

**Arizona Biltmore Estates Village Association  
ABEVA Balance Sheet  
Period Through: 9/30/2022**

<b>Assets</b>	
Cash- Operating	
01059 - Metro Phoenix - Operating	\$129,565.39
Cash- Operating Total	<b>\$129,565.39</b>
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,324,515.06
01200 - Metro Phoenix - Reserve CD	\$982,651.91
Cash- Reserves Total	<b>\$2,307,166.97</b>
Other	
01521 - HO Assess. Receiv.	\$710.50
01530 - HO Late Fees Receivable	\$657.55
Other Total	<b>\$1,368.05</b>
Assets Total	<b>\$2,438,100.41</b>
<b>Liabilities and Equity</b>	
Current Liabilities	
02110 - Prepaid HO Assessments	\$19,187.35
02125 - Deferred Assessments	\$64,942.67
Current Liabilities Total	<b>\$84,130.02</b>
Retained Earnings	<b>\$2,198,726.31</b>
Net income	\$155,244.08
Liabilities & Equity Total	<b>\$2,438,100.41</b>

**Arizona Biltmore Estates Village Association  
ABEVA Income/ Expense Budget Report  
9/1/2022 - 9/30/2022**

9/1/2022 - 9/30/2022      11/1/2021 - 9/30/2022

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b>Other Income</b>							
14200 - Interest on Operating Account	\$9.61	\$15.00	(\$5.39)	\$176.80	\$165.00	\$11.80	\$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	\$58,096.38	\$57,200.00	\$896.38	\$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
<b>Total Other Income</b>	<b>\$5,297.03</b>	<b>\$5,215.00</b>	<b>\$82.03</b>	<b>\$137,344.90</b>	<b>\$127,515.00</b>	<b>\$9,829.90</b>	<b>\$132,730.00</b>
<b>Owner Income</b>							
14100 - Homeowner Dues	\$48,777.08	\$48,777.08	\$0.00	\$536,547.88	\$536,547.88	\$0.00	\$585,325.00
14110 - Apartment Dues	\$303.33	\$257.00	\$46.33	\$3,336.69	\$2,827.00	\$509.69	\$3,084.00
14140 - Late Fees	\$0.00	\$850.00	(\$850.00)	\$7,427.50	\$9,350.00	(\$1,922.50)	\$10,200.00
14160 - Transfer Fees	\$3,790.00	\$6,250.00	(\$2,460.00)	\$52,655.00	\$68,750.00	(\$16,095.00)	\$75,000.00
<b>Total Owner Income</b>	<b>\$52,870.41</b>	<b>\$56,134.08</b>	<b>(\$3,263.67)</b>	<b>\$599,967.07</b>	<b>\$617,474.88</b>	<b>(\$17,507.81)</b>	<b>\$673,609.00</b>
<b>Total Income</b>	<b>\$58,167.44</b>	<b>\$61,349.08</b>	<b>(\$3,181.64)</b>	<b>\$737,311.97</b>	<b>\$744,989.88</b>	<b>(\$7,677.91)</b>	<b>\$806,339.00</b>
<b>Expense</b>							
<b>Security Expenses</b>							
15000 - Security Wages	\$0.00	\$17,879.42	\$17,879.42	\$173,586.30	\$196,673.62	\$23,087.32	\$214,553.00
15050 - Security Miscellaneous	\$0.00	\$20.00	\$20.00	\$1,017.69	\$1,500.00	\$482.31	\$1,500.00
<b>Total Security Expenses</b>	<b>\$0.00</b>	<b>\$17,899.42</b>	<b>\$17,899.42</b>	<b>\$174,603.99</b>	<b>\$198,173.62</b>	<b>\$23,569.63</b>	<b>\$216,053.00</b>
<b>Landscape &amp; Other Maintenance</b>							
15500 - Landscape & Flower Maintenance	\$0.00	\$2,600.00	\$2,600.00	\$23,675.22	\$28,600.00	\$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	\$0.00	\$1,000.00	\$1,000.00	\$2,994.39	\$6,500.00	\$3,505.61	\$6,500.00
