

**Terra Bella at Anthem Homeowners Association
Budget 2013**

Total Number of Homeowners 48
Assessments are collected Monthly \$ 275.00

Part 1: Budget for assessments to all units for daily operating expenses per NRS 116.3115(2)(a).

Revenue	2013 Budget				2012		
	Average Monthly Budget	Per Unit	Annual Budget	Per Unit	Monthly Budget	Monthly Actuals	Actuals Per Unit/ Month
40005 Assessments	13,200.00	275.00	158,400.00	3,300.00	13,200.00	13,200.00	275.00
46700 Other Revenue	-	-	-	-	-	-	-
Total Revenue	13,200.00	275.00	158,400.00	3,300.00	13,200.00	13,342.86	277.98
Expense							
60500 Payroll - Maintenance	322.00	6.71	3,864.00	80.50	488.00	682.86	14.23
60600 Payroll - Janitorial	-	-	-	-	325.00	139.29	2.90
70005 L/S - Contract	550.00	11.46	6,600.00	137.50	550.00	550.00	11.46
70025 L/S - Repairs & Maintenance	100.00	2.08	1,200.00	25.00	183.33	100.14	2.09
72000 Repairs & Maintenance	375.00	7.81	4,500.00	93.75	550.00	373.57	7.78
72040 Pest Control	300.00	6.25	3,600.00	75.00	250.00	378.57	7.89
72100 Lighting Repairs & Supplies	125.00	2.60	1,500.00	31.25	50.00	123.71	2.58
72140 R/M - Fitness Center	50.00	1.04	600.00	12.50	30.00	-	-
72150 Elevator Maintenance	496.00	10.33	5,952.00	124.00	469.67	697.43	14.53
72155 Elevator Inspection	-	-	-	-	40.00	-	-
72160 R/M - Elevator	25.00	0.52	300.00	6.25	25.00	-	-
72190 Janitorial Services	1,058.00	22.04	12,696.00	264.50	-	-	-
72220 Gate Maintenance	160.00	3.33	1,920.00	40.00	50.00	158.14	3.29
72300 Pool/Spa Service Contract	825.00	17.19	9,900.00	206.25	795.83	821.43	17.11
72310 R/M - Pool/Spa	75.00	1.56	900.00	18.75	75.00	198.86	4.14
74005 Electricity - Common Area	1,545.52	32.20	18,546.18	386.38	1,386.00	1,333.43	27.78
74065 Water	800.98	16.69	9,611.70	200.24	1,784.00	1,815.29	37.82
74070 Sewer	981.34	20.44	11,776.03	245.33	-	-	-
74095 Gas	678.73	14.14	8,144.70	169.68	650.00	609.86	12.71
74125 Telephone	302.17	6.30	3,626.00	75.54	375.00	293.57	6.12
74185 Internet, Cable & Virtual Co	-	-	-	-	44.00	-	-
74205 Trash	295.38	6.15	3,544.58	73.85	266.00	284.57	5.93
75005 Alarm Monitoring	95.00	1.98	1,140.00	23.75	-	-	-
77015 Fees & Permits	148.17	3.09	1,778.00	37.04	108.17	254.00	5.29
77035 Ombudsman	12.00	0.25	144.00	3.00	12.00	20.57	0.43
77055 Community Council	336.00	7.00	4,032.00	84.00	356.00	407.00	8.48
77200 Management Fee Contract	600.00	12.50	7,200.00	150.00	550.00	550.00	11.46
77230 Office Supplies	10.00	0.21	120.00	2.50	5.00	10.43	0.22
77245 Copies	65.00	1.35	780.00	16.25	15.00	9.43	0.20
77260 Postage	25.00	0.52	300.00	6.25	5.00	15.00	0.31
77750 Audit & Tax Service	208.33	4.34	2,500.00	52.08	189.58	-	-
77760 Legal Fees	150.00	3.13	1,800.00	37.50	650.00	(176.00)	(3.67)
77770 Valet Service Contract	-	-	-	-	180.00	113.00	2.35
77775 Fire - Hydrant Inspection	45.42	0.95	545.00	11.35	45.00	34.00	0.71
77780 Fire/Life Safety Monitoring	8.75	0.18	105.00	2.19	8.75	-	-
77785 Fire Protection Contract	259.17	5.40	3,110.00	64.79	220.00	243.43	5.07
77860 Miscellaneous Expense	-	-	-	-	153.75	-	-
78105 Ins - Liability & Property	990.00	20.63	11,880.00	247.50	995.25	1,022.00	21.29
78130 Ins - Fire, Casualty, and Crime	55.00	1.15	660.00	13.75	66.25	53.00	1.10
78190 Ins - Directors & Officers	57.00	1.19	684.00	14.25	68.33	59.14	1.23
78240 Ins - Workmens Comp	54.17	1.13	650.00	13.54	65.00	38.57	0.80
90000 Reserve Transfer	1,015.90	21.16	12,190.80	253.98	1,120.00	1,120.00	23.33
Total Expenses	13,200.00	275.00	158,399.99	3,300.00	13,199.92	12,334.29	256.96
Excess of Revenue or (Expense)	0.00	0.00	0.01	0.00	0.08	1,008.57	21.01

