

**Arizona Biltmore Estates Village Association  
 ABEVA Balance Sheet  
 Period Through: 5/31/2022**

<b>Assets</b>	
Cash- Operating	
01059 - Metro Phoenix - Operating	\$308,675.45
Cash- Operating Total	<b>\$308,675.45</b>
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,302,788.49
01200 - Metro Phoenix - Reserve CD	\$981,133.91
Cash- Reserves Total	<b>\$2,283,922.40</b>
Other	
01521 - HO Assess. Receiv.	\$1,360.50
01530 - HO Late Fees Receivable	\$970.05
Other Total	<b>\$2,330.55</b>
Assets Total	<b>\$2,594,928.40</b>
<b>Liabilities and Equity</b>	
Current Liabilities	
02110 - Prepaid HO Assessments	\$11,167.85
02125 - Deferred Assessments	\$282,413.99
Current Liabilities Total	<b>\$293,581.84</b>
Other	
02010 - Accounts Payable Clearing	\$32.50
Other Total	<b>\$32.50</b>
Retained Earnings	<b>\$2,198,726.31</b>
Net Income	\$102,587.75
Liabilities & Equity Total	<b>\$2,594,928.40</b>

**Arizona Biltmore Estates Village Association**  
**ABEVA Income/ Expense Budget Report**  
**5/1/2022 - 5/31/2022**

5/1/2022 - 5/31/2022	11/1/2021 - 5/31/2022
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b>Other Income</b>							
14200 - Interest on Operating Account	\$14.66	\$15.00	(\$0.34)	\$136.82	\$105.00	\$31.82	\$180.00
14210 - Cable Proceeds	\$18,298.99	\$16,300.00	\$1,998.99	\$52,025.28	\$48,900.00	\$3,125.28	\$65,200.00
14220 - Northern Road Income	\$5,287.42	\$5,200.00	\$87.42	\$36,946.70	\$36,400.00	\$546.70	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$0.00	\$0.00	\$4,550.00	\$4,950.00	(\$400.00)	\$4,950.00
<b>Total Other Income</b>	<b>\$23,601.07</b>	<b>\$21,515.00</b>	<b>\$2,086.07</b>	<b>\$93,658.80</b>	<b>\$90,355.00</b>	<b>\$3,303.80</b>	<b>\$132,730.00</b>
<b>Owner Income</b>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$341,439.56	\$341,439.56	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$2,123.37	\$1,799.00	\$324.37	\$3,084.00
14140 - Late Fees	\$0.00	\$850.00	(\$850.00)	\$7,420.00	\$5,950.00	\$1,470.00	\$10,200.00
14160 - Transfer Fees	\$5,080.00	\$6,250.00	(\$1,170.00)	\$39,565.00	\$43,750.00	(\$4,185.00)	\$75,000.00
<b>Total Owner Income</b>	<b>\$54,160.41</b>	<b>\$56,134.08</b>	<b>(\$1,973.67)</b>	<b>\$390,547.93</b>	<b>\$392,938.56</b>	<b>(\$2,390.63)</b>	<b>\$673,609.00</b>
<b>Total Income</b>	<b>\$77,761.48</b>	<b>\$77,649.08</b>	<b>\$112.40</b>	<b>\$484,206.73</b>	<b>\$483,293.56</b>	<b>\$913.17</b>	<b>\$806,339.00</b>
<b>Expense</b>							
<b>Security Expenses</b>							
15000 - Security Wages	\$34,717.26	\$17,879.42	(\$16,837.84)	\$121,510.41	\$125,155.94	\$3,645.53	\$214,553.00
15050 - Security Miscellaneous	\$0.00	\$20.00	\$20.00	\$973.88	\$1,460.00	\$486.12	\$1,500.00
<b>Total Security Expenses</b>	<b>\$34,717.26</b>	<b>\$17,899.42</b>	<b>(\$16,817.84)</b>	<b>\$122,484.29</b>	<b>\$126,615.94</b>	<b>\$4,131.65</b>	<b>\$216,053.00</b>
<b>Landscape &amp; Other Maintenance</b>							
15500 - Landscape & Flower Maintenance	\$0.00	\$2,600.00	\$2,600.00	\$15,665.00	\$18,200.00	\$2,535.00	\$31,200.00
15510 - Landscape Other	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00	(\$320.00)	\$0.00