15530 - Sprinkler Maintenance	\$0.00	\$0.00	\$0.00	\$458.33	\$800.00	\$341.67	\$1,000.00
15540 - Street Light Maintenance	\$0.00	\$100.00	\$100.00	\$1,992.63	\$1,100.00	(\$892.63)	\$1,200.00
15550 - Signs	\$0.00	\$100.00	\$100.00	\$95.00	\$1,100.00	\$1,005.00	\$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	\$1,013.25	\$975.00	(\$38.25)	\$10,943.10	\$10,725.00	(\$218.10)	\$11,700.00
<b>Total Landscape &amp; Other Maintenance</b>	<b>\$1,013.25</b>	<b>\$4,775.00</b>	<b>\$3,761.75</b>	<b>\$41,328.67</b>	<b>\$58,325.00</b>	<b>\$16,996.33</b>	<b>\$62,300.00</b>
<b>Utilities</b>							
16000 - Electric	\$537.80	\$708.00	\$170.20	\$5,405.62	\$7,788.00	\$2,382.38	\$8,496.00
16010 - Water	\$0.00	\$1,000.00	\$1,000.00	\$13,538.76	\$11,000.00	(\$2,538.76)	\$12,000.00
<b>Total Utilities</b>	<b>\$537.80</b>	<b>\$1,708.00</b>	<b>\$1,170.20</b>	<b>\$18,944.38</b>	<b>\$18,788.00</b>	<b>(\$156.38)</b>	<b>\$20,496.00</b>
<b>Admin. Salaries &amp; Benefit</b>							
16500 - Salaries	\$4,695.08	\$9,000.00	\$4,304.92	\$78,315.90	\$99,000.00	\$20,684.10	\$108,000.00
16510 - Mileage Reimbursement	\$0.00	\$170.00	\$170.00	\$1,035.35	\$1,870.00	\$834.65	\$2,040.00
16530 - Payroll Service Fees	\$90.14	\$133.00	\$42.86	\$999.98	\$1,463.00	\$463.02	\$1,596.00
16540 - Payroll Tax Expense	\$353.16	\$875.00	\$521.84	\$6,033.85	\$9,625.00	\$3,591.15	\$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>\$5,138.38</b>	<b>\$10,178.00</b>	<b>\$5,039.62</b>	<b>\$86,694.08</b>	<b>\$112,358.00</b>	<b>\$25,663.92</b>	<b>\$122,536.00</b>
<b>Other Admin Expenses</b>							
17000 - Office Supplies	\$0.00	\$200.00	\$200.00	\$1,375.19	\$2,200.00	\$824.81	\$2,400.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
17015 - Postage	\$15.60	\$166.00	\$150.40	\$460.68	\$1,826.00	\$1,365.32	\$1,992.00
17020 - Accounting Services	\$500.00	\$350.00	(\$150.00)	\$5,100.00	\$3,850.00	(\$1,250.00)	\$4,200.00
17025 - Telephones	\$115.51	\$200.00	\$84.49	\$1,674.28	\$2,200.00	\$525.72	\$2,400.00
17030 - Miscellaneous Services	\$2,121.21	\$300.00	(\$1,821.21)	\$12,806.90	\$3,300.00	(\$9,506.90)	\$3,600.00
17035 - Office Rent	\$2,017.69	\$2,020.00	\$2.31	\$21,878.43	\$21,860.00	(\$18.43)	\$23,880.00
17040 - Office Equipment & Repair	\$0.00	\$300.00	\$300.00	\$0.00	\$3,300.00	\$3,300.00	\$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	\$270.91	\$500.00	\$229.09	\$13,488.34	\$8,450.00	(\$5,038.34)	\$10,000.00
17055 - High Speed Internet	\$249.00	\$249.00	\$0.00	\$2,764.00	\$2,739.00	(\$25.00)	\$2,988.00
<b>Total Other Admin Expenses</b>	<b>\$5,289.92</b>	<b>\$4,285.00</b>	<b>(\$1,004.92)</b>	<b>\$60,473.98</b>	<b>\$50,725.00</b>	<b>(\$9,748.98)</b>	<b>\$57,860.00</b>
<b>General</b>							
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	\$12,690.37	\$12,692.13	\$1.76	\$13,848.00
18040 - Legal Fees General Business	\$1,204.00	\$3,000.00	\$1,796.00	\$43,822.50	\$33,000.00	(\$10,822.50)	\$36,000.00

