will be provided upon request.**

**Note 4: Reserve Study Components and required NRS 116 disclosure is attached**

**SIERRA CANYON ASSOCIATION RESERVE STUDY COMPONENTS  
(Figures extracted from Reserve Study Update dated October 06, 2009)**

|                         |                              |                                 |
|-------------------------|------------------------------|---------------------------------|
| <b>Major Components</b> | <b>Estimated Useful Life</b> | <b>Estimated Remaining Life</b> |
|-------------------------|------------------------------|---------------------------------|

**FOR COMPONENT LISTING SEE ATTACHED STUDY**