

**Arizona Biltmore Estates Village Association**  
**ABEVA Balance Sheet**  
**Period Through: 4/30/2022**

**Assets**

Cash- Operating	
01059 - Metro Phoenix - Operating	\$352,932.01
Cash- Operating Total	<b>\$352,932.01</b>

Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,281,814.45
01200 - Metro Phoenix - Reserve CD	\$980,754.41
Cash- Reserves Total	<b>\$2,262,568.86</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>\$2,617,831.42</b>
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**Liabilities and Equity**

Current Liabilities	
02110 - Prepaid HO Assessments	\$11,085.99
02125 - Deferred Assessments	\$336,781.82
Current Liabilities Total	<b>\$347,867.81</b>

Retained Earnings	<b>\$2,198,726.31</b>
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Net Income	\$71,237.30
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Liabilities & Equity Total	<b>\$2,617,831.42</b>
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**Arizona Biltmore Estates Village Association**  
**ABEVA Income/ Expense Budget Report**  
**4/1/2022 - 4/30/2022**

4/1/2022 - 4/30/2022      11/1/2021 - 4/30/2022

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Other Income</u>							
14200 - Interest on Operating Account	\$15.38	\$15.00	\$0.38	\$122.16	\$90.00	\$32.16	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$33,726.29	\$32,600.00	\$1,126.29	\$65,200.00
14220 - Northern Road Income	\$5,287.42	\$5,200.00	\$87.42	\$31,659.28	\$31,200.00	\$459.28	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$275.00	(\$275.00)	\$4,550.00	\$4,950.00	(\$400.00)	\$4,950.00
<b>Total Other Income</b>	<b>\$5,302.80</b>	<b>\$5,490.00</b>	<b>(\$187.20)</b>	<b>\$70,057.73</b>	<b>\$68,840.00</b>	<b>\$1,217.73</b>	<b>\$132,730.00</b>
<u>Owner Income</u>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$292,662.48	\$292,662.48	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$1,820.04	\$1,542.00	\$278.04	\$3,084.00
14140 - Late Fees	\$20.00	\$850.00	(\$830.00)	\$7,420.00	\$5,100.00	\$2,320.00	\$10,200.00
14160 - Transfer Fees	\$6,265.00	\$6,250.00	\$15.00	\$34,485.00	\$37,500.00	(\$3,015.00)	\$75,000.00
<b>Total Owner Income</b>	<b>\$55,365.41</b>	<b>\$56,134.08</b>	<b>(\$768.67)</b>	<b>\$336,387.52</b>	<b>\$336,804.48</b>	<b>(\$416.96)</b>	<b>\$673,609.00</b>
<b>Total Income</b>	<b>\$60,668.21</b>	<b>\$61,624.08</b>	<b>(\$955.87)</b>	<b>\$406,445.25</b>	<b>\$405,644.48</b>	<b>\$800.77</b>	<b>\$806,339.00</b>
<b>Expense</b>							
<u>Security Expenses</u>							
15000 - Security Wages	\$0.00	\$17,879.42	\$17,879.42	\$86,793.15	\$107,276.52	\$20,483.37	\$214,553.00
15050 - Security Miscellaneous	\$0.00	\$0.00	\$0.00	\$973.88	\$1,440.00	\$466.12	\$1,500.00
<b>Total Security Expenses</b>	<b>\$0.00</b>	<b>\$17,879.42</b>	<b>\$17,879.42</b>	<b>\$87,767.03</b>	<b>\$108,716.52</b>	<b>\$20,949.49</b>	<b>\$216,053.00</b>
<u>Landscape &amp; Other Maintenance</u>							
15500 - Landscape & Flower Maintenance	\$2,665.00	\$2,600.00	(\$65.00)	\$15,665.00	\$15,600.00	(\$65.00)	\$31,200.00
