

ABEVA 2022/2023 OPERATING BUDGET

Approved 8/16/2022

ANNUAL ASSESSMENT for 2022/2023: \$325 per RESIDENTIAL UNIT

DESCRIPTION	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	TOTAL
Owner Income													
14100 - Homeowner Dues	48,306	48,306	48,306	48,306	48,306	48,306	48,306	48,306	48,306	48,306	48,306	48,306	579,676
14110 - Apartment Dues	257	257	257	257	257	257	257	257	257	257	257	257	3,084
14140 - Late Fees	850	850	850	850	850	850	850	850	850	850	850	850	10,200
14160 - Transfer Fees	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
Total Owner Income	55,663	55,663	55,663	55,663	55,663	55,663	55,663	55,663	55,663	55,663	55,663	55,663	667,960
Other Income													
14200 - Interest on Operating Account	15	15	15	15	15	15	15	15	15	15	15	15	180
14210 - Cable Proceeds	16,300			16,300			16,300			16,300			65,200
14220 - Northern Road Income	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	62,400
14240 - Grandfathered Income	275		3,025	1,375			275						4,950
Total Other Income	21,790	5,215	8,240	22,890	5,215	5,490	21,515	5,215	5,215	21,515	5,215	5,215	132,730
TOTAL INCOME	\$77,453	\$60,878	\$63,903	\$78,553	\$60,878	\$61,153	\$77,178	\$60,878	\$60,878	\$77,178	\$60,878	\$60,878	\$800,690
15000 - Security	17,879	17,879	17,879	17,879	17,879	17,879	17,879	17,879	17,879	17,879	17,879	17,879	214,553
15050 - Security Miscellaneous	20	1,400			20		20		20		20		1,500
15500 - Landscape & Flower Maint.	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	31,200
15511 - Common Area Maint.	1,000	2,000					500			2,000	1,000		6,500
15530 - Sprinkler Maintenance	200			200			200			200		200	1,000
15540 - Street Light Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
15550 - Signs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
15570 - Street Maintenance & Repair	2,000								7,500				9,500
15580 - Street Sweeping	975	975	975	975	975	975	975	975	975	975	975	975	11,700
16000 - Electric	708	708	708	708	708	708	708	708	708	708	708	708	8,496
16010 - Water	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
16500 - Salaries	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000
16510 - Mileage Reimbursement	170	170	170	170	170	170	170	170	170	170	170	170	2,040
16530 - Payroll Service Fees	133	133	133	133	133	133	133	133	133	133	133	133	1,596
16540 - Payroll Tax Expense	875	875	875	875	875	875	875	875	875	875	875	875	10,500
16550 - Workman's Comp. Ins			400										400
17000 - Office Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400
17010 - Printing												1,800	1,800
17015 - Postage	166	166	166	166	166	166	166	166	166	166	166	166	1,992
17020 - Accounting Services	350	350	350	350	350	350	350	350	350	350	350	350	4,200
17025 - Telephone	200	200	200	200	200	200	200	200	200	200	200	200	2,400
17030 - Miscellaneous Services	300	300	300	300	300	300	300	300	300	300	300	300	3,600
17035 - Office Rent	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	2,020	2,020	2,020	23,880
17040 - Office Equipment & Repair	300	300	300	300	300	300	300	300	300	300	300	300	3,600
17045 - Storage										1,000			1,000

DESCRIPTION	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	TOTAL
17050 - Computer/Software/Repairs/Web	400	500	1,550	400	400	1,550	700	600	1,550	300	500	1,550	10,000
17055 - High Speed Internet	249	249	249	249	249	249	249	249	249	249	249	249	2,988
18010 - Audit				2,400									2,400
18020 - Newsletter Printing	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	13,846
18040 - Legal Fees General Business	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
18045 - Professional Affiliations	150	500											650
18047 - Community Relations	30	30	30	30	30	30	30	30	30	0	30	400	700
18048 - Biltmore Area Partnership	35	35	400	35	35	35	35	35	35	35	35	35	785
18050 - Seminars/Education	50	50	50	50	50	50	50	50	50	0	50	50	550
18055 - Annual Meeting	2,000	2,000		2,000	150								6,150
18070 - Board Meetings	75	75	75	75	75	75	75	75	75	75	75	75	900
18075 - Insurance				23,000									23,000
18080 - Income Tax/State				50									50
18085 - Income Tax/Federal				1,500									1,500
18086 - Property Tax												40	40
													565,816
19105 - Reserve Fund Transfer	19,533	19,533	19,533	19,533	19,533	19,533	19,533	19,533	19,533	19,533	19,533	19,533	234,400

TOTAL EXPENSES

\$800,216