

Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 7/31/2022

Assets

Cash- Operating	
01059 - Metro Phoenix - Operating	\$178,976.63
Cash- Operating Total	\$178,976.63
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,315,829.98
01200 - Metro Phoenix - Reserve CD	\$981,892.91
Cash- Reserves Total	\$2,297,722.89
Other	
01521 - HO Assess. Receiv.	\$710.50
01530 - HO Late Fees Receivable	\$657.55
Other Total	\$1,368.05
Assets Total	\$2,478,067.57
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$12,066.35
02125 - Deferred Assessments	\$173,678.33
Current Liabilities Total	\$185,744.68
Retained Earnings	\$2,198,726.31
Net Income	\$93,596.58
Liabilities & Equity Total	\$2,478,067.57

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
7/1/2022 - 7/31/2022**

7/1/2022 - 7/31/2022	11/1/2021 - 7/31/2022
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other Income</u>							
14200 - Interest on Operating Account	\$9.85	\$15.00	(\$5.15)	\$158.56	\$135.00	\$23.56	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$52,025.28	\$48,900.00	\$3,125.28	\$65,200.00
14220 - Northern Road Income	\$5,287.42	\$5,200.00	\$87.42	\$47,521.54	\$46,800.00	\$721.54	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$0.00	\$0.00	\$4,875.00	\$4,950.00	(\$75.00)	\$4,950.00
Total Other Income	\$5,297.27	\$5,215.00	\$82.27	\$104,580.38	\$100,785.00	\$3,795.38	\$132,730.00
<u>Owner Income</u>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$438,993.72	\$438,993.72	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$2,730.03	\$2,313.00	\$417.03	\$3,084.00
14140 - Late Fees	\$0.00	\$850.00	(\$850.00)	\$7,427.50	\$7,650.00	(\$222.50)	\$10,200.00
14160 - Transfer Fees	\$4,600.00	\$6,250.00	(\$1,650.00)	\$46,515.00	\$56,250.00	(\$9,735.00)	\$75,000.00
Total Owner Income	\$53,680.41	\$56,134.08	(\$2,453.67)	\$495,666.25	\$505,206.72	(\$9,540.47)	\$673,609.00
Total Income	\$58,977.68	\$61,349.08	(\$2,371.40)	\$600,246.63	\$605,991.72	(\$5,745.09)	\$806,339.00
Expense							
<u>Security Expenses</u>							
15000 - Security Wages	\$17,358.63	\$17,879.42	\$520.79	\$156,227.67	\$160,914.78	\$4,687.11	\$214,553.00
15050 - Security Miscellaneous	\$29.48	\$20.00	(\$9.48)	\$1,017.69	\$1,480.00	\$462.31	\$1,500.00
Total Security Expenses	\$17,388.11	\$17,899.42	\$511.31	\$157,245.36	\$162,394.78	\$5,149.42	\$216,053.00
<u>Landscape & Other Maintenance</u>							
15500 - Landscape & Flower Maintenance	\$8,010.22	\$2,600.00	(\$5,410.22)	\$23,675.22	\$23,400.00	(\$275.22)	\$31,200.00
15510 - Landscape Other	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00	(\$320.00)	\$0.00
15511 - Common Area Maintenance	\$831.11	\$0.00	(\$831.11)	\$2,956.04	\$3,500.00	\$543.96	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$0.00	\$0.00	\$180.00	\$600.00	\$420.00	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$900.00	(\$1,092.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$900.00	\$805.00	\$1,200.00
15570 - Street Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$850.00	\$9,500.00	\$8,650.00	\$9,500.00
15580 - Street Sweeping	\$1,032.55	\$975.00	(\$57.55)	\$8,897.30	\$8,775.00	(\$122.30)	\$11,700.00
Total Landscape & Other Maintenance	\$9,873.88	\$3,775.00	(\$6,098.88)	\$38,966.19	\$47,575.00	\$8,608.81	\$62,300.00
<u>Utilities</u>							
16000 - Electric	\$536.59	\$708.00	\$171.41	\$4,330.28	\$6,372.00	\$2,041.72	\$8,496.00
16010 - Water	\$0.00	\$1,000.00	\$1,000.00	\$8,558.95	\$9,000.00	\$441.05	\$12,000.00
Total Utilities	\$536.59	\$1,708.00	\$1,171.41	\$12,889.23	\$15,372.00	\$2,482.77	\$20,496.00
<u>Admin. Salaries & Benefit</u>							
16500 - Salaries	\$4,459.00	\$9,000.00	\$4,541.00	\$70,036.62	\$81,000.00	\$10,963.38	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,530.00	\$494.65	\$2,040.00
16530 - Payroll Service Fees	\$90.14	\$133.00	\$42.86	\$819.70	\$1,197.00	\$377.30	\$1,596.00
16540 - Payroll Tax Expense	\$334.61	\$875.00	\$540.39	\$5,413.00	\$7,875.00	\$2,462.00	\$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	\$4,883.75	\$10,178.00	\$5,294.25	\$77,613.67	\$92,002.00	\$14,388.33	\$122,536.00
<u>Other Admin Expenses</u>							
17000 - Office Supplies	\$81.65	\$200.00	\$118.35	\$1,352.43	\$1,800.00	\$447.57	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$33.60	\$166.00	\$132.40	\$423.24	\$1,494.00	\$1,070.76	\$1,992.00
17020 - Accounting Services	\$500.00	\$350.00	(\$150.00)	\$4,100.00	\$3,150.00	(\$950.00)	\$4,200.00
17025 - Telephones	\$112.40	\$200.00	\$87.60	\$1,443.26	\$1,800.00	\$356.74	\$2,400.00
17030 - Miscellaneous Services	\$0.00	\$300.00	\$300.00	\$8,462.50	\$2,700.00	(\$5,762.50)	\$3,600.00
17035 - Office Rent	\$2,017.69	\$1,980.00	(\$37.69)	\$17,843.05	\$17,820.00	(\$23.05)	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$2,700.00	\$2,700.00	\$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	\$1,477.50	\$1,550.00	\$72.50	\$13,031.43	\$7,650.00	(\$5,381.43)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$2,266.00	\$2,241.00	(\$25.00)	\$2,988.00
Total Other Admin Expenses	\$4,471.84	\$5,295.00	\$823.16	\$48,921.91	\$41,355.00	(\$7,566.91)	\$57,860.00
<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	\$10,383.03	\$10,384.47	\$1.44	\$13,846.00
18040 - Legal Fees General Business	\$5,089.50	\$3,000.00	(\$2,089.50)	\$38,573.00	\$27,000.00	(\$11,573.00)	\$36,000.00
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$764.00	\$650.00	(\$114.00)	\$650.00