15510 - Landscape Other	\$320.00	\$0.00	(\$320.00)	\$320.00	\$0.00	(\$320.00)	\$0.00
15511 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$2,124.93	\$3,000.00	\$875.07	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$0.00	\$0.00	\$180.00	\$400.00	\$220.00	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$600.00	(\$1,392.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$600.00	\$505.00	\$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	\$1,013.25	\$975.00	(\$38.25)	\$5,838.25	\$5,850.00	\$11.75	\$11,700.00
<b>Total Landscape &amp; Other Maintenance</b>	<b>\$3,998.25</b>	<b>\$3,775.00</b>	<b>(\$223.25)</b>	<b>\$26,215.81</b>	<b>\$28,050.00</b>	<b>\$1,834.19</b>	<b>\$62,300.00</b>
<u>Utilities</u>							
16000 - Electric	\$535.47	\$708.00	\$172.53	\$3,256.99	\$4,248.00	\$991.01	\$8,496.00
16010 - Water	\$1,778.64	\$1,000.00	(\$778.64)	\$5,567.70	\$6,000.00	\$432.30	\$12,000.00
<b>Total Utilities</b>	<b>\$2,314.11</b>	<b>\$1,708.00</b>	<b>(\$606.11)</b>	<b>\$8,824.69</b>	<b>\$10,248.00</b>	<b>\$1,423.31</b>	<b>\$20,496.00</b>
<u>Admin. Salaries &amp; Benefit</u>							
16500 - Salaries	\$5,596.68	\$9,000.00	\$3,403.32	\$58,339.74	\$54,000.00	(\$4,339.74)	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,020.00	(\$15.35)	\$2,040.00
16530 - Payroll Service Fees	\$0.00	\$133.00	\$133.00	\$540.59	\$798.00	\$257.41	\$1,596.00
16540 - Payroll Tax Expense	\$509.34	\$875.00	\$365.66	\$4,544.20	\$5,250.00	\$705.80	\$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>\$6,106.02</b>	<b>\$10,178.00</b>	<b>\$4,071.98</b>	<b>\$64,768.88</b>	<b>\$61,468.00</b>	<b>(\$3,300.88)</b>	<b>\$122,536.00</b>
<u>Other Admin Expenses</u>							
17000 - Office Supplies	\$68.48	\$200.00	\$131.52	\$1,045.75	\$1,200.00	\$154.25	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$12.48	\$166.00	\$153.52	\$369.36	\$996.00	\$626.64	\$1,992.00
17020 - Accounting Services	\$550.00	\$350.00	(\$200.00)	\$2,300.00	\$2,100.00	(\$200.00)	\$4,200.00
17025 - Telephones	\$112.88	\$200.00	\$87.12	\$1,106.06	\$1,200.00	\$93.94	\$2,400.00
17030 - Miscellaneous Services	\$8,462.50	\$300.00	(\$8,162.50)	\$8,462.50	\$1,800.00	(\$6,662.50)	\$3,600.00
17035 - Office Rent	\$1,978.17	\$1,980.00	\$1.83	\$11,869.02	\$11,880.00	\$10.98	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$1,800.00	\$1,800.00	\$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	\$3,212.73	\$1,550.00	(\$1,662.73)	\$9,539.64	\$4,800.00	(\$4,739.64)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$1,494.00	\$1,494.00	\$0.00	\$2,988.00
<b>Total Other Admin Expenses</b>	<b>\$14,646.24</b>	<b>\$5,295.00</b>	<b>(\$9,351.24)</b>	<b>\$36,186.33</b>	<b>\$27,270.00</b>	<b>(\$8,916.33)</b>	<b>\$57,860.00</b>
<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	\$6,922.02	\$6,922.98	\$0.96	\$13,846.00
18040 - Legal Fees General Business	\$0.00	\$3,000.00	\$3,000.00	\$21,910.50	\$18,000.00	(\$3,910.50)	\$36,000.00
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$764.00	\$650.00	(\$114.00)	\$650.00