Part 2: Annual Reserve Budget Required Under Section 116.3115 (2)(b)

Anticipated Reserve Monies January 1, 2013	28,029.15	583.94
Transfers from operating	12,190.80	253.98
Interest	-	-
Total Income	12,190.80	253.98
Total Expenses	2,387.00	49.73
Anticipated Reserve Monies December 31, 2013	37,832.95	788.19
Reserve Cash required by Reserve Study December 31, 2013	327,338.11	6,819.54

Part 3: Budget for assessments to individual units for daily operating expenses per NRS 116.3115 (4)-(7)

Item to be assessed	Basis for assessment
Limited common elements assessments	- Per year for expenses related to limited common elements
Insurance expense (benefiting less than all owners)	- Per year for premiums relating to insurance per affected unit
Sub-metered Utility common expenses	- Per year estimate of utility costs sub-metered to each unit
Collection costs	2,950.00 Max per collection event for the cost of collecting past due assessments per NAC regulation
Late Fees	- Penalty for each late payment of assessments
Interest - Homeowners	28.87 Estimated monthly interest from homeowners for late assessments--balance times 5.25%
Total	2,978.87 Assessed to units as described herein

Part 4: Super-priority Lien Limitation NRS 116.3116 (2)

9 months of assessments for common expenses per Part 1 and per Part 3 5,554.94

Adopted by the Terra Bella at Anthem Homeowners Association Board of Directors

_____	_____	_____
Board Member Signature	Board Position	Date
_____	_____	_____
Board Member Signature	Board Position	Date

Terra Bella at Anthem Homeowners Association

Budget 2013

Units 48
 Monthly Assessment \$ 275.00

Part 1: Budget for assessments to all units for daily operating expenses per NRS 116.3115(2)(a)

