

Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 2/28/2022

Assets

| | |
|-----------------------------------|---------------------|
| Cash- Operating | |
| 01059 - Metro Phoenix - Operating | \$481,285.26 |
| Cash- Operating Total | \$481,285.26 |

| | |
|--------------------------------------|-----------------------|
| Cash- Reserves | |
| 01061 - Metro Phoenix - Reserve Acct | \$1,251,798.40 |
| 01200 - Metro Phoenix - Reserve CD | \$979,918.61 |
| Cash- Reserves Total | \$2,231,717.01 |

| | |
|------------------------------------|-------------------|
| Other | |
| 01509 - Commercial Dues Receivable | \$1,277.09 |
| 01521 - HO Assess. Receiv. | \$2,010.50 |
| 01530 - HO Late Fees Receivable | \$1,427.55 |
| Other Total | \$4,715.14 |

| | |
|--------------|-----------------------|
| Assets Total | \$2,717,717.41 |
|--------------|-----------------------|

Liabilities and Equity

| | |
|--------------------------------|---------------------|
| Current Liabilities | |
| 02110 - Prepaid HO Assessments | \$11,085.99 |
| 02125 - Deferred Assessments | \$445,517.48 |
| Current Liabilities Total | \$456,603.47 |

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|-------------------|-----------------------|
| Retained Earnings | \$2,198,726.31 |
|-------------------|-----------------------|

| | |
|------------|-------------|
| Net Income | \$62,387.63 |
|------------|-------------|

| | |
|----------------------------|-----------------------|
| Liabilities & Equity Total | \$2,717,717.41 |
|----------------------------|-----------------------|

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
2/1/2022 - 2/28/2022**

| | |
|----------------------|-----------------------|
| 2/1/2022 - 2/28/2022 | 11/1/2021 - 2/28/2022 |
|----------------------|-----------------------|

| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
|--|--------------------|--------------------|---------------------|---------------------|---------------------|-------------------|---------------------|
| Income | | | | | | | |
| Other Income | | | | | | | |
| 14200 - Interest on Operating Account | \$18.41 | \$15.00 | \$3.41 | \$87.72 | \$60.00 | \$27.72 | \$180.00 |
| 14210 - Cable Proceeds | \$17,415.69 | \$16,300.00 | \$1,115.69 | \$33,726.29 | \$32,600.00 | \$1,126.29 | \$65,200.00 |
| 14220 - Northern Road Income | \$5,287.42 | \$5,200.00 | \$87.42 | \$21,084.44 | \$20,800.00 | \$284.44 | \$62,400.00 |
| 14240 - Grandfathered Income | \$3,250.00 | \$1,375.00 | \$1,875.00 | \$3,575.00 | \$4,675.00 | (\$1,100.00) | \$4,950.00 |
| Total Other Income | \$25,971.52 | \$22,890.00 | \$3,081.52 | \$58,473.45 | \$58,135.00 | \$338.45 | \$132,730.00 |
| Owner Income | | | | | | | |
| 14100 - Homeowner Dues | \$48,777.08 | \$48,777.08 | \$0.00 | \$195,108.32 | \$195,108.32 | \$0.00 | \$585,325.00 |
| 14110 - Apartment Dues | \$303.33 | \$257.00 | \$46.33 | \$1,213.38 | \$1,028.00 | \$185.38 | \$3,084.00 |
| 14140 - Late Fees | \$140.00 | \$850.00 | (\$710.00) | \$7,392.50 | \$3,400.00 | \$3,992.50 | \$10,200.00 |
| 14160 - Transfer Fees | \$4,325.00 | \$6,250.00 | (\$1,925.00) | \$22,570.00 | \$25,000.00 | (\$2,430.00) | \$75,000.00 |
| Total Owner Income | \$53,545.41 | \$56,134.08 | (\$2,588.67) | \$226,284.20 | \$224,536.32 | \$1,747.88 | \$673,609.00 |
| Total Income | \$79,516.93 | \$79,024.08 | \$492.85 | \$284,757.65 | \$282,671.32 | \$2,086.33 | \$806,339.00 |
| Expense | | | | | | | |
| Security Expenses | | | | | | | |
| 15000 - Security Wages | \$17,358.63 | \$17,879.42 | \$520.79 | \$69,434.52 | \$71,517.68 | \$2,083.16 | \$214,553.00 |
| 15050 - Security Miscellaneous | \$0.00 | \$0.00 | \$0.00 | \$973.88 | \$1,420.00 | \$446.12 | \$1,500.00 |
| Total Security Expenses | \$17,358.63 | \$17,879.42 | \$520.79 | \$70,408.40 | \$72,937.68 | \$2,529.28 | \$216,053.00 |
| Landscape & Other Maintenance | | | | | | | |
| 15500 - Landscape & Flower Maintenance | \$2,600.00 | \$2,600.00 | \$0.00 | \$10,400.00 | \$10,400.00 | \$0.00 | \$31,200.00 |
| 15511 - Common Area Maintenance | \$129.59 | \$0.00 | (\$129.59) | \$2,124.93 | \$3,000.00 | \$875.07 | \$6,500.00 |
| 15530 - Sprinkler Maintenance | \$0.00 | \$200.00 | \$200.00 | \$0.00 | \$400.00 | \$400.00 | \$1,000.00 |
| 15540 - Street Light Maintenance | \$0.00 | \$100.00 | \$100.00 | \$1,992.63 | \$400.00 | (\$1,592.63) | \$1,200.00 |
| 15550 - Signs | \$0.00 | \$100.00 | \$100.00 | \$95.00 | \$400.00 | \$305.00 | \$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 | \$3,860.00 | \$3,900.00 | \$40.00 | \$11,700.00 |
| Total Landscape & Other Maintenance | \$3,694.59 | \$3,975.00 | \$280.41 | \$18,472.56 | \$20,500.00 | \$2,027.44 | \$62,300.00 |
| Utilities | | | | | | | |
| 16000 - Electric | \$0.00 | \$708.00 | \$708.00 | \$1,641.52 | \$2,832.00 | \$1,190.48 | \$8,496.00 |
| 16010 - Water | \$0.00 | \$1,000.00 | \$1,000.00 | \$3,173.27 | \$4,000.00 | \$826.73 | \$12,000.00 |
| Total Utilities | \$0.00 | \$1,708.00 | \$1,708.00 | \$4,814.79 | \$6,832.00 | \$2,017.21 | \$20,496.00 |
| Admin. Salaries & Benefit | | | | | | | |
| 16500 - Salaries | \$9,122.07 | \$9,000.00 | (\$122.07) | \$36,601.72 | \$36,000.00 | (\$601.72) | \$108,000.00 |
| 16510 - Mileage Reimbursement | \$188.00 | \$170.00 | (\$18.00) | \$717.35 | \$680.00 | (\$37.35) | \$2,040.00 |
| 16530 - Payroll Service Fees | \$98.83 | \$133.00 | \$34.17 | \$395.32 | \$532.00 | \$136.68 | \$1,596.00 |
| 16540 - Payroll Tax Expense | \$677.13 | \$875.00 | \$197.87 | \$2,804.18 | \$3,500.00 | \$695.82 | \$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 | \$10,086.03 | \$10,178.00 | \$91.97 | \$40,827.57 | \$41,112.00 | \$284.43 | \$122,536.00 |
| Other Admin Expenses | | | | | | | |
| 17000 - Office Supplies | \$34.92 | \$200.00 | \$165.08 | \$698.77 | \$800.00 | \$101.23 | \$2,400.00 |
| 17010 - Printing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,800.00 |
| 17015 - Postage | \$68.14 | \$166.00 | \$97.86 | \$349.08 | \$664.00 | \$314.92 | \$1,992.00 |
| 17020 - Accounting Services | \$350.00 | \$350.00 | \$0.00 | \$1,400.00 | \$1,400.00 | \$0.00 | \$4,200.00 |
| 17025 - Telephones | \$197.85 | \$200.00 | \$2.15 | \$795.33 | \$800.00 | \$4.67 | \$2,400.00 |
| 17030 - Miscellaneous Services | \$0.00 | \$300.00 | \$300.00 | \$0.00 | \$1,200.00 | \$1,200.00 | \$3,600.00 |
| 17035 - Office Rent | \$1,978.17 | \$1,980.00 | \$1.83 | \$7,912.68 | \$7,920.00 | \$7.32 | \$23,880.00 |
| 17040 - Office Equipment & Repair | \$0.00 | \$300.00 | \$300.00 | \$0.00 | \$1,200.00 | \$1,200.00 | \$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 | \$384.00 | \$400.00 | \$16.00 | \$6,141.91 | \$2,850.00 | (\$3,291.91) | \$10,000.00 |
| 17055 - High Speed Internet | \$249.00 | \$249.00 | \$0.00 | \$996.00 | \$996.00 | \$0.00 | \$2,988.00 |
| Total Other Admin Expenses | \$3,262.08 | \$4,145.00 | \$882.92 | \$18,293.77 | \$17,830.00 | (\$463.77) | \$57,860.00 |
| General | | | | | | | |
| 18010 - Audit | \$0.00 | \$2,400.00 | \$2,400.00 | \$2,950.00 | \$2,400.00 | (\$550.00) | \$2,400.00 |
| 18020 - Newsletter Printing | \$1,153.67 | \$1,153.83 | \$0.16 | \$4,614.68 | \$4,615.32 | \$0.64 | \$13,846.00 |
| 18040 - Legal Fees General Business | \$7,349.00 | \$3,000.00 | (\$4,349.00) | \$15,227.50 | \$12,000.00 | (\$3,227.50) | \$36,000.00 |
| 18045 - Professional Affiliations | \$0.00 | \$0.00 | \$0.00 | \$764.00 | \$650.00 | (\$114.00) | \$650.00 |
| 18047 - Community Relations | \$26.16 | \$30.00 | \$3.84 | \$26.16 | \$120.00 | \$93.84 | \$700.00 |

