

Balance Sheet TEBA Terra Bella at Anthem Homeowners Association 12/31/2012

RMI MANAGEMENT, LLC.
630 TRADE CENTER DR #100
Las Vegas NV 89119

	Operating Fund	Reserve Fund	Total
ASSETS			
Bank of Nevada - Operating Account	120.29	0.00	120.29
US Bank - Operating Account	9,215.70	0.00	9,215.70
Bank of Nevada - Money Market Account	0.00	28,031.38	28,031.38
TOTAL CASH	\$9,335.99	\$28,031.38	\$37,367.37
HOMEOWNER DELINQUENCY			
Assessment Delinquency	713.74	0.00	713.74
Misc. Homeowner Delinquency	40.00	0.00	40.00
TOTAL HOMEOWNER DELINQUENCY	\$753.74	\$0.00	\$753.74
OTHER ASSETS			
Accounts Receivable - Other	165.89	0.00	165.89
Due(To)/From Reserves	(9,325.54)	10,038.24	712.70
Prepaid Expenses	2,327.84	0.00	2,327.84
Prepaid Insurance	4,158.50	0.00	4,158.50
Deposit - NVEnergy	1,830.00	0.00	1,830.00
Deposit - Utilities	2,600.00	0.00	2,600.00
TOTAL OTHER ASSETS	\$1,756.69	\$10,038.24	\$11,794.93
TOTAL ASSETS	\$11,846.42	\$38,069.62	\$49,916.04
LIABILITIES			
Homeowner Prepayments	2,459.89	0.00	2,459.89
Accounts Payable	3,157.03	0.00	3,157.03
Accrued Accounts Payable	5,533.52	0.00	5,533.52
TOTAL LIABILITIES	\$11,150.44	\$0.00	\$11,150.44
CONTRIBUTED CAPITAL			
Capital Contributions	9,000.00	0.00	9,000.00
Prior Period Adjustments	1,307.35	0.00	1,307.35
Members' Equity	(8,700.62)	27,267.91	18,567.29
Excess of Revenue/Expenditures	(\$910.75)	\$10,801.71	\$9,890.96
TOTAL EQUITY	\$695.98	\$38,069.62	\$38,765.60
TOTAL LIABILITIES & EQUITY	\$11,846.42	\$38,069.62	\$49,916.04

The Association is in compliance with paragraph (B) of subsection 2 of NRS 116.3115. The Reserve funds have not been used for daily maintenance.

**Statement of Revenue & Expenses - Operating
Budget vs Actual**

**TEBA Terra Bella at Anthem Homeowners
Association
12/31/2012**

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630 TRADE CENTER DR #100
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	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2012 Budget
REVENUE							
Assessments	13,200	13,200	0	158,400	158,400	0	158,400
Late Fees	0	0	0	1,000	0	1,000	0
Int- Financial Instituti	0	0	0	3	0	3	0
TOTAL REVENUE	\$13,200	\$13,200	\$0	\$159,403	\$158,400	\$1,003	\$158,400
EXPENSES							
Salary and Benefits							
Payroll - Maintenance	517	488	(29)	8,378	5,856	(2,522)	5,856
Payroll - Janitorial	0	325	325	975	3,900	2,925	3,900
Total Salary and Benefits	\$517	\$813	\$296	\$9,353	\$9,756	\$403	\$9,756
Landscaping							
LS - Contract	550	550	0	6,600	6,600	0	6,600
LS - Repairs & Maint	0	187	187	701	2,200	1,499	2,200
Total Landscaping	\$550	\$737	\$187	\$7,301	\$8,800	\$1,499	\$8,800
Repairs and Maintenance							
R/M - General	400	550	150	3,228	6,600	3,372	6,600
R/M - Pest Control	1,550	250	(1,300)	5,600	3,000	(2,600)	3,000
R/M - Lighting Maint	545	50	(495)	2,802	600	(2,202)	600
R/M - Fitness Center	0	30	30	1,203	360	(843)	360
R/M -Elevator Maint	496	466	(30)	7,361	5,636	(1,724)	5,636
R/M - Elevator Inspectio	0	0	0	0	480	480	480
R/M - Elevator Repair/Su	1,266	25	(1,241)	1,782	300	(1,482)	300
Janitorial Services	200	0	(200)	200	0	(200)	0
R/M - Gate Maintenance	0	50	50	1,319	600	(719)	600
Pool Maintenance Contrac	650	650	0	9,900	9,550	(350)	9,550
Pool Repairs & Supplies	0	75	75	1,391	900	(491)	900
R/M - Other	0	0	0	595	0	(595)	0
R/M - Roof	0	0	0	1,850	0	(1,850)	0
Total Repairs and Maintenance	\$5,107	\$2,146	(\$2,961)	\$37,231	\$28,026	(\$9,205)	\$28,026
Utilities							
Electricity	1,587	1,386	(201)	18,596	16,632	(1,964)	16,632
Water & Sewer	2,375	1,784	(591)	24,259	21,408	(2,851)	21,408
Gas	772	650	(122)	8,966	7,800	(1,166)	7,800
Telephone	320	375	55	3,646	4,500	854	4,500
Cable TV	0	44	44	0	528	528	528
Trash Service	294	266	(28)	3,448	3,192	(256)	3,192
Total Utilities	\$5,348	\$4,505	(\$843)	\$58,915	\$54,060	(\$4,855)	\$54,060
Administrative							
Fees & Permits	0	0	0	1,778	1,298	(480)	1,298
Ombudsman Expense	0	0	0	144	144	0	144
Community Council Assess	356	353	(3)	4,622	4,273	(349)	4,273
Management Fees	550	550	0	6,600	6,600	0	6,600
Office Supplies	6	5	(1)	90	60	(30)	60