15511 - Common Area Maintenance	\$0.00	\$500.00	\$500.00	\$2,124.93	\$3,500.00	\$1,375.07	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$200.00	\$200.00	\$180.00	\$600.00	\$420.00	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$700.00	(\$1,292.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$700.00	\$605.00	\$1,200.00
15570 - Street Maintenance & Repair	\$850.00	\$0.00	(\$850.00)	\$850.00	\$2,000.00	\$1,150.00	\$9,500.00
15580 - Street Sweeping	\$1,013.25	\$975.00	(\$38.25)	\$6,851.50	\$6,825.00	(\$26.50)	\$11,700.00
<b>Total Landscape &amp; Other Maintenance</b>	<b>\$1,863.25</b>	<b>\$4,475.00</b>	<b>\$2,611.75</b>	<b>\$28,079.06</b>	<b>\$32,525.00</b>	<b>\$4,445.94</b>	<b>\$62,300.00</b>
<b>Utilities</b>							
16000 - Electric	\$536.70	\$708.00	\$171.30	\$3,793.69	\$4,956.00	\$1,162.31	\$8,496.00
16010 - Water	\$1,042.11	\$1,000.00	(\$42.11)	\$6,609.81	\$7,000.00	\$390.19	\$12,000.00
<b>Total Utilities</b>	<b>\$1,578.81</b>	<b>\$1,708.00</b>	<b>\$129.19</b>	<b>\$10,403.50</b>	<b>\$11,956.00</b>	<b>\$1,552.50</b>	<b>\$20,496.00</b>
<b>Admin. Salaries &amp; Benefit</b>							
16500 - Salaries	\$3,653.68	\$9,000.00	\$5,346.32	\$61,993.42	\$63,000.00	\$1,006.58	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,190.00	\$154.65	\$2,040.00
16530 - Payroll Service Fees	\$98.83	\$133.00	\$34.17	\$639.42	\$931.00	\$291.58	\$1,596.00
16540 - Payroll Tax Expense	\$266.50	\$875.00	\$608.50	\$4,810.70	\$6,125.00	\$1,314.30	\$10,500.00
16550 - Workman's Comp. Insurance	\$0.00	\$0.00	\$0.00	\$309.00	\$400.00	\$91.00	\$400.00
<b>Total Admin. Salaries &amp; Benefit</b>	<b>\$4,019.01</b>	<b>\$10,178.00</b>	<b>\$6,158.99</b>	<b>\$68,787.89</b>	<b>\$71,646.00</b>	<b>\$2,858.11</b>	<b>\$122,536.00</b>
<b>Other Admin Expenses</b>							
17000 - Office Supplies	\$118.55	\$200.00	\$81.45	\$1,164.30	\$1,400.00	\$235.70	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$14.04	\$166.00	\$151.96	\$383.40	\$1,162.00	\$778.60	\$1,992.00
17020 - Accounting Services	\$800.00	\$350.00	(\$450.00)	\$3,100.00	\$2,450.00	(\$650.00)	\$4,200.00
17025 - Telephones	\$112.40	\$200.00	\$87.60	\$1,218.46	\$1,400.00	\$181.54	\$2,400.00
17030 - Miscellaneous Services	\$0.00	\$300.00	\$300.00	\$8,462.50	\$2,100.00	(\$6,362.50)	\$3,600.00
17035 - Office Rent	\$1,978.17	\$1,980.00	\$1.83	\$13,847.19	\$13,860.00	\$12.81	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$2,100.00	\$2,100.00	\$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	\$270.91	\$700.00	\$429.09	\$9,810.55	\$5,500.00	(\$4,310.55)	\$10,000.00
17055 - High Speed Internet	\$274.00	\$249.00	(\$25.00)	\$1,768.00	\$1,743.00	(\$25.00)	\$2,988.00
<b>Total Other Admin Expenses</b>	<b>\$3,568.07</b>	<b>\$4,445.00</b>	<b>\$876.93</b>	<b>\$39,754.40</b>	<b>\$31,715.00</b>	<b>(\$8,039.40)</b>	<b>\$57,860.00</b>
<b>General</b>							
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	\$8,075.69	\$8,076.81	\$1.12	\$13,846.00
18040 - Legal Fees General Business	\$1,261.50	\$3,000.00	\$1,738.50	\$23,172.00	\$21,000.00	(\$2,172.00)	\$36,000.00
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$764.00	\$650.00	(\$114.00)	\$650.00

