

Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 10/31/2022

Assets	
Cash- Operating	
01059 - Metro Phoenix - Operating	\$432,235.62
Cash- Operating Total	\$432,235.62
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,341,126.27
01200 - Metro Phoenix - Reserve CD	\$983,031.41
Cash- Reserves Total	\$2,324,157.68
Other	
01521 - HO Assess. Receiv.	\$600.00
01530 - HO Late Fees Receivable	\$602.55
Other Total	\$1,202.55
Assets Total	\$2,757,595.85
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$377,256.45
02125 - Deferred Assessments	\$10,574.84
Current Liabilities Total	\$387,831.29
Retained Earnings	\$2,198,726.31
Net Income	\$171,038.25
Liabilities & Equity Total	\$2,757,595.85

Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
10/1/2022 - 10/31/2022

10/1/2022 - 10/31/2022 11/1/2021 - 10/31/2022

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Other Income							
14200 - Interest on Operating Account	\$42.66	\$15.00	\$27.66	\$219.46	\$180.00	\$39.46	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$69,686.89	\$65,200.00	\$4,486.89	\$65,200.00
14220 - Northern Road Income	\$5,287.42	\$5,200.00	\$87.42	\$63,383.80	\$62,400.00	\$983.80	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$0.00	\$0.00	\$4,875.00	\$4,950.00	(\$75.00)	\$4,950.00
14270 - Insurance Claim Reimbursement	\$0.00	\$0.00	\$0.00	\$4,509.83	\$0.00	\$4,509.83	\$0.00
Total Other Income	\$5,330.08	\$5,215.00	\$115.08	\$142,674.98	\$132,730.00	\$9,944.98	\$132,730.00
Owner Income							
14100 - Homeowner Dues	\$48,777.08	\$48,777.12	(\$0.04)	\$585,324.96	\$585,325.00	(\$0.04)	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$3,640.02	\$3,084.00	\$556.02	\$3,084.00
14140 - Late Fees	\$0.00	\$850.00	(\$850.00)	\$7,427.50	\$10,200.00	(\$2,772.50)	\$10,200.00
14160 - Transfer Fees	\$2,350.00	\$6,250.00	(\$3,900.00)	\$55,005.00	\$75,000.00	(\$19,995.00)	\$75,000.00
Total Owner Income	\$51,430.41	\$56,134.12	(\$4,703.71)	\$651,397.48	\$673,609.00	(\$22,211.52)	\$673,609.00
Total Income	\$56,760.49	\$61,349.12	(\$4,588.63)	\$794,072.46	\$806,339.00	(\$12,266.54)	\$806,339.00
Expense							
Security Expenses							
15000 - Security Wages	\$17,358.63	\$17,879.38	\$520.75	\$190,944.93	\$214,553.00	\$23,608.07	\$214,553.00
15050 - Security Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,017.69	\$1,500.00	\$482.31	\$1,500.00
Total Security Expenses	\$17,358.63	\$17,879.38	\$520.75	\$191,962.62	\$216,053.00	\$24,090.38	\$216,053.00
Landscape & Other Maintenance							
15500 - Landscape & Flower Maintenance	\$2,600.00	\$2,600.00	\$0.00	\$26,275.22	\$31,200.00	\$4,924.78	\$31,200.00
15510 - Landscape Other	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00	(\$320.00)	\$0.00
15511 - Common Area Maintenance	\$236.41	\$0.00	(\$236.41)	\$3,230.80	\$6,500.00	\$3,269.20	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$200.00	\$200.00	\$458.33	\$1,000.00	\$541.67	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$1,200.00	(\$792.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$1,200.00	\$1,105.00	\$1,200.00
15570 - Street Maintenance & Repair	\$2,121.21	\$0.00	(\$2,121.21)	\$2,971.21	\$9,500.00	\$6,528.79	\$9,500.00
15580 - Street Sweeping	\$1,032.55	\$975.00	(\$57.55)	\$11,975.65	\$11,700.00	(\$275.65)	\$11,700.00
Total Landscape & Other Maintenance	\$5,990.17	\$3,975.00	(\$2,015.17)	\$47,318.84	\$62,300.00	\$14,981.16	\$62,300.00
Utilities							
16000 - Electric	\$537.68	\$708.00	\$170.32	\$5,943.30	\$8,496.00	\$2,552.70	\$8,496.00
16010 - Water	\$1,104.45	\$1,000.00	(\$104.45)	\$14,643.21	\$12,000.00	(\$2,643.21)	\$12,000.00
Total Utilities	\$1,642.13	\$1,708.00	\$65.87	\$20,586.51	\$20,496.00	(\$90.51)	\$20,496.00
Admin. Salaries & Benefit							
16500 - Salaries	\$3,943.54	\$9,000.00	\$5,056.46	\$82,259.44	\$108,000.00	\$25,740.56	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$2,040.00	\$1,004.65	\$2,040.00
16530 - Payroll Service Fees	\$98.83	\$133.00	\$34.17	\$1,098.81	\$1,596.00	\$497.19	\$1,596.00
16540 - Payroll Tax Expense	\$302.72	\$875.00	\$572.28	\$6,336.57	\$10,500.00	\$4,163.43	\$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	\$4,345.09	\$10,178.00	\$5,832.91	\$91,039.17	\$122,536.00	\$31,496.83	\$122,536.00
Other Admin Expenses							
17000 - Office Supplies	\$527.79	\$200.00	(\$327.79)	\$1,902.98	\$2,400.00	\$497.02	\$2,400.00
17010 - Printing	\$1,977.27	\$1,800.00	(\$177.27)	\$1,977.27	\$1,800.00	(\$177.27)	\$1,800.00
17015 - Postage	\$1,030.66	\$166.00	(\$864.66)	\$1,491.34	\$1,992.00	\$500.66	\$1,992.00
17020 - Accounting Services	\$500.00	\$350.00	(\$150.00)	\$5,600.00	\$4,200.00	(\$1,400.00)	\$4,200.00
17025 - Telephones	\$200.54	\$200.00	(\$0.54)	\$1,874.82	\$2,400.00	\$525.18	\$2,400.00
17030 - Miscellaneous Services	(\$2,121.21)	\$300.00	\$2,421.21	\$10,685.69	\$3,600.00	(\$7,085.69)	\$3,600.00
17035 - Office Rent	\$2,017.69	\$2,020.00	\$2.31	\$23,896.12	\$23,880.00	(\$16.12)	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$3,600.00	\$3,600.00	\$3,600.00
17045 - Storage	\$0.00	\$0.00	\$0.00	\$926.16	\$1,000.00	\$73.84	\$1,000.00
17050 - Computer/Software/Repairs/Website	\$2,000.59	\$1,550.00	(\$450.59)	\$15,488.93	\$10,000.00	(\$5,488.93)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$3,013.00	\$2,988.00	(\$25.00)	\$2,988.00
Total Other Admin Expenses	\$6,382.33	\$7,135.00	\$752.67	\$66,856.31	\$57,860.00	(\$8,996.31)	\$57,860.00
General							
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	\$1,153.87	\$0.20	\$13,844.04	\$13,846.00	\$1.96	\$13,846.00
18040 - Legal Fees General Business	\$1,479.00	\$3,000.00	\$1,521.00	\$45,301.50	\$36,000.00	(\$9,301.50)	\$36,000.00

