

**Arizona Biltmore Estates Village Association
 ABEVA Balance Sheet
 Period Through: 12/31/2021**

Assets	
Cash- Operating	
01059 - Metro Phoenix - Operating	\$543,252.90
Cash- Operating Total	\$543,252.90
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,198,875.57
01200 - Metro Phoenix - Reserve CD	\$979,462.31
Cash- Reserves Total	\$2,178,337.88
Other	
01521 - HO Assess. Receiv.	\$23,388.10
01530 - HO Late Fees Receivable	\$2,995.05
Other Total	\$26,383.15
Assets Total	\$2,747,973.93
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$7,116.35
02125 - Deferred Assessments	\$490,804.10
Current Liabilities Total	\$497,920.45
Retained Earnings	\$2,198,726.31
Net Income	\$51,327.17
Liabilities & Equity Total	\$2,747,973.93

**Arizona Biltmore Estates Village Association
 ABEVA Income/ Expense Budget Report
 12/1/2021 - 12/31/2021**

12/1/2021 - 12/31/2021 11/1/2021 - 12/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Other Income							
14200 - Interest on Operating Account	\$23.57	\$15.00	\$8.57	\$46.28	\$30.00	\$16.28	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$16,310.60	\$16,300.00	\$10.60	\$65,200.00
14220 - Northern Road Income	\$5,254.82	\$5,200.00	\$54.82	\$10,509.64	\$10,400.00	\$109.64	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$0.00	\$0.00	\$325.00	\$275.00	\$50.00	\$4,950.00
Total Other Income	\$5,278.39	\$5,215.00	\$63.39	\$27,191.52	\$27,005.00	\$186.52	\$132,730.00
Owner Income							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$97,554.16	\$97,554.16	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$606.72	\$514.00	\$92.72	\$3,084.00
14140 - Late Fees	\$4,700.00	\$850.00	\$3,850.00	\$4,700.00	\$1,700.00	\$3,000.00	\$10,200.00
14160 - Transfer Fees	\$7,325.00	\$6,250.00	\$1,075.00	\$13,820.00	\$12,500.00	\$1,320.00	\$75,000.00
Total Owner Income	\$61,105.41	\$56,134.08	\$4,971.33	\$116,680.88	\$112,268.16	\$4,412.72	\$673,609.00
Total Income	\$66,383.80	\$61,349.08	\$5,034.72	\$143,872.40	\$139,273.16	\$4,599.24	\$806,339.00
Expense							
Security Expenses							
15000 - Security Wages	\$17,358.63	\$17,879.42	\$520.79	\$34,717.26	\$35,758.84	\$1,041.58	\$214,553.00
15050 - Security Miscellaneous	\$950.00	\$1,400.00	\$450.00	\$973.88	\$1,420.00	\$446.12	\$1,500.00
Total Security Expenses	\$18,308.63	\$19,279.42	\$970.79	\$35,691.14	\$37,178.84	\$1,487.70	\$216,053.00
Landscape & Other Maintenance							
15500 - Landscape & Flower Maintenance	\$2,600.00	\$2,600.00	\$0.00	\$5,200.00	\$5,200.00	\$0.00	\$31,200.00
15511 - Common Area Maintenance	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$3,000.00	\$3,000.00	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$1,000.00
15540 - Street Light Maintenance	\$556.84	\$100.00	(\$456.84)	\$1,992.63	\$200.00	(\$1,792.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$200.00	\$105.00	\$1,200.00
15570 - Street Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$9,500.00
15580 - Street Sweeping	\$965.00	\$975.00	\$10.00	\$1,930.00	\$1,950.00	\$20.00	\$11,700.00
Total Landscape & Other Maintenance	\$4,121.84	\$5,775.00	\$1,653.16	\$9,217.63	\$12,750.00	\$3,532.37	\$62,300.00
Utilities							
16000 - Electric	\$531.47	\$708.00	\$176.53	\$531.47	\$1,416.00	\$884.53	\$8,496.00
16010 - Water	\$706.31	\$1,000.00	\$293.69	\$2,531.62	\$2,000.00	(\$531.62)	\$12,000.00
Total Utilities	\$1,237.78	\$1,708.00	\$470.22	\$3,063.09	\$3,416.00	\$352.91	\$20,496.00
Admin. Salaries & Benefit							
16500 - Salaries	\$9,459.30	\$9,000.00	(\$459.30)	\$18,423.52	\$18,000.00	(\$423.52)	\$108,000.00
16510 - Mileage Reimbursement	\$162.00	\$170.00	\$8.00	\$320.00	\$340.00	\$20.00	\$2,040.00
16530 - Payroll Service Fees	\$98.83	\$133.00	\$34.17	\$197.66	\$266.00	\$68.34	\$1,596.00
16540 - Payroll Tax Expense	\$723.63	\$875.00	\$151.37	\$1,409.40	\$1,750.00	\$340.60	\$10,500.00
16550 - Workman's Comp. Insurance	\$309.00	\$0.00	(\$309.00)	\$309.00	\$0.00	(\$309.00)	\$400.00
Total Admin. Salaries & Benefit	\$10,752.76	\$10,178.00	(\$574.76)	\$20,659.58	\$20,356.00	(\$303.58)	\$122,536.00
Other Admin Expenses							
17000 - Office Supplies	\$24.78	\$200.00	\$175.22	\$101.66	\$400.00	\$298.34	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$73.58	\$166.00	\$92.42	\$147.16	\$332.00	\$184.84	\$1,992.00
17020 - Accounting Services	\$350.00	\$350.00	\$0.00	\$700.00	\$700.00	\$0.00	\$4,200.00
17025 - Telephones	\$199.16	\$200.00	\$0.84	\$398.32	\$400.00	\$1.68	\$2,400.00
17030 - Miscellaneous Services	\$1,995.34	\$300.00	(\$1,695.34)	\$1,995.34	\$600.00	(\$1,395.34)	\$3,600.00
17035 - Office Rent	\$1,978.17	\$1,980.00	\$1.83	\$3,956.34	\$3,960.00	\$3.66	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$600.00	\$600.00	\$3,600.00
17045 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
17050 - Computer/Software/Repairs/Website	\$3,863.99	\$500.00	(\$3,363.99)	\$3,923.99	\$900.00	(\$3,023.99)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$498.00	\$498.00	\$0.00	\$2,988.00
Total Other Admin Expenses	\$8,734.02	\$4,245.00	(\$4,489.02)	\$11,720.81	\$8,390.00	(\$3,330.81)	\$57,860.00
General							
18010 - Audit	\$1,475.00	\$0.00	(\$1,475.00)	\$2,950.00	\$0.00	(\$2,950.00)	\$2,400.00
18020 - Newsletter Printing	\$1,153.67	\$1,153.83	\$0.16	\$2,307.34	\$2,307.66	\$0.32	\$13,846.00
18040 - Legal Fees General Business	\$1,187.00	\$3,000.00	\$1,813.00	\$4,772.50	\$6,000.00	\$1,227.50	\$36,000.00
18045 - Professional Affiliations	\$0.00	\$500.00	\$500.00	\$149.00	\$650.00	\$501.00	\$650.00
18047 - Community Relations	\$0.00	\$30.00	\$30.00	\$0.00	\$60.00	\$60.00	\$700.00