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**ABEVA Income/ Expense Budget Report**  
**5/1/2022 - 5/31/2022**

	5/1/2022 - 5/31/2022			11/1/2021 - 5/31/2022			
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
18047 - Community Relations	\$0.00	\$30.00	\$30.00	\$26.16	\$210.00	\$183.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$605.00	\$610.00	\$5.00	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$350.00	\$210.00	\$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	\$525.00	\$347.21	\$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	\$3,235.00	\$50.00	(\$3,185.00)	\$50.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$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
<b>Total General</b>	<b>\$2,485.17</b>	<b>\$4,343.83</b>	<b>\$1,858.66</b>	<b>\$97,746.79</b>	<b>\$64,521.81</b>	<b>(\$33,224.98)</b>	<b>\$86,571.00</b>
<b>Operating Reserve Activity</b>							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$136,731.99	\$136,731.99	\$0.00	\$234,400.00
<b>Total Operating Reserve Activity</b>	<b>\$19,533.00</b>	<b>\$19,533.00</b>	<b>\$0.00</b>	<b>\$136,731.99</b>	<b>\$136,731.99</b>	<b>\$0.00</b>	<b>\$234,400.00</b>
<b>Total Expense</b>	<b>\$67,764.57</b>	<b>\$62,582.25</b>	<b>(\$5,182.32)</b>	<b>\$503,987.92</b>	<b>\$475,711.74</b>	<b>(\$28,276.18)</b>	<b>\$800,216.00</b>
<b>Operating Net Income</b>	<b>\$9,996.91</b>	<b>\$15,066.83</b>	<b>(\$5,069.92)</b>	<b>(\$19,781.19)</b>	<b>\$7,581.82</b>	<b>(\$27,363.01)</b>	<b>\$6,123.00</b>
<b>Reserve Income</b>							
<b>Reserve - Income</b>							
03005 - Interest Income	\$439.85	\$0.00	\$439.85	\$2,887.30	\$0.00	\$2,887.30	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$3,858.58	\$0.00	\$3,858.58	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$136,731.99	\$136,731.99	\$0.00	\$234,400.00
<b>Total Reserve - Income</b>	<b>\$20,352.35</b>	<b>\$19,533.00</b>	<b>\$819.35</b>	<b>\$143,477.87</b>	<b>\$136,731.99</b>	<b>\$6,745.88</b>	<b>\$234,400.00</b>
<b>Total Reserve Income</b>	<b>\$20,352.35</b>	<b>\$19,533.00</b>	<b>\$819.35</b>	<b>\$143,477.87</b>	<b>\$136,731.99</b>	<b>\$6,745.88</b>	<b>\$234,400.00</b>
<b>Reserve Expense</b>							
<b>Reserve - Expense</b>							
03140 - Sign Expense	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	(\$240.00)	\$0.00
03182 - Landscape Improvements	(\$1,001.19)	\$0.00	\$1,001.19	\$20,868.93	\$0.00	(\$20,868.93)	\$0.00
<b>Total Reserve - Expense</b>	<b>(\$1,001.19)</b>	<b>\$0.00</b>	<b>\$1,001.19</b>	<b>\$21,108.93</b>	<b>\$0.00</b>	<b>(\$21,108.93)</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>(\$1,001.19)</b>	<b>\$0.00</b>	<b>\$1,001.19</b>	<b>\$21,108.93</b>	<b>\$0.00</b>	<b>(\$21,108.93)</b>	<b>\$0.00</b>
<b>Reserve Net Income</b>	<b>\$21,353.54</b>	<b>\$19,533.00</b>	<b>\$1,820.54</b>	<b>\$122,368.94</b>	<b>\$136,731.99</b>	<b>(\$14,363.05)</b>	<b>\$234,400.00</b>
<b>Net Income</b>	<b>\$31,350.45</b>	<b>\$34,599.83</b>	<b>(\$3,249.38)</b>	<b>\$102,587.75</b>	<b>\$144,313.81</b>	<b>(\$41,726.06)</b>	<b>\$240,523.00</b>