

**Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 8/31/2022**

Assets	
Cash- Operating	
01059 - Metro Phoenix - Operating	\$153,364.58
Cash- Operating Total	\$153,364.58
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,310,763.89
01200 - Metro Phoenix - Reserve CD	\$982,272.41
Cash- Reserves Total	\$2,293,036.30
Other	
01521 - HO Assess. Receiv.	\$710.50
01530 - HO Late Fees Receivable	\$657.55
Other Total	\$1,368.05
Assets Total	\$2,447,768.93
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$12,839.35
02125 - Deferred Assessments	\$119,310.50
Current Liabilities Total	\$132,149.85
Retained Earnings	\$2,198,726.31
Net Income	\$116,892.77
Liabilities & Equity Total	\$2,447,768.93

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
8/1/2022 - 8/31/2022**

8/1/2022 - 8/31/2022	11/1/2021 - 8/31/2022
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other Income</u>							
14200 - Interest on Operating Account	\$8.63	\$15.00	(\$6.37)	\$167.19	\$150.00	\$17.19	\$180.00
14210 - Cable Proceeds	\$17,661.61	\$16,300.00	\$1,361.61	\$69,686.89	\$65,200.00	\$4,486.89	\$65,200.00
14220 - Northern Road Income	\$5,287.42	\$5,200.00	\$87.42	\$52,808.96	\$52,000.00	\$808.96	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$0.00	\$0.00	\$4,875.00	\$4,950.00	(\$75.00)	\$4,950.00
14270 - Insurance Claim Reimbursement	\$4,509.83	\$0.00	\$4,509.83	\$4,509.83	\$0.00	\$4,509.83	\$0.00
Total Other Income	\$27,467.49	\$21,515.00	\$5,952.49	\$132,047.87	\$122,300.00	\$9,747.87	\$132,730.00
<u>Owner Income</u>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$487,770.80	\$487,770.80	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$3,033.36	\$2,570.00	\$463.36	\$3,084.00
14140 - Late Fees	\$0.00	\$850.00	(\$850.00)	\$7,427.50	\$8,500.00	(\$1,072.50)	\$10,200.00
14160 - Transfer Fees	\$2,350.00	\$6,250.00	(\$3,900.00)	\$48,865.00	\$62,500.00	(\$13,635.00)	\$75,000.00
Total Owner Income	\$51,430.41	\$56,134.08	(\$4,703.67)	\$547,096.66	\$561,340.80	(\$14,244.14)	\$673,609.00
Total Income	\$78,897.90	\$77,649.08	\$1,248.82	\$679,144.53	\$683,640.80	(\$4,496.27)	\$806,339.00
Expense							
<u>Security Expenses</u>							
15000 - Security Wages	\$17,358.63	\$17,879.42	\$520.79	\$173,586.30	\$178,794.20	\$5,207.90	\$214,563.00
15050 - Security Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,017.69	\$1,480.00	\$462.31	\$1,500.00
Total Security Expenses	\$17,358.63	\$17,879.42	\$520.79	\$174,603.99	\$180,274.20	\$5,670.21	\$216,063.00
<u>Landscape & Other Maintenance</u>							
15500 - Landscape & Flower Maintenance	\$0.00	\$2,600.00	\$2,600.00	\$23,675.22	\$26,000.00	\$2,324.78	\$31,200.00
15510 - Landscape Other	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00	(\$320.00)	\$0.00
15511 - Common Area Maintenance	\$38.35	\$2,000.00	\$1,961.65	\$2,994.39	\$5,500.00	\$2,505.61	\$6,500.00
15530 - Sprinkler Maintenance	\$278.33	\$200.00	(\$78.33)	\$458.33	\$800.00	\$341.67	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$1,000.00	(\$992.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$1,000.00	\$905.00	\$1,200.00
15570 - Street Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$850.00	\$9,500.00	\$8,650.00	\$9,500.00
15580 - Street Sweeping	\$1,032.55	\$975.00	(\$57.55)	\$9,929.85	\$9,750.00	(\$179.85)	\$11,700.00
Total Landscape & Other Maintenance	\$1,349.23	\$5,975.00	\$4,625.77	\$40,315.42	\$53,550.00	\$13,234.58	\$62,300.00
<u>Utilities</u>							
16000 - Electric	\$537.54	\$708.00	\$170.46	\$4,867.82	\$7,080.00	\$2,212.18	\$8,496.00
16010 - Water	\$4,979.81	\$1,000.00	(\$3,979.81)	\$13,538.76	\$10,000.00	(\$3,538.76)	\$12,000.00
Total Utilities	\$5,517.35	\$1,708.00	(\$3,809.35)	\$18,406.58	\$17,080.00	(\$1,326.58)	\$20,496.00
<u>Admin. Salaries & Benefit</u>							
16500 - Salaries	\$3,584.20	\$9,000.00	\$5,415.80	\$73,620.82	\$90,000.00	\$16,379.18	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,700.00	\$664.65	\$2,040.00
16530 - Payroll Service Fees	\$90.14	\$133.00	\$42.86	\$909.84	\$1,330.00	\$420.16	\$1,596.00
16540 - Payroll Tax Expense	\$267.69	\$875.00	\$607.31	\$5,680.69	\$8,750.00	\$3,069.31	\$10,500.00
16550 - Workman's Comp. Insurance	\$0.00	\$0.00	\$0.00	\$309.00	\$400.00	\$91.00	\$400.00
Total Admin. Salaries & Benefit	\$3,942.03	\$10,178.00	\$6,235.97	\$81,555.70	\$102,180.00	\$20,624.30	\$122,536.00
<u>Other Admin Expenses</u>							
17000 - Office Supplies	\$22.76	\$200.00	\$177.24	\$1,375.19	\$2,000.00	\$624.81	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$21.84	\$166.00	\$144.16	\$445.08	\$1,680.00	\$1,214.92	\$1,992.00
17020 - Accounting Services	\$500.00	\$350.00	(\$150.00)	\$4,600.00	\$3,500.00	(\$1,100.00)	\$4,200.00
17025 - Telephones	\$115.51	\$200.00	\$84.49	\$1,558.77	\$2,000.00	\$441.23	\$2,400.00
17030 - Miscellaneous Services	\$2,223.19	\$300.00	(\$1,923.19)	\$10,685.69	\$3,000.00	(\$7,685.69)	\$3,600.00
17035 - Office Rent	\$2,017.69	\$2,020.00	\$2.31	\$19,860.74	\$19,840.00	(\$20.74)	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$3,000.00	\$3,000.00	\$3,600.00
17045 - Storage	\$926.16	\$1,000.00	\$73.84	\$926.16	\$1,000.00	\$73.84	\$1,000.00
17050 - Computer/Software/Repairs/Website	\$186.00	\$300.00	\$114.00	\$13,217.43	\$7,950.00	(\$5,267.43)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$2,515.00	\$2,490.00	(\$25.00)	\$2,988.00
Total Other Admin Expenses	\$6,262.15	\$5,085.00	(\$1,177.15)	\$55,184.06	\$46,440.00	(\$8,744.06)	\$57,860.00
<u>General</u>							
18010 - Audit	\$0.00	\$0.00	\$0.00	\$3,845.00	\$2,400.00	(\$1,445.00)	\$2,400.00
18020 - Newsletter Printing	\$1,153.67	\$1,153.83	\$0.16	\$11,536.70	\$11,538.30	\$1.60	\$13,846.00
18040 - Legal Fees General Business	\$4,045.50	\$3,000.00	(\$1,045.50)	\$42,618.50	\$30,000.00	(\$12,618.50)	\$36,000.00