**Statement of Revenue & Expenses - Operating
Budget vs Actual**
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12/31/2012

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	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2012 Budget
Copies	89	15	(74)	165	180	15	180
Postage	46	5	(41)	183	60	(123)	60
Audit & Tax Service	0	0	0	1,950	2,275	325	2,275
Legal Fees	0	650	650	(1,232)	7,800	9,032	7,800
Fire - Alarm Monitoring	113	180	67	1,358	2,160	802	2,160
Fire - Hydrant Inspectio	45	45	0	540	540	0	540
Fire - Extinguisher Insp	0	0	0	0	105	105	105
Fire - Sprinkler Inspect	222	220	(2)	3,110	2,640	(470)	2,640
Miscellaneous Expenses	0	151	151	524	1,845	1,321	1,845
Total Administrative	\$1,427	\$2,174	\$747	\$19,832	\$29,980	\$10,148	\$29,980
Taxes and Insurance							
Ins - Liability & Proper	1,024	998	(26)	12,270	11,943	(327)	11,943
Ins - Crime & Fidelity	58	69	11	689	795	106	795
Ins - Directors & Office	62	72	10	741	820	79	820
Ins - Workmens Comp	54	65	11	542	780	238	780
Total Taxes and Insurance	\$1,198	\$1,204	\$6	\$14,242	\$14,338	\$96	\$14,338
Reserve							
Reserve Transfer	1,120	1,120	0	13,440	13,440	0	13,440
Total Reserve	\$1,120	\$1,120	\$0	\$13,440	\$13,440	\$0	\$13,440
TOTAL EXPENSES	\$15,266	\$12,699	(\$2,567)	\$160,313	\$158,400	(\$1,913)	\$158,400
EXCESS OF REVENUE/EXPENSES	(\$2,066)	\$501	(\$2,567)	(\$911)	\$0	(\$911)	\$0

Statement of Revenue & Expenses - Reserve
Budget vs Actual

TEBA Terra Bella at Anthem Homeowners
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12/31/2012

RMI MANAGEMENT, LLC.
630 TRADE CENTER DR #100
Las Vegas NV 89119

	Dec Actual	Dec Budget	Dec Variance	2012 Actual	2012 Budget	2012 Variance	2012 Budget
REVENUE							
Int- Financial Institutio	1	(31)	32	12	(416)	428	(416)
TOTAL REVENUE	\$1	(\$31)	\$32	\$12	(\$416)	\$428	(\$416)
EXPENSES							
Repairs and Maintenance							
Pool Repairs & Supplies	0	0	0	2,650	0	(2,650)	0
Total Repairs and Maintenance	\$0	\$0	\$0	\$2,650	\$0	(\$2,650)	\$0
Reserve							
Reserve Transfer	(1,120)	(1,120)	0	(13,440)	(13,440)	0	(13,440)
Total Reserve	(\$1,120)	(\$1,120)	\$0	(\$13,440)	(\$13,440)	\$0	(\$13,440)
TOTAL EXPENSES	(\$1,120)	(\$1,120)	\$0	(\$10,790)	(\$13,440)	(\$2,650)	(\$13,440)
EXCESS OF REVENUES/EXPENSES	\$1,121	\$1,089	\$32	\$10,802	\$13,024	(\$2,222)	\$13,024

