

Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 6/30/2022

Assets

Cash- Operating	
01059 - Metro Phoenix - Operating	\$236,919.12
Cash- Operating Total	\$236,919.12
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,317,520.01
01200 - Metro Phoenix - Reserve CD	\$981,513.41
Cash- Reserves Total	\$2,299,033.42
Other	
01521 - HO Assess. Receiv.	\$710.50
01530 - HO Late Fees Receivable	\$657.55
Other Total	\$1,368.05
Assets Total	\$2,537,320.59
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$11,618.35
02125 - Deferred Assessments	\$228,046.16
Current Liabilities Total	\$239,664.51
Retained Earnings	\$2,198,726.31
Net Income	\$98,929.77
Liabilities & Equity Total	\$2,537,320.59

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
6/1/2022 - 6/30/2022**

6/1/2022 - 6/30/2022	11/1/2021 - 6/30/2022
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other Income</u>							
14200 - Interest on Operating Account	\$11.89	\$15.00	(\$3.11)	\$148.71	\$120.00	\$28.71	\$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	\$42,234.12	\$41,600.00	\$634.12	\$62,400.00
14240 - Grandfathered Income	\$325.00	\$0.00	\$325.00	\$4,875.00	\$4,950.00	(\$75.00)	\$4,950.00
Total Other Income	\$5,624.31	\$5,215.00	\$409.31	\$99,283.11	\$95,570.00	\$3,713.11	\$132,730.00
<u>Owner Income</u>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$390,216.64	\$390,216.64	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$2,426.70	\$2,056.00	\$370.70	\$3,084.00
14140 - Late Fees	\$40.00	\$850.00	(\$810.00)	\$7,427.50	\$6,800.00	\$627.50	\$10,200.00
14160 - Transfer Fees	\$2,350.00	\$6,250.00	(\$3,900.00)	\$41,915.00	\$50,000.00	(\$8,085.00)	\$75,000.00
Total Owner Income	\$51,470.41	\$56,134.08	(\$4,663.67)	\$441,985.84	\$449,072.64	(\$7,086.80)	\$673,609.00
Total Income	\$57,094.72	\$61,349.08	(\$4,254.36)	\$541,268.95	\$544,642.64	(\$3,373.69)	\$806,339.00
Expense							
<u>Security Expenses</u>							
15000 - Security Wages	\$17,358.63	\$17,879.42	\$520.79	\$138,869.04	\$143,035.36	\$4,166.32	\$214,553.00
15050 - Security Miscellaneous	\$14.33	\$0.00	(\$14.33)	\$988.21	\$1,460.00	\$471.79	\$1,500.00
Total Security Expenses	\$17,372.96	\$17,879.42	\$506.46	\$139,857.25	\$144,495.36	\$4,638.11	\$216,053.00
<u>Landscape & Other Maintenance</u>							
15500 - Landscape & Flower Maintenance	\$0.00	\$2,600.00	\$2,600.00	\$15,665.00	\$20,800.00	\$5,135.00	\$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	\$0.00	\$0.00	\$2,124.93	\$3,500.00	\$1,375.07	\$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	\$800.00	(\$1,192.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$800.00	\$705.00	\$1,200.00
15570 - Street Maintenance & Repair	\$0.00	\$7,500.00	\$7,500.00	\$850.00	\$9,500.00	\$8,650.00	\$9,500.00
15580 - Street Sweeping	\$1,013.25	\$975.00	(\$38.25)	\$7,864.75	\$7,800.00	(\$64.75)	\$11,700.00
Total Landscape & Other Maintenance	\$1,013.25	\$11,275.00	\$10,261.75	\$29,092.31	\$43,800.00	\$14,707.69	\$62,300.00
<u>Utilities</u>							
16000 - Electric	\$0.00	\$708.00	\$708.00	\$3,793.69	\$5,664.00	\$1,870.31	\$8,496.00
16010 - Water	\$1,949.14	\$1,000.00	(\$949.14)	\$8,558.95	\$8,000.00	(\$558.95)	\$12,000.00
Total Utilities	\$1,949.14	\$1,708.00	(\$241.14)	\$12,352.64	\$13,664.00	\$1,311.36	\$20,496.00
<u>Admin, Salaries & Benefit</u>							
16500 - Salaries	\$3,584.20	\$9,000.00	\$5,415.80	\$65,577.62	\$72,000.00	\$6,422.38	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,360.00	\$324.65	\$2,040.00
16530 - Payroll Service Fees	\$90.14	\$133.00	\$42.86	\$729.56	\$1,064.00	\$334.44	\$1,596.00
