

FIRETHORNE | HOMEOWNERS ASSOCIATION  
December 15, 2022 at 9:30 AM

FIRETHORNE | HOMEOWNERS ASSOCIATION

# Homeowner Budget Ratification Notice

November 29, 2022

Dear Homeowner, Please find enclosed a copy of the Board of Directors proposed 2023 budget for your review. The homeowner budget ratification meeting is scheduled for:

**December 15, 2022 at 9:30 AM**

<https://tinyurl.com/Firethorne-Board-Meetings>

Meeting ID: 591 093 2991 | Passcode: 643095 | Phone: 1 312 626 6799

**BUDGET RATIFICATION MEETING AGENDA**

**Call to Order**

**Ratification of 2023 Budget**

**Adjournment**

The Board has proposed a regular assessment in 2023 of \$84.00 per MONTH (\$1008 annually). There is NOT an anticipated Special Reserve Assessment for the 2023 Calendar year. **The total monthly assessment payment will be \$84.00.**

There will be no change to our policies for 2023. A complete copy of the Reserve study and policies are available for review at the offices of Performance CAM, Monday through Thursday, by appointment, except holidays, from 8 am to 5pm. Copies will be provided upon request.

Sincerely,  
Your Volunteer Board of Directors



Per NRS 116.31151(2)(a): The budgets are available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and  
(b) Copies of the budgets will be provided upon request.



5135 Camino Al Norte, Suite 100  
North Las Vegas, NV 89031  
Phone: 702-362-0318

Sarah Pellino, Supervising Community Manager  
Sarah@pcam.vegas  
Alyssa Smith, Community Assistant  
Alyssa@pcam.vegas

