

Balance Sheet TEBA Terra Bella at Anthem Homeowners Association 12/31/2013

FIRSTSERVICE RESIDENTIAL, NEVADA, LLC
8290 ARVILLE STREET
Las Vegas NV 89139

	Operating Fund	Reserve Fund	Total
ASSETS			
Bank of Nevada - Operating Account	120.29	0.00	120.29
US Bank - Operating Account	34,621.84	0.00	34,621.84
Bank of Nevada - Money Market Account	0.00	39,155.57	39,155.57
TOTAL CASH	\$34,742.13	\$39,155.57	\$73,897.70
HOMEOWNER DELINQUENCY			
Assessment Delinquency	1,060.09	0.00	1,060.09
Misc. Homeowner Delinquency	80.00	0.00	80.00
TOTAL HOMEOWNER DELINQUENCY	\$1,140.09	\$0.00	\$1,140.09
OTHER ASSETS			
Accounts Receivable - Other	121.77	0.00	121.77
Due(To)/From Reserves	(8,917.44)	10,237.44	1,320.00
Prepaid Expenses	1,364.36	0.00	1,364.36
Prepaid Insurance	4,244.25	0.00	4,244.25
Deposit - Utilities	1,500.00	0.00	1,500.00
TOTAL OTHER ASSETS	(\$1,687.06)	\$10,237.44	\$8,550.38
TOTAL ASSETS	\$34,195.16	\$49,393.01	\$83,588.17
LIABILITIES			
Homeowner Prepayments	7,409.89	0.00	7,409.89
Accounts Payable	7,151.00	0.00	7,151.00
Accrued Accounts Payable	4,694.06	0.00	4,694.06
TOTAL LIABILITIES	\$19,254.95	\$0.00	\$19,254.95
CONTRIBUTED CAPITAL			
Capital Contributions	13,500.00	0.00	13,500.00
Members' Equity	(4,631.04)	41,428.82	36,797.78
Excess of Revenue/Expenditures	\$6,071.25	\$7,964.19	\$14,035.44
TOTAL EQUITY	\$14,940.21	\$49,393.01	\$64,333.22
TOTAL LIABILITIES & EQUITY	\$34,195.16	\$49,393.01	\$83,588.17

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 ActualTEBA Terra Bella at Anthem Homeowners
Association
12/31/2013

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	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2013 Budget
REVENUE							
Assessments	13,200	13,200	0	158,400	158,400	0	158,400
Developer Subsidy	0	0	0	8,000	0	8,000	0
Late Fees	(200)	0	(200)	80	0	80	0
Legal Settlement	0	0	0	7,610	0	7,610	0
Int- Financial Institutions	1	0	1	7	0	7	0
TOTAL REVENUE	\$13,001	\$13,200	(\$199)	\$174,096	\$158,400	\$15,696	\$158,400
EXPENSES							
Salary and Benefits							
Payroll - Maintenance	0	322	322	3,920	3,864	(56)	3,864
Total Salary and Benefits	\$0	\$322	\$322	\$3,920	\$3,864	(\$56)	\$3,864
Landscaping							
LS - Contract	669	550	(119)	6,719	6,600	(119)	6,600
LS - Repairs & Maintenance	0	100	100	594	1,200	606	1,200
Total Landscaping	\$669	\$650	(\$19)	\$7,313	\$7,800	\$487	\$7,800
Repairs and Maintenance							
R/M - General	0	375	375	3,602	4,500	898	4,500
R/M - Pest Control	400	300	(100)	6,750	3,600	(3,150)	3,600
R/M - Lighting Maintenance	271	125	(146)	1,050	1,500	450	1,500
R/M - Fitness Center Repairs	0	50	50	380	600	220	600
R/M - Elevator Maintenance	511	496	(15)	6,130	5,952	(178)	5,952
R/M - Elevator Repair & Supplies	0	25	25	2,668	300	(2,368)	300
Janitorial Services	725	725	0	9,216	11,031	1,815	11,031
Janitorial Supplies	0	0	0	124	0	(124)	0
R/M - Gate Maintenance	0	160	160	406	1,920	1,514	1,920
R/M - Keys & Locks	0	0	0	504	0	(504)	0
R/M - Pool Contract	650	650	0	9,900	9,900	0	9,900
R/M - Pool Repairs & Supplies	0	75	75	2,664	900	(1,764)	900
R/M - Plumbing	0	0	0	1,054	0	(1,054)	0
R/M - Electrical	0	0	0	104	0	(104)	0
R/M - Other	0	0	0	459	0	(459)	0
R/M - Roof	0	0	0	985	0	(985)	0
Total Repairs and Maintenance	\$2,557	\$2,981	\$424	\$45,996	\$40,203	(\$5,793)	\$40,203
Utilities							
Electricity	1,386	1,540	154	18,836	18,546	(290)	18,546
Water	1,024	801	(223)	10,350	9,612	(738)	9,612
Sewer	960	985	25	12,946	11,776	(1,170)	11,776
Gas	(544)	676	1,220	8,839	8,145	(694)	8,145
Telephone	322	304	(18)	3,882	3,626	(256)	3,626
Trash Service	315	300	(15)	3,050	3,545	495	3,545
Total Utilities	\$3,464	\$4,606	\$1,142	\$57,903	\$55,250	(\$2,653)	\$55,250
Administrative							
Fees & Permits	0	0	0	2,778	1,778	(1,000)	1,778