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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
18048 - Biltmore Area Partnership	\$0.00	\$35.00	\$35.00	\$0.00	\$70.00	\$70.00	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$550.00
18055 - Annual Meeting	\$150.00	\$2,000.00	\$1,850.00	\$1,505.00	\$4,000.00	\$2,495.00	\$6,150.00
18070 - Board Meetings	\$0.00	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$900.00
18075 - Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00
18080 - Income Tax/State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
18086 - Property Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
18254 - Miscellaneous Expense	(\$150.00)	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Total General	\$3,815.67	\$6,843.83	\$3,028.16	\$11,683.84	\$13,337.66	\$1,653.82	\$86,571.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$13,000.00	\$19,533.33	\$6,533.33	\$26,000.00	\$39,066.66	\$13,066.66	\$234,400.00
Total Operating Reserve Activity	\$13,000.00	\$19,533.33	\$6,533.33	\$26,000.00	\$39,066.66	\$13,066.66	\$234,400.00
Total Expense	\$59,970.70	\$67,562.58	\$7,591.88	\$118,036.09	\$134,495.16	\$16,459.07	\$800,216.00
Operating Net Income	\$6,413.10	(\$6,213.50)	\$12,626.60	\$25,836.31	\$4,778.00	\$21,058.31	\$6,123.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$410.73	\$0.00	\$410.73	\$803.88	\$0.00	\$803.88	\$0.00
03007 - Interest Income - CD	\$1,209.59	\$0.00	\$1,209.59	\$2,186.98	\$0.00	\$2,186.98	\$0.00
03010 - Transfer from OFund - General	\$13,000.00	\$0.00	\$13,000.00	\$26,000.00	\$0.00	\$26,000.00	\$0.00
Total Reserve - Income	\$14,620.32	\$0.00	\$14,620.32	\$28,990.86	\$0.00	\$28,990.86	\$0.00
Total Reserve Income	\$14,620.32	\$0.00	\$14,620.32	\$28,990.86	\$0.00	\$28,990.86	\$0.00
Reserve Expense							
Reserve - Expense							
03182 - Landscape Improvements	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	(\$3,500.00)	\$0.00
Total Reserve - Expense	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	(\$3,500.00)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	(\$3,500.00)	\$0.00
Reserve Net Income	\$14,620.32	\$0.00	\$14,620.32	\$25,490.86	\$0.00	\$25,490.86	\$0.00
Net Income	\$21,033.42	(\$6,213.50)	\$27,246.92	\$51,327.17	\$4,778.00	\$46,549.17	\$6,123.00