**Firethorne I  
2023 Budget**

Number of Units: 86

GL	Firethorne I 86 UNITS MONTHLY PAYMENTS \$84.00	Jan 2022- August 2022 Actuals	September - Dec 2022 Projected	2022 Year End	2022 Budget	2023 Annually	2023 Monthly	Per Unit Per Month
<b>OPERATING INCOME</b>								
62000	Assessments 2023 Budget	\$57,792.00	\$28,896.00	\$86,688.00	\$86,688.00	\$86,688.00	\$7,224.00	\$84.00
63000	Late Fees	\$350.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00
63001	Interest Operating	\$10.49	\$0.00	\$10.49	\$0.00	\$0.00	\$0.00	\$0.00
63003	Collection Costs	\$525.00	\$0.00	\$525.00	\$0.00	\$0.00	\$0.00	\$0.00
63005	Interest - Homeowner	\$14.71	\$0.00	\$14.71	\$0.00	\$0.00	\$0.00	\$0.00
63107	Fines/Violation	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	RV Parking	\$0.00	\$0.00	\$0.00	\$480.00	\$960.00	\$80.00	\$0.00
99900	Other Income	\$1,361.70	\$0.00	\$1,361.70	\$0.00	\$0.00	\$0.00	\$0.00
	<b>TOTAL OPERATING INCOME</b>	<b>\$63,053.90</b>	<b>\$28,896.00</b>	<b>\$91,949.90</b>	<b>\$87,168.00</b>	<b>\$87,648.00</b>	<b>\$7,304.00</b>	<b>\$84.00</b>
<b>COMMON AREA POOL</b>								
81100	Janitorial Contract	\$1,025.00	\$500.00	\$1,525.00	\$1,365.00	\$1,750.00	\$145.83	\$1.70
81200	Janitorial Supplies	\$457.95	\$100.00	\$557.95	\$300.00	\$500.00	\$41.67	\$0.48
94100	Pool Contract	\$7,148.89	\$0.00	\$7,148.89	\$6,575.00	\$7,075.00	\$589.58	\$6.86
94200	Pool Equipment	\$432.50	\$150.00	\$582.50	\$250.00	\$500.00	\$41.67	\$0.48
94600	Signs & Supplies	\$159.85	\$0.00	\$159.85	\$255.00	\$3,250.00	\$270.83	\$3.15
	Permits	\$0.00	\$0.00	\$0.00	\$413.00	\$413.00	\$34.42	\$0.40
94900	Pool Repair & Maintenance	\$6,357.33	\$500.00	\$6,857.33	\$1,800.00	\$2,000.00	\$166.67	\$1.94
	<b>TOTAL OPERATING INCOME</b>	<b>\$15,581.52</b>	<b>\$1,250.00</b>	<b>\$16,831.52</b>	<b>\$10,958.00</b>	<b>\$15,488.00</b>	<b>\$1,290.67</b>	<b>\$15.01</b>
<b>COMMON AREA MAINTENANCE</b>								
82200	General Maintenance	\$1,070.00	\$250.00	\$1,320.00	\$0.00	\$500.00	\$41.67	\$0.48
82600	Street Sweeping	\$302.94	\$885.06	\$1,188.00	\$1,188.00	\$1,188.00	\$99.00	\$1.15
	Lighting	\$0.00	\$0.00	\$0.00	\$864.00	\$500.00	\$41.67	\$0.48
82900	Other Repairs & Maintenance	\$850.00	\$350.00	\$1,200.00	\$1,920.00	\$500.00	\$41.67	\$0.48
91500	Locks & Keys	\$986.66	\$0.00	\$986.66	\$300.00	\$150.00	\$12.50	\$0.15
98600	RV Rental Charge	-\$40.00	\$320.00	\$280.00	\$0.00	\$960.00	\$80.00	\$0.00
	<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$3,169.60</b>	<b>\$1,805.06</b>	<b>\$38,637.70</b>	<b>\$4,272.00</b>	<b>\$3,798.00</b>	<b>\$316.50</b>	<b>\$2.75</b>
<b>COMMON AREA LANDSCAPE</b>								
92000	Backflow Testing	\$145.00	\$0.00	\$145.00	\$150.00	\$150.00	\$12.50	\$0.15
92100	Landscape Contract	\$5,560.00	\$2,780.00	\$8,340.00	\$8,340.00	\$8,340.00	\$695.00	\$8.08
92300	Irrigation	\$1,668.00	\$500.00	\$2,168.00	\$1,560.00	\$1,500.00	\$125.00	\$1.45
92600	Tree Trimming	\$200.00	\$0.00	\$200.00	\$1,956.00	\$2,000.00	\$166.67	\$1.94
92700	Aeration/Fertilization	\$374.00	\$0.00	\$374.00	\$0.00	\$500.00	\$41.67	\$0.48
92800	Disease/Pest/Weed	\$1,094.00	\$0.00	\$1,094.00	\$2,208.00	\$1,000.00	\$83.33	\$0.97
92900	Landscape Repair & Maintenance	\$640.00	\$250.00	\$890.00	\$1,560.00	\$1,200.00	\$100.00	\$1.16
