

**Terra Bella at Anthem Homeowners Association  
Budget 2014**

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	2014 Budget				2013		
	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	2,000.00	41.67	24,000.00	500.00	-	-	-
<b>Total Revenue</b>	<b>15,200.00</b>	<b>316.67</b>	<b>182,400.00</b>	<b>3,800.00</b>	<b>13,200.00</b>	<b>14,471.83</b>	<b>301.50</b>
<b>Expense</b>							
60500 Payroll - Maintenance	520.00	10.83	6,240.00	130.00	322.00	538.00	11.21
70005 LS - Contract	669.00	13.94	8,028.00	167.25	550.00	550.00	11.46
70025 LS - Repairs & Maintenance	125.00	2.60	1,500.00	31.25	100.00	99.00	2.06
72000 R/M - General	100.00	2.08	1,200.00	25.00	375.00	76.17	1.59
72070 R/M - Life Safety	25.00	0.52	300.00	6.25	-	-	-
72040 R/M - Pest Control	400.00	8.33	4,800.00	100.00	300.00	416.67	8.68
72100 R/M - Lighting Maintenance	125.00	2.60	1,500.00	31.25	125.00	81.50	1.70
72140 R/M - Fitness Center	100.00	2.08	1,200.00	25.00	50.00	31.67	0.66
72150 R/M - Elevator Maintenance	511.00	10.65	6,132.00	127.75	496.00	511.00	10.65
72160 R/M - Elevator Repair & Suppli	325.00	6.77	3,900.00	81.25	25.00	93.00	1.94
72190 Janitorial Services	1,205.00	25.10	14,460.00	301.25	1,058.00	735.67	15.33
72220 R/M - Gate Maintenance	50.00	1.04	600.00	12.50	160.00	32.33	0.67
72235 R/M - Keys & Locks	75.00	1.56	900.00	18.75	-	-	-
72300 R/M - Pool Contract	825.00	17.19	9,900.00	206.25	825.00	800.00	16.67
72310 R/M - Pool Repairs & Supplies	75.00	1.56	900.00	18.75	75.00	186.50	3.89
72360 R/M - Plumbing	50.00	1.04	600.00	12.50	-	65.67	1.37
72370 R/M - Electrical	25.00	0.52	300.00	6.25	-	-	-
72445 R/M - Roof	-	-	-	-	-	164.17	3.42
74005 Electricity	1,680.00	35.00	20,160.00	420.00	1,545.50	1,512.67	31.51
74065 Water	886.50	18.47	10,638.00	221.63	801.00	619.83	12.91
74070 Sewer	1,067.00	22.23	12,804.00	266.75	981.33	1,097.17	22.86
74095 Gas	792.00	16.50	9,504.00	198.00	678.75	768.33	16.01
74125 Telephone	190.00	3.96	2,280.00	47.50	302.17	319.67	6.66
74205 Trash Service	280.00	5.83	3,360.00	70.00	295.42	251.33	5.24
77015 Fees & Permits	179.58	3.74	2,155.00	44.90	148.17	275.83	5.75
77035 Ombudsman Expense	12.00	0.25	144.00	3.00	12.00	24.00	0.50
77055 Community Council Assessments	336.00	7.00	4,032.00	84.00	336.00	332.00	6.92
77200 Management Fees	600.00	12.50	7,200.00	150.00	600.00	600.00	12.50
77230 Office Supplies	10.00	0.21	120.00	2.50	10.00	7.50	0.16
77245 Copies	50.00	1.04	600.00	12.50	65.00	36.17	0.75
77260 Postage	30.00	0.63	360.00	7.50	25.00	24.67	0.51
77750 Audit & Tax Service	143.75	2.99	1,725.00	35.94	208.33	-	-
77760 Legal Fees	50.00	1.04	600.00	12.50	150.00	-	-
77770 Fire - Alarm Monitoring	50.00	1.04	600.00	12.50	95.00	114.17	2.38
77775 Fire - Hydrant Inspection	20.83	0.43	250.00	5.21	45.42	45.00	0.94
77780 Fire - Extinguisher Inspections	13.33	0.28	160.00	3.33	8.75	-	-
77785 Fire - Sprinkler Inspections	288.33	6.01	3,460.00	72.08	259.17	224.50	4.68
77860 Fire - Alarm Testing/Repair	75.00	1.56	900.00	18.75	-	-	-
78105 Ins - Liability & Property	1,077.00	22.44	12,924.00	269.25	990.00	1,050.00	21.88
78130 Ins - Crime & Fidelity	60.00	1.25	720.00	15.00	55.00	58.00	1.21
78190 Ins - Directors & Officers	70.00	1.46	840.00	17.50	57.00	67.33	1.40
78240 Ins - Workmens Comp	57.00	1.19	684.00	14.25	54.17	52.67	1.10
72135 Fitness Center Maintenance Contract	31.67	0.66	380.00	7.92	-	-	-
78270 Ins - Deductible	425.00	8.85	5,100.00	106.25	-	-	-
75005 Miscellaneous Expenses	-	-	-	-	-	-	-
90000 Reserve Transfer	1,320.00	27.50	15,840.00	330.00	1,015.92	1,016.00	21.17
90001 Reserve Transfer Additional	200.00	4.17	2,400.00	50.00	-	-	-
<b>Total Expenses</b>	<b>15,200.00</b>	<b>316.67</b>	<b>182,400.00</b>	<b>3,800.00</b>	<b>13,200.08</b>	<b>12,878.17</b>	<b>268.30</b>
<b>Excess of Revenue or (Expense)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0.08)</b>	<b>1,593.67</b>	<b>33.20</b>

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

Anticipated Reserve Monies as of January 1, 2014	41,297.23	860.36
Transfers from operating	15,840.00	330.00
Interest	-	-
<b>Total Income</b>	<b>15,840.00</b>	<b>330.00</b>
<b>Total Expenses</b>	<b>8,363.00</b>	<b>174.23</b>
Anticipated Reserve Monies as of December 31, 2014	<b>48,774.23</b>	<b>1,016.13</b>
Reserve Cash required by Reserve Study by December 31, 2014	<b>221,287.00</b>	<b>4,610.15</b>

**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	20.00 Penalty for each late payment of assessments
Interest - Homeowners	33.25 Estimated monthly Interest from homeowners for late assessments--balance times 5.25%
Total	<u>3,003.25</u> 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 6,129.63

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

_____ Board Member Signature	_____ Board Position	_____ Date
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