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
8/1/2022 - 8/31/2022**

Accounts	8/1/2022 - 8/31/2022			11/1/2021 - 8/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$764.00	\$650.00	(\$114.00)	\$650.00
18047 - Community Relations	\$0.00	\$0.00	\$0.00	\$26.16	\$270.00	\$243.84	\$700.00
18048 - Biltmore Area Partnership	(\$140.00)	\$35.00	\$175.00	\$605.00	\$715.00	\$110.00	\$785.00
18050 - Seminars/Education	\$0.00	\$0.00	\$0.00	\$140.00	\$450.00	\$310.00	\$550.00
18055 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$7,645.15	\$6,150.00	(\$1,495.15)	\$6,150.00
18070 - Board Meetings	\$0.00	\$75.00	\$75.00	\$177.79	\$750.00	\$572.21	\$900.00
18075 - Insurance	\$0.00	\$0.00	\$0.00	\$36,847.00	\$23,000.00	(\$13,847.00)	\$23,000.00
18080 - Income Tax/State	\$0.00	\$0.00	\$0.00	\$6,411.00	\$50.00	(\$6,361.00)	\$50.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$26,428.00	\$1,500.00	(\$24,928.00)	\$1,500.00
18086 - Property Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Total General	\$5,059.17	\$4,263.83	(\$795.34)	\$137,044.30	\$77,473.30	(\$59,571.00)	\$86,571.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$195,330.99	\$195,330.99	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,533.00	\$19,533.00	\$0.00	\$195,330.99	\$195,330.99	\$0.00	\$234,400.00
Total Expense	\$59,021.56	\$64,622.25	\$5,600.69	\$702,441.04	\$672,328.49	(\$30,112.55)	\$800,216.00
Operating Net Income	\$19,876.34	\$13,026.83	\$6,849.51	(\$23,296.51)	\$11,312.31	(\$34,608.82)	\$6,123.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$452.35	\$0.00	\$452.35	\$4,227.02	\$0.00	\$4,227.02	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$4,997.08	\$0.00	\$4,997.08	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$195,330.99	\$195,330.99	\$0.00	\$234,400.00
Total Reserve - Income	\$20,364.85	\$19,533.00	\$831.85	\$204,555.09	\$195,330.99	\$9,224.10	\$234,400.00
Total Reserve Income	\$20,364.85	\$19,533.00	\$831.85	\$204,555.09	\$195,330.99	\$9,224.10	\$234,400.00
Reserve Expense							
Reserve - Expense							
03140 - Sign Expense	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	(\$240.00)	\$0.00
03160 - Street Lights	\$0.00	\$0.00	\$0.00	\$12,709.87	\$0.00	(\$12,709.87)	\$0.00
03182 - Landscape Improvements	\$16,945.00	\$0.00	(\$16,945.00)	\$51,415.94	\$0.00	(\$51,415.94)	\$0.00
Total Reserve - Expense	\$16,945.00	\$0.00	(\$16,945.00)	\$64,365.81	\$0.00	(\$64,365.81)	\$0.00
Total Reserve Expense	\$16,945.00	\$0.00	(\$16,945.00)	\$64,365.81	\$0.00	(\$64,365.81)	\$0.00
Reserve Net Income	\$3,419.85	\$19,533.00	(\$16,113.15)	\$140,189.28	\$195,330.99	(\$55,141.71)	\$234,400.00
Net Income	\$23,296.19	\$32,559.83	(\$9,263.64)	\$116,892.77	\$206,643.30	(\$89,750.53)	\$240,523.00