	<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$9,681.00</b>	<b>\$3,530.00</b>	<b>\$13,211.00</b>	<b>\$15,774.00</b>	<b>\$14,690.00</b>	<b>\$1,224.17</b>	<b>\$14.23</b>
<b>INSURANCE &amp; TAXES</b>								
70100	Insurance - Package Policy	-\$188.68	\$4,725.00	\$4,536.32	\$4,725.00	\$5,000.00	\$416.67	\$4.84
	<b>TOTAL INSURANCE &amp; TAXES</b>	<b>-\$188.68</b>	<b>\$4,725.00</b>	<b>\$4,536.32</b>	<b>\$4,725.00</b>	<b>\$5,000.00</b>	<b>\$416.67</b>	<b>\$4.84</b>
<b>MGMT &amp; ADDITIONAL</b>								
93100	Management Fee	\$8,550.00	\$1,650.00	\$10,200.00	\$10,200.00	\$11,400.00	\$950.00	\$11.05
80200	Ombudsman	\$730.50	\$0.00	\$730.50	\$365.50	\$365.50	\$30.46	\$0.35
80300	Secretary of State	\$0.00	\$60.00	\$60.00	\$50.00	\$50.00	\$4.17	\$0.05
90100	Copies	\$412.60	\$600.00	\$1,012.60	\$1,740.00	\$1,200.00	\$100.00	\$1.16
	Legal Fees	\$0.00	\$0.00	\$0.00	\$600.00	\$250.00	\$20.83	\$0.24
90103	NSF - Return Check- Bank Charge	\$40.00	\$10.00	\$50.00	\$0.00	\$40.00	\$3.33	\$0.04
90200	Envelopes	\$449.60	\$250.00	\$699.60	\$0.00	\$500.00	\$41.67	\$0.48
90300	Statements	\$673.00	\$500.00	\$1,173.00	\$1,056.00	\$1,000.00	\$83.33	\$0.97
90600	Postage	\$1,337.91	\$0.00	\$1,337.91	\$1,680.00	\$1,500.00	\$125.00	\$1.45
90900	Storage	\$0.00	\$0.00	\$0.00	\$180.00	\$180.00	\$15.00	\$0.17
97100	Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
97200	Tax Return	\$0.00	\$0.00	\$0.00	\$125.00	\$125.00	\$10.42	\$0.12
93900	Management Additional	\$75.00	\$0.00	\$75.00	\$300.00	\$300.00	\$25.00	\$0.29
98000	Statutory Pre-Collection Notice	\$200.00	\$200.00	\$400.00	\$696.00	\$750.00	\$62.50	\$0.73
98300	Notice of Intent to Lien	\$150.00	\$200.00	\$350.00	\$900.00	\$500.00	\$41.67	\$0.48
99100	Bank Charges	\$10.00	\$0.00	\$10.00	\$0.00	\$20.00	\$1.67	\$0.02
99300	Form 1099	\$175.00	\$175.00	\$350.00	\$200.00	\$200.00	\$16.67	\$0.19
99400	Audit	\$2,700.00	\$1,000.00	\$3,700.00	\$500.00	\$750.00	\$62.50	\$0.73
	<b>TOTAL MGMT &amp; ADDITIONAL</b>	<b>\$15,503.61</b>	<b>\$4,645.00</b>	<b>\$20,148.61</b>	<b>\$18,592.50</b>	<b>\$19,130.50</b>	<b>\$1,594.21</b>	<b>\$18.54</b>
<b>UTILITIES</b>								
10022	Power	\$1,706.14	\$1,250.00	\$2,956.14	\$2,940.00	\$3,000.00	\$250.00	\$2.91
10024	Telephone	\$508.47	\$500.00	\$1,008.47	\$7,740.00	\$1,100.00	\$91.67	\$1.07
	Cable/Internet	\$1,018.15	\$800.00	\$1,818.15	\$1,752.00	\$1,900.00	\$158.33	\$1.84
10025	Water/Sewer	\$3,947.82	\$2,500.00	\$6,447.82	\$4,800.00	\$6,500.00	\$541.67	\$6.30
	<b>TOTAL UTILITIES</b>	<b>\$7,180.58</b>	<b>\$5,050.00</b>	<b>\$12,230.58</b>	<b>\$17,232.00</b>	<b>\$12,500.00</b>	<b>\$1,041.67</b>	<b>\$12.11</b>
<b>RESERVE CONTRIBUTIONS</b>								
30190	Reserve Transfer (Savings)	\$15,067.36	\$7,533.64	\$22,601.00	\$22,601.00	\$17,041.50	\$1,420.13	\$16.51
	<b>TOTAL RESERVE CONTRIBUTIONS</b>	<b>\$15,067.36</b>	<b>\$7,533.64</b>	<b>\$22,601.00</b>	<b>\$22,601.00</b>	<b>\$17,041.50</b>	<b>\$1,420.13</b>	<b>\$16.51</b>
	<b>TOTAL EXPENSES</b>	<b>\$65,994.99</b>	<b>\$28,538.70</b>	<b>\$128,196.73</b>	<b>\$94,154.50</b>	<b>\$87,648.00</b>	<b>\$7,304.00</b>	<b>\$84.00</b>
	<b>NET INCOME (LOSS)</b>	<b>-\$2,941.09</b>	<b>\$357.30</b>	<b>-\$36,246.83</b>	<b>-\$6,986.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**RESERVES - Accrual Method**