Revenue	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total
40005 Assessments	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	158,400.00
Total Revenue	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	13,200.00	158,400.00
Expense													
60500 Payroll - Maintenance	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	3,864.00
70005 L/S - Contract	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
70025 L/S - Repairs & Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
72000 Repairs & Maintenance	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
72040 Pest Control	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
72100 Lighting Repairs & Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
72140 R/M - Fitness Center	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
72150 Elevator Maintenance	1,488.00	-	-	1,488.00	-	-	1,488.00	-	-	1,488.00	-	-	5,952.00
72160 R/M - Elevator	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
72190 Janitorial Services	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	1,058.00	12,696.00
72220 Gate Maintenance	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
72300 Pool/Spa Service Contract	650.00	650.00	650.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	650.00	650.00	9,900.00
72310 R/M - Pool/Spa	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
74005 Electricity - Common Area	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	1,545.52	18,546.18
74065 Water	800.98	800.98	800.98	800.98	800.98	800.98	800.98	800.98	800.98	800.98	800.98	800.98	9,611.70
74070 Sewer	981.34	981.34	981.34	981.34	981.34	981.34	981.34	981.34	981.34	981.34	981.34	981.34	11,776.03
74095 Gas	678.73	678.73	678.73	678.73	678.73	678.73	678.73	678.73	678.73	678.73	678.73	678.73	8,144.70
74125 Telephone	302.17	302.17	302.17	302.17	302.17	302.17	302.17	302.17	302.17	302.17	302.17	302.17	3,626.00
74205 Trash	295.38	295.38	295.38	295.38	295.38	295.38	295.38	295.38	295.38	295.38	295.38	295.38	3,544.58
75005 Alarm Monitoring	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
77015 Fees & Permits	150.00	-	-	480.00	-	-	25.00	1,123.00	-	-	-	-	1,778.00
77035 Ombudsman	-	-	-	-	-	-	144.00	-	-	-	-	-	144.00
77055 Community Council	1,008.00	-	-	1,008.00	-	-	1,008.00	-	-	1,008.00	-	-	4,032.00
77200 Management Fee Contract	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
77230 Office Supplies	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
77245 Copies	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
77260 Postage	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
77750 Audit & Tax Service	-	-	-	-	2,500.00	-	-	-	-	-	-	-	2,500.00
77760 Legal Fees	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
77775 Fire - Hydrant Inspection	-	-	-	-	-	-	-	-	-	545.00	-	-	545.00
77780 Fire/Life Safety Monitoring	-	-	-	-	-	-	-	-	-	-	-	105.00	105.00
77785 Fire Protection Contract	665.00	-	-	665.00	-	-	1,115.00	-	-	-	-	665.00	3,110.00
78105 Ins - Liability & Property	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	11,880.00
78130 Ins - Fire, Casualty, and Crime	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
78190 Ins - Directors & Officers	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	684.00
78240 Ins - Workmens Comp	-	-	650.00	-	-	-	-	-	-	-	-	-	650.00
90000 Reserve Transfer	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	1,015.90	12,190.80
Total Expenses	14,768.00	11,457.00	12,107.00	15,398.00	14,257.00	11,926.00	16,491.00	11,757.00	11,757.00	14,798.00	11,457.00	12,227.00	158,399.99
Excess Revenue/(Expense)	(1,568.00)	1,743.00	1,093.00	(2,198.00)	(1,057.00)	1,274.00	(3,291.00)	1,443.00	1,443.00	(1,598.00)	1,743.00	973.00	0.01
	175.00	1,268.00	(930.00)	(1,987.00)	(712.99)	(4,003.99)	(2,560.99)	(1,117.99)	(2,715.99)	(972.99)	0.01		

Part 2: Annual Reserve Budget Required Under Section 116.3115 (2)(b)

Anticipated Reserve Monies January 1, 2013		28,029.15	583.94
Transfers from operating		12,190.80	253.98
Interest		-	-
Total Income		12,190.80	253.98
Total Expenses		2,387.00	49.73
Anticipated Reserve Monies December 31, 2013		37,832.95	788.19
Reserve Cash required by Reserve Study December 31, 2013		327,338.11	6,819.54

Part 3: Budget for assessments to individual units for daily operating expenses per NRS 116.3115 (4)-(7)

Item to be assessed	Basis for assessment
Limited common elements assessments	- Per year for expenses related to limited common elements
Insurance expense (benefiting less than all owners)	- Per year for premiums relating to insurance per affected unit
Sub-metered Utility common expenses	- Per year estimate of utility costs sub-metered to each unit
Collection costs	2,950.00 Max per collection event for the cost of collecting past due assessments per NAC regulation
Late Fees	- Penalty for each late payment of assessments
Interest - Homeowners	28.87 Estimated monthly interest from homeowners for late assessments--balance times 5.25%
Total	2,978.87 Assessed to units as described herein

Part 4: Super-priority Lien Limitation NRS 116.3116 (2)

9 months of assessments for common expenses per Part 1 and per Part 3 5,554.94

Adopted by the Terra Bella at Anthem Homeowners Association Board of Directors

Board Member Signature _____ Board Position _____ Date _____

Board Member Signature _____ Board Position _____ Date _____