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10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			11/1/2021 - 10/31/2022			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$764.00	\$650.00	(\$114.00)	\$650.00
18047 - Community Relations	\$0.00	\$400.00	\$400.00	\$26.16	\$700.00	\$673.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$745.00	\$785.00	\$40.00	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$550.00	\$410.00	\$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	\$900.00	\$722.21	\$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	\$40.00	\$40.00	\$6.78	\$40.00	\$33.22	\$40.00
Total General	\$2,702.67	\$4,753.87	\$2,051.20	\$142,181.42	\$86,571.00	(\$55,610.42)	\$86,571.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,536.01	\$19,536.01	\$0.00	\$234,400.00	\$234,400.00	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,536.01	\$19,536.01	\$0.00	\$234,400.00	\$234,400.00	\$0.00	\$234,400.00
Total Expense	\$57,957.03	\$65,165.26	\$7,208.23	\$794,344.87	\$800,216.00	\$5,871.13	\$800,216.00
Operating Net Income	(\$1,196.54)	(\$3,816.14)	\$2,619.60	(\$272.41)	\$6,123.00	(\$6,395.41)	\$6,123.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$842.56	\$0.00	\$842.56	\$5,504.80	\$0.00	\$5,504.80	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$5,756.08	\$0.00	\$5,756.08	\$0.00
03010 - Transfer from OFund - General	\$19,536.01	\$19,536.01	\$0.00	\$234,400.00	\$234,400.00	\$0.00	\$234,400.00
Total Reserve - Income	\$20,758.07	\$19,536.01	\$1,222.06	\$245,660.88	\$234,400.00	\$11,260.88	\$234,400.00
Total Reserve Income	\$20,758.07	\$19,536.01	\$1,222.06	\$245,660.88	\$234,400.00	\$11,260.88	\$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	\$1,287.36	\$0.00	(\$1,287.36)	\$13,997.23	\$0.00	(\$13,997.23)	\$0.00
03182 - Landscape Improvements	\$2,480.00	\$0.00	(\$2,480.00)	\$60,112.99	\$0.00	(\$60,112.99)	\$0.00
Total Reserve - Expense	\$3,767.36	\$0.00	(\$3,767.36)	\$74,350.22	\$0.00	(\$74,350.22)	\$0.00
Total Reserve Expense	\$3,767.36	\$0.00	(\$3,767.36)	\$74,350.22	\$0.00	(\$74,350.22)	\$0.00
Reserve Net Income	\$16,990.71	\$19,536.01	(\$2,545.30)	\$171,310.66	\$234,400.00	(\$63,089.34)	\$234,400.00
Net Income	\$15,794.17	\$15,719.87	\$74.30	\$171,038.25	\$240,523.00	(\$69,484.75)	\$240,523.00