Projected Monthly Income Statement
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12/31/2012

RMI MANAGEMENT, LLC.
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Acct	Description	Jan Act 2012	Feb Act 2012	Mar Act 2012	Apr Act 2012	May Act 2012	Jun Act 2012	Jul Act 2012	Aug Act 2012	Sep Act 2012	Oct Act 2012	Nov Act 2012	Dec Act 2012	Act/Bud Total	Budget 2012	Variance
REVENUE																
40005	Assessments	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	158,400	158,400	0
45156	Late Fees	0	0	180	80	20	360	360	(360)	0	360	0	0	1,000	0	1,000
45205	NSF Fees	0	0	0	0	15	(15)	0	0	0	0	0	0	0	0	0
45645	Int- Financ	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3
	TOTAL REVENUE	\$13,200	\$13,200	\$13,380	\$13,280	\$13,235	\$13,545	\$13,560	\$12,840	\$13,200	\$13,560	\$13,200	\$13,200	\$159,403	\$158,400	\$1,003
EXPENSES																
Payroll and Benefits																
60500	Payroll - M	559	427	486	419	1,323	810	756	945	1,167	520	450	517	8,378	5,856	(2,522)
60600	Payroll - J	300	300	150	225	0	0	0	0	0	0	0	0	975	3,900	2,925
	Total Payroll and Benefits	\$859	\$727	\$636	\$644	\$1,323	\$810	\$756	\$945	\$1,167	\$520	\$450	\$517	\$9,353	\$9,756	\$403
Landscaping																
70005	LS - Contra	550	550	550	550	550	550	550	550	550	550	550	550	6,600	6,600	0
70025	LS - Repair	0	0	594	0	0	107	0	0	0	0	0	0	701	2,200	1,499
	Total Landscaping	\$550	\$550	\$1,144	\$550	\$550	\$657	\$550	\$550	\$550	\$550	\$550	\$550	\$7,301	\$8,800	\$1,499
Repairs and Maintenance																
72000	R/M - Gener	252	0	124	1,627	0	372	240	0	214	0	0	400	3,228	6,600	3,372
72040	R/M - Pest	400	400	200	300	750	300	300	300	500	300	300	1,550	5,600	3,000	(2,600)
72100	R/M - Light	0	0	145	511	0	210	0	712	422	257	0	545	2,802	600	(2,202)
72140	R/M - Fitne	0	95	0	918	0	0	0	95	0	95	0	0	1,203	360	(843)
72150	R/M - Elevat	470	470	549	496	1,905	496	496	496	496	496	496	496	7,361	5,636	(1,724)
72155	R/M - Eleva	0	0	0	0	0	0	0	0	0	0	0	0	0	480	480
72160	R/M - Eleva	0	0	0	0	0	0	0	0	516	0	0	1,266	1,782	300	(1,482)
72190	Janitorial	0	0	0	0	0	0	0	0	0	0	0	200	200	0	(200)
72220	R/M - Gate	0	0	0	760	0	347	0	0	213	0	0	0	1,319	600	(719)
72300	Pool Mainte	650	650	650	950	950	950	950	950	950	950	650	650	9,900	9,550	(350)
72310	Pool Repair	0	20	650	354	195	173	0	0	0	0	0	0	1,391	900	(491)
72430	R/M - Other	0	0	0	0	0	0	0	0	0	595	0	0	595	0	(595)
72445	R/M - Roof	0	0	0	0	0	0	0	0	925	925	0	0	1,850	0	(1,850)