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ABEVA Income/ Expense Budget Report
2/1/2022 - 2/28/2022**

| | |
|----------------------|-----------------------|
| 2/1/2022 - 2/28/2022 | 11/1/2021 - 2/28/2022 |
|----------------------|-----------------------|

| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
|---|---------------------|----------------------|---------------------|---------------------|---------------------|----------------------|----------------------|
| 18048 - Biltmore Area Partnership | \$35.00 | \$35.00 | \$0.00 | \$70.00 | \$505.00 | \$435.00 | \$785.00 |
| 18050 - Seminars/Education | \$90.00 | \$50.00 | (\$40.00) | \$90.00 | \$200.00 | \$110.00 | \$550.00 |
| 18055 - Annual Meeting | \$2,267.15 | \$2,000.00 | (\$267.15) | \$3,772.15 | \$6,000.00 | \$2,227.85 | \$6,150.00 |
| 18070 - Board Meetings | \$0.00 | \$75.00 | \$75.00 | \$0.00 | \$300.00 | \$300.00 | \$900.00 |
| 18075 - Insurance | \$6,523.00 | \$23,000.00 | \$16,477.00 | \$17,620.00 | \$23,000.00 | \$5,380.00 | \$23,000.00 |
| 18080 - Income Tax/State | \$3,235.00 | \$50.00 | (\$3,185.00) | \$3,235.00 | \$50.00 | (\$3,185.00) | \$50.00 |
| 18085 - Income Tax-Federal | \$13,214.00 | \$1,500.00 | (\$11,714.00) | \$13,214.00 | \$1,500.00 | (\$11,714.00) | \$1,500.00 |
| 18086 - Property Tax Expense | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$40.00 |
| Total General | \$33,892.98 | \$33,293.83 | (\$599.15) | \$61,583.49 | \$51,340.32 | (\$10,243.17) | \$86,571.00 |
| Operating Reserve Activity | | | | | | | |
| 19105 - Fund Transfer - General | \$19,533.00 | \$19,533.00 | \$0.00 | \$78,132.99 | \$78,132.99 | \$0.00 | \$234,400.00 |
| Total Operating Reserve Activity | \$19,533.00 | \$19,533.00 | \$0.00 | \$78,132.99 | \$78,132.99 | \$0.00 | \$234,400.00 |
| Total Expense | \$87,827.31 | \$90,712.25 | \$2,884.94 | \$292,533.57 | \$288,684.99 | (\$3,848.58) | \$800,216.00 |
| Operating Net Income | (\$8,310.38) | (\$11,688.17) | \$3,377.79 | (\$7,775.92) | (\$6,013.67) | (\$1,762.25) | \$6,123.00 |
| Reserve Income | | | | | | | |
| Reserve - Income | | | | | | | |
| 03005 - Interest Income | \$379.37 | \$0.00 | \$379.37 | \$1,593.72 | \$0.00 | \$1,593.72 | \$0.00 |
| 03007 - Interest Income - CD | \$456.30 | \$0.00 | \$456.30 | \$2,643.28 | \$0.00 | \$2,643.28 | \$0.00 |
| 03010 - Transfer from OFund - General | \$19,533.00 | \$19,533.00 | \$0.00 | \$78,132.99 | \$78,132.99 | \$0.00 | \$234,400.00 |
| Total Reserve - Income | \$20,368.67 | \$19,533.00 | \$835.67 | \$82,369.99 | \$78,132.99 | \$4,237.00 | \$234,400.00 |
| Total Reserve Income | \$20,368.67 | \$19,533.00 | \$835.67 | \$82,369.99 | \$78,132.99 | \$4,237.00 | \$234,400.00 |
| Reserve Expense | | | | | | | |
| Reserve - Expense | | | | | | | |
| 03182 - Landscape Improvements | \$8,706.44 | \$0.00 | (\$8,706.44) | \$12,206.44 | \$0.00 | (\$12,206.44) | \$0.00 |
| Total Reserve - Expense | \$8,706.44 | \$0.00 | (\$8,706.44) | \$12,206.44 | \$0.00 | (\$12,206.44) | \$0.00 |
| Total Reserve Expense | \$8,706.44 | \$0.00 | (\$8,706.44) | \$12,206.44 | \$0.00 | (\$12,206.44) | \$0.00 |
| Reserve Net Income | \$11,662.23 | \$19,533.00 | (\$7,870.77) | \$70,163.55 | \$78,132.99 | (\$7,969.44) | \$234,400.00 |
| Net Income | \$3,351.85 | \$7,844.83 | (\$4,492.98) | \$62,387.63 | \$72,119.32 | (\$9,731.69) | \$240,523.00 |