



# Taylor Association Management

November 28, 2022

RE: 2023 Budget Summary

Dear Wheaterstone Homeowner:

This letter is being sent to you on behalf of the Board of Directors at Wheatherstone Condominium Corp., Inc.

We are pleased to announce that the 2023 budgets for Wheatherstone Condominium Corp., Inc. were ratified by the Membership on November 28, 2022. The assessment for 2023 will **remain \$200.00 monthly** for each unit.

Per NRS 116.3115 2(b), the Association shall establish an adequate reserve, funded on a reasonable basis, for the repair, replacement, and restoration of the major components of the common elements. The Board has reviewed the reserve study and based on the recommendation of the reserve analyst there will be no special assessments for 2023.

- The Association has adopted the Full Funding method presented by Better Reserve Consultants.
- Per the reserve study and NAC415.2(a) &(b), the reserve fund is required to have a balance of \$457,458.74 by December 31, 2023. The reserve account is projected to be less than the required reserve funding balance at \$532,825.18 which represents 116% of the required funding balance on December 31, 2023.

For your convenience, approved copies of the 2023 Budgets, the Association's Collection Policy and the Reserve Study Summary have been posted on the Community Website at [www.myhoawebsite.com](http://www.myhoawebsite.com). We are also happy to mail or email you a copy upon request.

Lastly, enclosed are the Serviceman Verification Form and Government Employee Form. Nevada Law extends some special privileges to our service members and government employees, but you must first let us know by filling out the forms and returning them to Taylor Association Management.

If you have any questions or concerns, please contact us at 702-736-9450 or [wheatherstone@tamhoa.com](mailto:wheatherstone@tamhoa.com). Thank you.

Sincerely,

At the Direction of the Board,



Michelle Baltimore, SCM, CMCA, AMS  
Supervising Community Manager  
Wheatherstone Condominium Corp., Inc.