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

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	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2013 Budget
Ombudsman Expense	0	0	0	144	144	0	144
Community Council Assessments	344	336	(8)	4,036	4,032	(4)	4,032
Management Fees	600	600	0	7,200	7,200	0	7,200
Office Supplies	3	10	7	78	120	42	120
Copies	78	65	(13)	642	780	138	780
Postage	29	25	(4)	383	300	(83)	300
Audit & Tax Service	0	0	0	3,950	2,500	(1,450)	2,500
Legal Fees	0	150	150	0	1,800	1,800	1,800
Fire - Alarm Monitoring	120	95	(25)	1,405	1,140	(265)	1,140
Fire - Hydrant Inspection	45	50	5	605	545	(60)	545
Fire - Extinguisher Inspections	0	105	105	120	105	(15)	105
Fire - Sprinkler Inspections	220	261	41	3,117	3,110	(7)	3,110
Miscellaneous Expenses	0	29	29	0	144	144	144
Total Administrative	\$1,439	\$1,726	\$287	\$24,459	\$23,698	(\$761)	\$23,698
Taxes and Insurance							
Ins - Liability & Property	1,049	990	(59)	12,579	11,880	(699)	11,880
Ins - Crime & Fidelity	58	55	(3)	700	660	(40)	660
Ins - Directors & Officers	70	57	(13)	819	684	(135)	684
Ins - Workmens Comp	52	56	4	625	650	25	650
Total Taxes and Insurance	\$1,229	\$1,158	(\$71)	\$14,723	\$13,874	(\$849)	\$13,874
Reserve							
Reserve Transfer	1,320	1,320	0	13,711	13,712	1	13,712
Total Reserve	\$1,320	\$1,320	\$0	\$13,711	\$13,712	\$1	\$13,712
TOTAL EXPENSES	\$10,677	\$12,763	\$2,085	\$168,025	\$158,401	(\$9,624)	\$158,401
EXCESS OF REVENUE/EXPENSES	\$2,323	\$437	\$1,886	\$6,071	(\$1)	\$6,072	(\$1)

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

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	Dec Actual	Dec Budget	Dec Variance	2013 Actual	2013 Budget	2013 Variance	2013 Budget
REVENUE							
Int- Financial Institutions	2	0	2	18	0	18	0
TOTAL REVENUE	\$2	\$0	\$2	\$18	\$0	\$18	\$0
EXPENSES							
Repairs and Maintenance							
R/M - Elevator Repair & Supplies	0	0	0	0	2,387	2,387	2,387
R/M - Pool Repairs & Supplies	0	0	0	5,765	0	(5,765)	0
Total Repairs and Maintenance	\$0	\$0	\$0	\$5,765	\$2,387	(\$3,378)	\$2,387
Reserve							
Reserve Transfer	(1,320)	(1,320)	0	(13,711)	(13,712)	(1)	(13,712)
Total Reserve	(\$1,320)	(\$1,320)	\$0	(\$13,711)	(\$13,712)	(\$1)	(\$13,712)
TOTAL EXPENSES	(\$1,320)	(\$1,320)	\$0	(\$7,946)	(\$11,325)	(\$3,379)	(\$11,325)
EXCESS OF REVENUES/EXPENSES	\$1,322	\$1,320	\$2	\$7,964	\$11,325	(\$3,361)	\$11,325