

Arizona Biltmore Estates Village Association
ABEVA Balance Sheet
Period Through: 1/31/2023

Assets

Cash- Operating	
01059 - Metro Phoenix - Operating	\$496,782.67
Cash- Operating Total	\$496,782.67
Cash- Reserves	
01061 - Metro Phoenix - Reserve Acct	\$1,375,649.50
01200 - Metro Phoenix - Reserve CD	\$984,169.91
Cash- Reserves Total	\$2,359,819.41
Other	
01509 - Commercial Dues Receivable	\$60,079.91
01521 - HO Assess. Receiv.	\$1,491.92
01530 - HO Late Fees Receivable	\$816.50
Other Total	\$62,388.33
Assets Total	\$2,918,990.41
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$18,747.30
02125 - Deferred Assessments	\$503,981.47
Current Liabilities Total	\$522,728.77
Retained Earnings	\$2,369,764.56
Net Income	\$26,497.08
Liabilities & Equity Total	\$2,918,990.41

**Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
1/1/2023 - 1/31/2023**

Accounts	1/1/2023 - 1/31/2023			11/1/2022 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Other Income							
14200 - Interest on Operating Account	\$84.44	\$15.00	\$69.44	\$261.16	\$45.00	\$216.16	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$17,291.03	\$16,300.00	\$991.03	\$65,200.00
14220 - Northern Road Income	\$5,659.79	\$5,200.00	\$459.79	\$16,234.63	\$15,600.00	\$634.63	\$62,400.00
14240 - Grandfathered Income	\$1,625.00	\$2,700.00	(\$1,075.00)	\$1,950.00	\$3,025.00	(\$1,075.00)	\$4,950.00
Total Other Income	\$7,369.23	\$7,915.00	(\$545.77)	\$35,736.82	\$34,970.00	\$766.82	\$132,730.00
Owner Income							
14100 - Homeowner Dues	\$48,777.08	\$48,750.00	\$27.08	\$146,331.24	\$146,250.00	\$81.24	\$585,000.00
14110 - Apartment Dues	\$303.33	\$303.00	\$0.33	\$909.99	\$911.00	(\$1.01)	\$3,640.00
14140 - Late Fees	\$1,575.00	\$850.00	\$725.00	\$8,027.50	\$2,550.00	\$5,477.50	\$10,200.00
14160 - Transfer Fees	\$373.00	\$6,250.00	(\$5,877.00)	\$2,997.00	\$18,750.00	(\$15,753.00)	\$75,000.00
Total Owner Income	\$51,028.41	\$56,153.00	(\$5,124.59)	\$158,265.73	\$168,461.00	(\$10,195.27)	\$673,840.00
Total Income	\$58,397.64	\$64,068.00	(\$5,670.36)	\$194,002.55	\$203,431.00	(\$9,428.45)	\$806,570.00
Expense							
Security Expenses							
15000 - Security Wages	\$18,400.14	\$18,500.00	\$99.86	\$72,559.05	\$55,500.00	\$17,059.05	\$222,000.00
15050 - Security Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,075.00	\$1,500.00	\$425.00	\$1,575.00
15052 - Camera Monitoring Storage	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
Total Security Expenses	\$18,400.14	\$19,000.00	\$599.86	\$73,634.05	\$58,500.00	\$15,134.05	\$229,575.00
Landscape & Other Maintenance							
15500 - Landscape & Flower Maintenance	\$0.00	\$2,917.00	\$2,917.00	\$16,190.00	\$11,251.00	(\$4,939.00)	\$38,995.00
15530 - Sprinkler Maintenance	\$0.00	\$150.00	\$150.00	\$14.11	\$450.00	\$435.89	\$1,800.00
15540 - Street Light Maintenance	\$0.00	\$85.00	\$85.00	\$0.00	\$255.00	\$255.00	\$1,020.00
15550 - Signs	\$11.92	\$200.00	\$188.08	\$11.92	\$600.00	\$588.08	\$2,400.00