**Arizona Biltmore Estates Village Association  
ABEVA Income/ Expense Budget Report  
4/1/2022 - 4/30/2022**

4/1/2022 - 4/30/2022	11/1/2021 - 4/30/2022
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<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	\$180.00	\$153.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$535.00	\$575.00	\$40.00	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$300.00	\$160.00	\$550.00
18055 - Annual Meeting	\$75.00	\$0.00	(\$75.00)	\$7,645.15	\$6,150.00	(\$1,495.15)	\$6,150.00
18070 - Board Meetings	\$125.00	\$75.00	(\$50.00)	\$177.79	\$450.00	\$272.21	\$900.00
18075 - Insurance	\$36.00	\$0.00	(\$36.00)	\$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>\$1,459.67</b>	<b>\$4,343.83</b>	<b>\$2,884.16</b>	<b>\$95,261.62</b>	<b>\$60,177.98</b>	<b>(\$35,083.64)</b>	<b>\$86,571.00</b>
<b>Operating Reserve Activity</b>							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$117,198.99	\$117,198.99	\$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>\$117,198.99</b>	<b>\$117,198.99</b>	<b>\$0.00</b>	<b>\$234,400.00</b>
<b>Total Expense</b>	<b>\$48,057.29</b>	<b>\$62,712.25</b>	<b>\$14,654.96</b>	<b>\$436,223.35</b>	<b>\$413,129.49</b>	<b>(\$23,093.86)</b>	<b>\$800,216.00</b>
<b>Operating Net Income</b>	<b>\$12,610.92</b>	<b>(\$1,088.17)</b>	<b>\$13,699.09</b>	<b>(\$29,778.10)</b>	<b>(\$7,485.01)</b>	<b>(\$22,293.09)</b>	<b>\$6,123.00</b>
<b>Reserve Income</b>							
<b>Reserve - Income</b>							
03005 - Interest Income	\$423.41	\$0.00	\$423.41	\$2,447.45	\$0.00	\$2,447.45	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$3,479.08	\$0.00	\$3,479.08	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$117,198.99	\$117,198.99	\$0.00	\$234,400.00
<b>Total Reserve - Income</b>	<b>\$20,335.91</b>	<b>\$19,533.00</b>	<b>\$802.91</b>	<b>\$123,125.52</b>	<b>\$117,198.99</b>	<b>\$5,926.53</b>	<b>\$234,400.00</b>
<b>Total Reserve Income</b>	<b>\$20,335.91</b>	<b>\$19,533.00</b>	<b>\$802.91</b>	<b>\$123,125.52</b>	<b>\$117,198.99</b>	<b>\$5,926.53</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	\$6,783.50	\$0.00	(\$6,783.50)	\$21,870.12	\$0.00	(\$21,870.12)	\$0.00
<b>Total Reserve - Expense</b>	<b>\$6,783.50</b>	<b>\$0.00</b>	<b>(\$6,783.50)</b>	<b>\$22,110.12</b>	<b>\$0.00</b>	<b>(\$22,110.12)</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$6,783.50</b>	<b>\$0.00</b>	<b>(\$6,783.50)</b>	<b>\$22,110.12</b>	<b>\$0.00</b>	<b>(\$22,110.12)</b>	<b>\$0.00</b>
<b>Reserve Net Income</b>	<b>\$13,552.41</b>	<b>\$19,533.00</b>	<b>(\$5,980.59)</b>	<b>\$101,015.40</b>	<b>\$117,198.99</b>	<b>(\$16,183.59)</b>	<b>\$234,400.00</b>
<b>Net Income</b>	<b>\$26,163.33</b>	<b>\$18,444.83</b>	<b>\$7,718.50</b>	<b>\$71,237.30</b>	<b>\$109,713.98</b>	<b>(\$38,476.68)</b>	<b>\$240,523.00</b>