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Total Repairs and Maintenance		\$1,772	\$1,635	\$2,318	\$5,915	\$3,800	\$2,848	\$1,986	\$2,553	\$4,236	\$3,618	\$1,446	\$5,107	\$37,231	\$28,026	(\$9,205)
Utilities																
74005	Electricity	1,292	1,087	1,215	1,307	1,253	1,430	1,750	1,633	1,828	2,718	1,495	1,587	18,596	16,632	(1,964)
74065	Water & Sew	1,073	1,534	1,630	1,625	2,567	2,387	1,891	2,569	2,570	1,942	2,095	2,375	24,259	21,408	(2,851)
74095	Gas	305	319	285	159	1,294	931	976	559	425	2,116	827	772	8,966	7,800	(1,166)
74125	Telephone	287	312	307	231	307	297	314	319	319	311	320	320	3,646	4,500	854
74185	Cable TV	0	0	0	0	0	0	0	0	0	0	0	0	0	528	528
74205	Trash Servi	279	285	285	285	285	285	288	288	294	288	294	294	3,448	3,192	(256)
Total Utilities		\$3,236	\$3,538	\$3,722	\$3,607	\$5,706	\$5,330	\$5,219	\$5,368	\$5,436	\$7,375	\$5,031	\$5,348	\$58,915	\$54,060	(\$4,855)
Administrative																
77015	Fees & Perm	0	150	0	0	0	505	1,123	0	0	0	0	0	1,778	1,298	(480)
77035	Ombudsman E	0	0	0	0	0	144	0	0	0	0	0	0	144	144	0
77055	Community C	359	359	359	443	443	443	443	322	383	356	356	356	4,622	4,273	(349)
77200	Management	550	550	550	550	550	550	550	550	550	550	550	550	6,600	6,600	0
77230	Office Supp	0	60	3	3	5	1	1	5	3	3	0	6	90	60	(30)
77245	Copies	3	16	35	2	5	3	2	0	9	1	1	89	165	180	15
77260	Postage	1	35	18	10	24	11	6	3	9	17	4	46	183	60	(123)
77750	Audit & Tax	0	0	0	0	0	0	0	1,950	0	0	0	0	1,950	2,275	325
77760	Legal Fees	0	0	0	0	(1,232)	0	0	0	0	0	0	0	(1,232)	7,800	9,032
77770	Fire - Alar	113	113	113	113	113	113	113	113	113	113	113	113	1,358	2,160	802
77775	Fire - Hydr	45	23	34	34	34	34	34	34	34	146	45	45	540	540	0
77780	Fire - Exti	0	0	0	0	0	0	0	0	0	0	0	0	0	105	105
77785	Fire - Spri	222	222	222	222	222	222	372	372	372	222	222	222	3,110	2,640	(470)
77860	Miscellaneous	0	0	0	0	0	0	0	0	183	341	0	0	524	1,845	1,321
Total Administrative		\$1,292	\$1,527	\$1,334	\$1,377	\$1,163	\$2,027	\$2,644	\$3,348	\$1,654	\$1,749	\$1,291	\$1,427	\$19,832	\$29,980	\$10,148
Taxes and Insurance																
78105	Ins - Liabi	942	954	942	942	954	1,396	1,024	1,024	1,030	1,018	1,018	1,024	12,270	11,943	(327)
78130	Ins - Crime	53	53	53	53	53	53	53	53	90	58	58	58	689	795	106
78190	Ins - Direc	62	62	58	58	58	58	58	58	82	62	62	62	741	820	79
78240	Ins - Workm	0	0	54	54	54	54	54	54	54	54	54	54	542	780	238
Total Taxes and Insurance		\$1,057	\$1,069	\$1,108	\$1,108	\$1,120	\$1,561	\$1,190	\$1,190	\$1,257	\$1,192	\$1,192	\$1,198	\$14,242	\$14,338	\$96

Projected Monthly Income Statement
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Reserve																
90000	Reserve Tra	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	13,440	13,440	0
	Total Reserve	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$1,120	\$13,440	\$13,440	\$0
	TOTAL EXPENSES	\$9,885	\$10,165	\$11,382	\$14,321	\$13,782	\$14,352	\$13,464	\$15,073	\$15,420	\$16,123	\$11,081	\$15,266	\$160,313	\$158,400	(\$1,913)
	EXCESS OF REVENUE/EXPENSES	\$3,315	\$3,035	\$1,999	(\$1,040)	(\$547)	(\$807)	\$96	(\$2,233)	(\$2,219)	(\$2,563)	\$2,120	(\$2,066)	(\$911)	\$0	(\$911)