15570 - Street Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
15580 - Street Sweeping	\$1,052.00	\$1,175.00	\$123.00	\$3,117.10	\$3,525.00	\$407.90	\$14,100.00
Total Landscape & Other Maintenance	\$1,063.92	\$4,527.00	\$3,463.08	\$19,333.13	\$16,081.00	(\$3,252.13)	\$59,815.00
Utilities							
16000 - Electric	\$554.51	\$550.00	(\$4.51)	\$1,634.01	\$1,650.00	\$15.99	\$6,600.00
16010 - Water	\$1,014.18	\$1,170.00	\$155.82	\$4,434.51	\$3,510.00	(\$924.51)	\$14,040.00
Total Utilities	\$1,568.69	\$1,720.00	\$151.31	\$6,068.52	\$5,160.00	(\$908.52)	\$20,640.00
Admin, Salaries & Benefit							
16500 - Salaries	\$3,499.20	\$3,876.00	\$376.80	\$11,372.40	\$11,628.00	\$255.60	\$46,512.00
16502 - Salaries-Other	\$986.50	\$1,680.00	\$693.50	\$3,587.64	\$5,040.00	\$1,452.36	\$7,720.00
16530 - Payroll Service Fees	\$98.83	\$100.00	\$1.17	\$296.49	\$300.00	\$3.51	\$1,275.00
16540 - Payroll Tax Expense	\$364.30	\$710.00	\$345.70	\$1,166.41	\$2,130.00	\$963.59	\$8,520.00
16550 - Workman's Comp. Insurance	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Total Admin, Salaries & Benefit	\$4,948.83	\$6,966.00	\$2,017.17	\$16,422.94	\$19,698.00	\$3,275.06	\$64,627.00
Other Admin Expenses							
17000 - Office Supplies	\$63.42	\$165.00	\$101.58	\$251.35	\$495.00	\$243.65	\$1,980.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00
17015 - Postage	\$125.49	\$185.00	\$59.51	\$260.07	\$555.00	\$294.93	\$2,220.00
17020 - Accounting Services	\$542.00	\$560.00	\$18.00	\$1,633.67	\$1,680.00	\$46.33	\$6,720.00
17025 - Telephones	\$199.09	\$125.00	(\$74.09)	\$597.39	\$375.00	(\$222.39)	\$1,500.00
17030 - Miscellaneous Services	\$0.00	\$225.00	\$225.00	\$5,196.44	\$675.00	(\$4,521.44)	\$2,700.00
17035 - Office Rent	\$2,017.69	\$2,030.00	\$12.31	\$6,053.07	\$6,090.00	\$36.93	\$24,360.00
17040 - Office Equipment & Repair	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	(\$195.00)	\$1,000.00
17045 - Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
17050 - Computer/Software/Repairs/Website	\$1,797.47	\$1,183.33	(\$614.14)	\$2,198.72	\$3,549.99	\$1,351.27	\$14,200.00
17055 - High Speed Internet	\$249.00	\$250.00	\$1.00	\$747.00	\$750.00	\$3.00	\$3,000.00
Total Other Admin Expenses	\$4,994.16	\$4,723.33	(\$270.83)	\$17,132.71	\$14,169.99	(\$2,962.72)	\$60,780.00
General							
18010 - Audit	\$0.00	\$0.00	\$0.00	\$1,625.00	\$2,950.00	\$1,325.00	\$3,845.00
18015 - Fee/Permits/License	\$0.00	\$0.00	\$0.00	\$7.98	\$0.00	(\$7.98)	\$0.00
18020 - Newsletter Printing	\$1,153.67	\$1,183.00	\$29.33	\$3,461.01	\$3,549.00	\$87.99	\$14,196.00
18022 - Mailer	\$0.00	\$1,312.00	\$1,312.00	\$0.00	\$1,312.00	\$1,312.00	\$5,250.00
18040 - Legal Fees General Business	\$0.00	\$5,420.00	\$5,420.00	\$2,044.50	\$16,260.00	\$14,215.50	\$65,040.00
18045 - Professional Affiliations	\$0.00	\$0.00	\$0.00	\$500.00	\$650.00	\$150.00	\$650.00
18047 - Community Relations	\$0.00	\$10.42	\$10.42	\$0.00	\$31.26	\$31.26	\$125.00