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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
18047 - Community Relations	\$0.00	\$30.00	\$30.00	\$26.16	\$270.00	\$243.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$745.00	\$680.00	(\$65.00)	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$450.00	\$310.00	\$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	\$675.00	\$497.21	\$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	\$6,411.00	\$50.00	(\$6,361.00)	\$50.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$26,428.00	\$1,500.00	(\$24,928.00)	\$1,500.00
18086 - Property Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Total General	\$6,313.17	\$4,343.83	(\$1,969.34)	\$131,985.13	\$73,209.47	(\$58,775.66)	\$86,571.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$175,797.99	\$175,797.99	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,533.00	\$19,533.00	\$0.00	\$175,797.99	\$175,797.99	\$0.00	\$234,400.00
Total Expense	\$63,000.34	\$62,732.25	(\$268.09)	\$643,419.48	\$607,706.24	(\$35,713.24)	\$800,216.00
Operating Net Income	(\$4,022.66)	(\$1,383.17)	(\$2,639.49)	(\$43,172.85)	(\$1,714.52)	(\$41,458.33)	\$6,123.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$453.54	\$0.00	\$453.54	\$3,774.67	\$0.00	\$3,774.67	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$4,617.58	\$0.00	\$4,617.58	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$175,797.99	\$175,797.99	\$0.00	\$234,400.00
Total Reserve - Income	\$20,366.04	\$19,533.00	\$833.04	\$184,190.24	\$175,797.99	\$8,392.25	\$234,400.00
Total Reserve Income	\$20,366.04	\$19,533.00	\$833.04	\$184,190.24	\$175,797.99	\$8,392.25	\$234,400.00
Reserve Expense							
Reserve - Expense							
03140 - Sign Expense	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	(\$240.00)	\$0.00
03160 - Street Lights	\$12,709.87	\$0.00	(\$12,709.87)	\$12,709.87	\$0.00	(\$12,709.87)	\$0.00
03182 - Landscape Improvements	\$8,966.70	\$0.00	(\$8,966.70)	\$34,470.94	\$0.00	(\$34,470.94)	\$0.00
Total Reserve - Expense	\$21,676.57	\$0.00	(\$21,676.57)	\$47,420.81	\$0.00	(\$47,420.81)	\$0.00
Total Reserve Expense	\$21,676.57	\$0.00	(\$21,676.57)	\$47,420.81	\$0.00	(\$47,420.81)	\$0.00
Reserve Net Income	(\$1,310.53)	\$19,533.00	(\$20,843.53)	\$136,769.43	\$175,797.99	(\$39,028.56)	\$234,400.00
Net Income	(\$5,333.19)	\$18,149.83	(\$23,483.02)	\$93,596.58	\$174,083.47	(\$80,486.89)	\$240,523.00