**Arizona Biltmore Estates Village Association**  
**ABEVA Income/ Expense Budget Report**  
**9/1/2022 - 9/30/2022**

9/1/2022 - 9/30/2022	11/1/2021 - 9/30/2022
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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	\$30.00	\$30.00	\$26.16	\$300.00	\$273.84	\$700.00
18048 - Biltmore Area Partnership	\$70.00	\$35.00	(\$35.00)	\$675.00	\$750.00	\$75.00	\$785.00
18050 - Seminars/Education	\$0.00	\$50.00	\$50.00	\$140.00	\$500.00	\$360.00	\$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	\$825.00	\$647.21	\$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	\$6.78	\$0.00	(\$6.78)	\$6.78	\$0.00	(\$6.78)	\$40.00
<b>Total General</b>	<b>\$2,434.45</b>	<b>\$4,343.83</b>	<b>\$1,909.38</b>	<b>\$139,478.75</b>	<b>\$81,817.13</b>	<b>(\$57,661.62)</b>	<b>\$86,571.00</b>
<b>Operating Reserve Activity</b>							
19105 - Fund Transfer - General	\$19,533.00	\$19,533.00	\$0.00	\$214,863.99	\$214,863.99	\$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>\$214,863.99</b>	<b>\$214,863.99</b>	<b>\$0.00</b>	<b>\$234,400.00</b>
<b>Total Expense</b>	<b>\$33,946.80</b>	<b>\$62,722.25</b>	<b>\$28,775.45</b>	<b>\$736,387.84</b>	<b>\$735,050.74</b>	<b>(\$1,337.10)</b>	<b>\$800,216.00</b>
<b>Operating Net Income</b>	<b>\$24,220.64</b>	<b>(\$1,373.17)</b>	<b>\$25,593.81</b>	<b>\$924.13</b>	<b>\$9,939.14</b>	<b>(\$9,015.01)</b>	<b>\$6,123.00</b>
<b>Reserve Income</b>							
<b>Reserve - Income</b>							
03005 - Interest Income	\$435.22	\$0.00	\$435.22	\$4,662.24	\$0.00	\$4,662.24	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$5,376.58	\$0.00	\$5,376.58	\$0.00
03010 - Transfer from OFund - General	\$19,533.00	\$19,533.00	\$0.00	\$214,863.99	\$214,863.99	\$0.00	\$234,400.00
<b>Total Reserve - Income</b>	<b>\$20,347.72</b>	<b>\$19,533.00</b>	<b>\$814.72</b>	<b>\$224,902.81</b>	<b>\$214,863.99</b>	<b>\$10,038.82</b>	<b>\$234,400.00</b>
<b>Total Reserve Income</b>	<b>\$20,347.72</b>	<b>\$19,533.00</b>	<b>\$814.72</b>	<b>\$224,902.81</b>	<b>\$214,863.99</b>	<b>\$10,038.82</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
03160 - Street Lights	\$0.00	\$0.00	\$0.00	\$12,709.87	\$0.00	(\$12,709.87)	\$0.00
03182 - Landscape Improvements	\$6,217.05	\$0.00	(\$6,217.05)	\$57,632.99	\$0.00	(\$57,632.99)	\$0.00
<b>Total Reserve - Expense</b>	<b>\$6,217.05</b>	<b>\$0.00</b>	<b>(\$6,217.05)</b>	<b>\$70,582.86</b>	<b>\$0.00</b>	<b>(\$70,582.86)</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$6,217.05</b>	<b>\$0.00</b>	<b>(\$6,217.05)</b>	<b>\$70,582.86</b>	<b>\$0.00</b>	<b>(\$70,582.86)</b>	<b>\$0.00</b>
<b>Reserve Net Income</b>	<b>\$14,130.67</b>	<b>\$19,533.00</b>	<b>(\$5,402.33)</b>	<b>\$154,319.95</b>	<b>\$214,863.99</b>	<b>(\$60,544.04)</b>	<b>\$234,400.00</b>
<b>Net Income</b>	<b>\$38,351.31</b>	<b>\$18,159.83</b>	<b>\$20,191.48</b>	<b>\$155,244.08</b>	<b>\$224,803.13</b>	<b>(\$69,559.05)</b>	<b>\$240,523.00</b>