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1/1/2023 - 1/31/2023**

Accounts	1/1/2023 - 1/31/2023			11/1/2022 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
18050 - Seminars/Education	\$430.00	\$375.00	(\$55.00)	\$500.00	\$515.00	\$15.00	\$1,145.00
18055 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
18070 - Board Meetings	\$1,180.57	\$0.00	(\$1,180.57)	\$3,378.57	\$4,000.00	\$621.43	\$6,150.00
18075 - Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$225.00
18080 - Income Tax/State	\$300.00	\$0.00	(\$300.00)	\$300.00	\$0.00	(\$300.00)	\$37,000.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$158.80	\$0.00	(\$158.80)	\$300.00
18086 - Property Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
Total General	\$3,064.24	\$8,300.42	\$5,236.18	\$11,975.86	\$29,342.26	\$17,366.40	\$136,733.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,533.33	\$19,533.33	\$0.00	\$58,599.99	\$58,599.99	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,533.33	\$19,533.33	\$0.00	\$58,599.99	\$58,599.99	\$0.00	\$234,400.00
Total Expense	\$53,573.31	\$64,770.08	\$11,196.77	\$203,167.20	\$201,551.24	(\$1,615.96)	\$806,570.00
Operating Net Income	\$4,824.33	(\$702.08)	\$5,526.41	(\$9,164.65)	\$1,879.76	(\$11,044.41)	\$0.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$2,330.46	\$0.00	\$2,330.46	\$4,587.38	\$0.00	\$4,587.38	\$0.00
03007 - Interest Income - CD	\$379.50	\$0.00	\$379.50	\$1,138.50	\$0.00	\$1,138.50	\$0.00
03010 - Transfer from OFund - General	\$19,533.33	\$19,533.33	\$0.00	\$58,599.99	\$58,599.99	\$0.00	\$234,400.00
Total Reserve - Income	\$22,243.29	\$19,533.33	\$2,709.96	\$64,325.87	\$58,599.99	\$5,725.88	\$234,400.00
Total Reserve Income	\$22,243.29	\$19,533.33	\$2,709.96	\$64,325.87	\$58,599.99	\$5,725.88	\$234,400.00
Reserve Expense							
Reserve - Expense							
03182 - Landscape Improvements	\$24,589.64	\$0.00	(\$24,589.64)	\$26,604.64	\$0.00	(\$26,604.64)	\$0.00
03183 - Beautification	\$450.00	\$0.00	(\$450.00)	\$450.00	\$0.00	(\$450.00)	\$0.00
03185 - Beautification - Crocker Property	\$1,609.50	\$0.00	(\$1,609.50)	\$1,609.50	\$0.00	(\$1,609.50)	\$0.00
Total Reserve - Expense	\$26,649.14	\$0.00	(\$26,649.14)	\$28,664.14	\$0.00	(\$28,664.14)	\$0.00
Total Reserve Expense	\$26,649.14	\$0.00	(\$26,649.14)	\$28,664.14	\$0.00	(\$28,664.14)	\$0.00
Reserve Net Income	(\$4,405.85)	\$19,533.33	(\$23,939.18)	\$35,661.73	\$58,599.99	(\$22,938.26)	\$234,400.00
Net Income	\$418.48	\$18,831.25	(\$18,412.77)	\$26,497.08	\$60,479.75	(\$33,982.67)	\$234,400.00