Actual As of 08/31/2022	\$192,504.01
September thru Dec 22 Contributions	\$7,533.64
Due to Reserves transfer	\$0.00
Bulk Transfer Operating to Reserve	\$0.00
<b>Projected 12/31/2021</b>	<b>\$200,037.65</b>

Reserve Fund Contrib Sept - Dec 2022	\$17,041.50
<b>Anticipated 2023 Expenses</b>	
Total expenses:	\$0.00
<b>Anticipated 12/31/2023</b>	<b>\$217,079.15</b>

<u>2023 Fully Funded Balance Goal:</u>	
	\$253,244.00
% Funded:	85.72%

**RESERVES - Actuals**

Actual As of 08/31/2022	\$192,504.01
September thru Dec 22 Contributions	\$7,533.64
Due to Reserves transfer	\$0.00
Bulk Transfer Operating to Reserve	\$0.00
<b>Projected 12/31/2021</b>	<b>\$200,037.65</b>

Reserve Fund Contrib Sept - Dec 2022	\$17,041.50
<b>Anticipated 2023 Expenses</b>	
Total expenses:	\$0.00
<b>Anticipated 12/31/2023</b>	<b>\$217,079.15</b>

<u>2023 Fully Funded Balance Goal:</u>	
	\$253,244.00
% Funded:	85.72%

"Accrual Method" Reserves table is what is legally required by NRS116 to include in the budget, and takes into account what the Association would follow per the adopted Reserve Study to project the anticipated financial strength of the Association's Reserve fund. The "Actual" Reserves is what the community is going to follow instead by deferring and prioritizing projects that may otherwise drain the Reserves to an extremely dangerous level. **The % funded difference on the Actuals is NOT accurate due to the fact that simply choosing to not do a project does not remove it from the Reserve Study.** It is still an item that needs to be included in the budgeting and budgeted for accordingly to perform hopefully as soon as possible if and when needed. It must be noted that this number may appear to be more funded based on the fact projects in prior years were not completed.

The Board does anticipate the need to levy any special assessment at this time, however continued annual increases may be necessary to properly fund the Reserve fund.

**STATEMENTS ON RESERVES PER NRS 116.31151 AND 116.31152**  
 Enclosed for your review is key information from your reserve study, which shows the current estimated  
  
 NRS 116.31152 states the following:  
 1. The executive board shall:  
 (a) At least once every 5 years, cause to be conducted a study of reserves required to repair, replace and restore the major components of the common elements;  
 (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and  
 (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

**Budget Distribution Per NRS 116.31151(2)**  
 (a) The budgets are available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and  
 (b) Copies of the budgets will be provided upon request.

A reserve study is a compilation and evaluation of the association's major components which consist of private streets, park facilities and landscaped common areas. Other components that your association is responsible for may be outlined more specifically in your CC&Rs. Once the association's components are determined, the reserve study specialist estimates the age of the component, how long it can expect to remain serviceable and what it will cost to replace it. The reserve study projects these figures in a 30-year cash flow chart and dictates how much the association should collect each month to be deposited to a special reserve account in order to have the money available to replace each component as it is needed.

<b>Reserve Study Preparer</b>	<b>07/23/17</b>
The Management Trust	
Firethorne I reserve study was completed by Steven Vitali, Registration #162.	