16540 - Payroll Tax Expense	\$267.69	\$875.00	\$607.31	\$5,078.39	\$7,000.00	\$1,921.61	\$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	\$3,942.03	\$10,178.00	\$6,235.97	\$72,729.92	\$81,824.00	\$9,094.08	\$122,536.00
<u>Other Admin Expenses</u>							
17000 - Office Supplies	\$106.48	\$200.00	\$93.52	\$1,270.78	\$1,600.00	\$329.22	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$6.24	\$166.00	\$159.76	\$389.64	\$1,328.00	\$938.36	\$1,992.00
17020 - Accounting Services	\$500.00	\$350.00	(\$150.00)	\$3,600.00	\$2,800.00	(\$800.00)	\$4,200.00
17025 - Telephones	\$112.40	\$200.00	\$87.60	\$1,330.86	\$1,600.00	\$269.14	\$2,400.00
17030 - Miscellaneous Services	\$0.00	\$300.00	\$300.00	\$8,462.50	\$2,400.00	(\$6,062.50)	\$3,600.00
17035 - Office Rent	\$1,978.17	\$1,980.00	\$1.83	\$15,825.36	\$15,840.00	\$14.64	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$2,400.00	\$2,400.00	\$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	\$1,743.38	\$600.00	(\$1,143.38)	\$11,553.93	\$6,100.00	(\$5,453.93)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$2,017.00	\$1,992.00	(\$25.00)	\$2,988.00
Total Other Admin Expenses	\$4,695.67	\$4,345.00	(\$350.67)	\$44,450.07	\$36,060.00	(\$8,390.07)	\$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	\$9,229.36	\$9,230.64	\$1.28	\$13,846.00
18040 - Legal Fees General Business	\$10,311.50	\$3,000.00	(\$7,311.50)	\$33,483.50	\$24,000.00	(\$9,483.50)	\$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	\$240.00	\$213.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$675.00	\$645.00	(\$30.00)	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$400.00	\$260.00	\$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	\$600.00	\$422.21	\$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	\$3,176.00	\$0.00	(\$3,176.00)	\$6,411.00	\$50.00	(\$6,361.00)	\$50.00
18085 - Income Tax-Federal	\$13,214.00	\$0.00	(\$13,214.00)	\$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	\$27,925.17	\$4,343.83	(\$23,581.34)	\$125,671.96	\$68,865.64	(\$56,806.32)	\$86,571.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$156,264.99	\$156,264.99	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,533.00	\$19,533.00	\$0.00	\$156,264.99	\$156,264.99	\$0.00	\$234,400.00
Total Expense	\$76,431.22	\$69,262.25	(\$7,168.97)	\$580,419.14	\$544,973.99	(\$35,445.15)	\$800,216.00
Operating Net Income	(\$19,336.50)	(\$7,913.17)	(\$11,423.33)	(\$39,150.19)	(\$331.35)	(\$38,818.84)	\$6,123.00
Reserve Income							
<u>Reserve - Income</u>							
03005 - Interest Income	\$433.83	\$0.00	\$433.83	\$3,321.13	\$0.00	\$3,321.13	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$4,238.08	\$0.00	\$4,238.08	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$156,264.99	\$156,264.99	\$0.00	\$234,400.00
Total Reserve - Income	\$20,346.33	\$19,533.00	\$813.33	\$163,824.20	\$156,264.99	\$7,559.21	\$234,400.00
Total Reserve Income	\$20,346.33	\$19,533.00	\$813.33	\$163,824.20	\$156,264.99	\$7,559.21	\$234,400.00
Reserve Expense							
<u>Reserve - Expense</u>							
03140 - Sign Expense	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	(\$240.00)	\$0.00
03182 - Landscape Improvements	\$4,635.31	\$0.00	(\$4,635.31)	\$25,504.24	\$0.00	(\$25,504.24)	\$0.00
Total Reserve - Expense	\$4,635.31	\$0.00	(\$4,635.31)	\$25,744.24	\$0.00	(\$25,744.24)	\$0.00
Total Reserve Expense	\$4,635.31	\$0.00	(\$4,635.31)	\$25,744.24	\$0.00	(\$25,744.24)	\$0.00
Reserve Net Income	\$15,711.02	\$19,533.00	(\$3,821.98)	\$138,079.96	\$156,264.99	(\$18,185.03)	\$234,400.00
Net Income	(\$3,625.48)	\$11,619.83	(\$15,245.31)	\$98,929.77	\$155,933.64	(\$57,003.87)	\$240,523.00