

**Arizona Biltmore Estates Village Association
 ABEVA Balance Sheet
 Period Through: 4/30/2023**

Assets	
Cash- Operating	
01059 - Alerus Bank - Operating	\$20,314.35
01060 - Alerus Bank - Operating Sweep	\$365,208.91
Cash- Operating Total	\$385,523.26
Cash- Reserves	
01061 - Alerus Bank - Reserve Acct	\$726,436.35
01062 - Alerus Bank - Reserve Sweep	\$1,418,054.61
01200 - Alerus Bank - Reserve CD	\$217,017.86
Cash- Reserves Total	\$2,361,508.82
Other	
01521 - HO Assess. Receiv.	\$925.50
01530 - HO Late Fees Receivable	\$501.50
Other Total	\$1,427.00
Assets Total	\$2,748,459.08
Liabilities and Equity	
Current Liabilities	
02110 - Prepaid HO Assessments	\$19,944.30
02125 - Deferred Assessments	\$339,760.87
Current Liabilities Total	\$359,705.17
Retained Earnings	\$2,369,764.56
Net Income	\$18,989.35
Liabilities & Equity Total	\$2,748,459.08

Arizona Biltmore Estates Village Association
ABEVA Income/ Expense Budget Report
4/1/2023 - 4/30/2023

Accounts	4/1/2023 - 4/30/2023			11/1/2022 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other Income</u>							
14200 - Interest on Operating Account	\$217.35	\$15.00	\$202.35	\$626.85	\$90.00	\$536.85	\$180.00
14210 - Cable Proceeds	\$0.00	\$0.00	\$0.00	\$29,549.98	\$32,600.00	(\$3,050.02)	\$65,200.00
14220 - Northern Road Income	\$5,659.79	\$5,200.00	\$459.79	\$33,214.00	\$31,200.00	\$2,014.00	\$62,400.00
14240 - Grandfathered Income	\$0.00	\$750.00	(\$750.00)	\$5,525.00	\$4,950.00	\$575.00	\$4,950.00
Total Other Income	\$5,877.14	\$5,965.00	(\$87.86)	\$68,915.83	\$68,840.00	\$75.83	\$132,730.00
<u>Owner Income</u>							
14100 - Homeowner Dues	\$48,777.08	\$48,750.00	\$27.08	\$292,662.48	\$292,500.00	\$162.48	\$585,000.00
14110 - Apartment Dues	\$303.33	\$303.00	\$0.33	\$1,819.98	\$1,820.00	(\$0.02)	\$3,640.00
14140 - Late Fees	\$20.00	\$850.00	(\$830.00)	\$7,985.00	\$5,100.00	\$2,885.00	\$10,200.00
14160 - Transfer Fees	\$3,657.00	\$6,250.00	(\$2,593.00)	\$16,019.00	\$37,500.00	(\$21,481.00)	\$75,000.00
Total Owner Income	\$52,757.41	\$56,153.00	(\$3,395.59)	\$318,486.46	\$336,920.00	(\$18,433.54)	\$673,840.00
Total Income	\$58,634.55	\$62,118.00	(\$3,483.45)	\$387,402.29	\$405,760.00	(\$18,357.71)	\$806,570.00
Expense							
<u>Security Expenses</u>							
15000 - Security Wages	\$18,400.14	\$18,500.00	\$99.86	\$127,759.47	\$111,000.00	(\$16,759.47)	\$222,000.00
15050 - Security Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,115.70	\$1,525.00	\$409.30	\$1,575.00
15052 - Camera Monitoring Storage	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
Total Security Expenses	\$18,400.14	\$19,000.00	\$599.86	\$128,875.17	\$115,525.00	(\$13,350.17)	\$229,575.00
<u>Landscape & Other Maintenance</u>							
15500 - Landscape & Flower Maintenance	\$3,360.00	\$2,916.00	(\$444.00)	\$22,910.00	\$19,999.00	(\$2,911.00)	\$38,995.00
15511 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$228.47	\$0.00	(\$228.47)	\$0.00
15530 - Sprinkler Maintenance	\$149.45	\$150.00	\$0.55	\$1,079.27	\$900.00	(\$179.27)	\$1,800.00
15540 - Street Light Maintenance	\$0.00	\$85.00	\$85.00	\$0.00	\$510.00	\$510.00	\$1,020.00
15550 - Signs	\$0.00	\$200.00	\$200.00	\$11.92	\$1,200.00	\$1,188.08	\$2,400.00
15570 - Street Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$1,500.00
15580 - Street Sweeping	\$1,052.00	\$1,175.00	\$123.00	\$6,273.10	\$7,050.00	\$776.90	\$14,100.00
Total Landscape & Other Maintenance	\$4,561.45	\$4,526.00	(\$35.45)	\$30,502.76	\$30,409.00	(\$93.76)	\$59,815.00
<u>Utilities</u>							
16000 - Electric	\$546.99	\$550.00	\$3.01	\$3,286.00	\$3,300.00	\$14.00	\$6,600.00
16010 - Water	\$622.66	\$1,170.00	\$547.34	\$6,912.86	\$7,020.00	\$107.14	\$14,040.00
Total Utilities	\$1,169.65	\$1,720.00	\$550.35	\$10,198.86	\$10,320.00	\$121.14	\$20,640.00
<u>Admin. Salaries & Benefit</u>							
16500 - Salaries	\$3,780.00	\$3,876.00	\$96.00	\$25,853.83	\$23,256.00	(\$2,597.83)	\$46,512.00
16502 - Salaries-Other	\$0.00	\$0.00	\$0.00	\$4,878.41	\$5,290.00	\$411.59	\$7,720.00
16530 - Payroll Service Fees	\$98.83	\$100.00	\$1.17	\$609.18	\$675.00	\$65.82	\$1,275.00
16540 - Payroll Tax Expense	\$342.61	\$710.00	\$367.39	\$3,314.49	\$4,260.00	\$945.51	\$8,520.00
16550 - Workman's Comp. Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$600.00
Total Admin. Salaries & Benefit	\$4,221.44	\$4,686.00	\$464.56	\$34,655.91	\$34,081.00	(\$574.91)	\$64,627.00
<u>Other Admin Expenses</u>							
17000 - Office Supplies	\$7.60	\$165.00	\$157.40	\$373.45	\$990.00	\$616.55	\$1,980.00
17010 - Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00
17015 - Postage	\$0.00	\$185.00	\$185.00	\$282.48	\$1,110.00	\$827.52	\$2,220.00
17020 - Accounting Services	\$500.00	\$560.00	\$60.00	\$3,133.67	\$3,360.00	\$226.33	\$6,720.00
17025 - Telephones	\$285.34	\$125.00	(\$160.34)	\$1,283.41	\$750.00	(\$533.41)	\$1,500.00
17030 - Miscellaneous Services	\$0.00	\$225.00	\$225.00	\$5,196.44	\$1,350.00	(\$3,846.44)	\$2,700.00
17035 - Office Rent	\$2,017.69	\$2,030.00	\$12.31	\$10,088.45	\$12,180.00	\$2,091.55	\$24,360.00
17040 - Office Equipment & Repair	\$0.00	\$0.00	\$0.00	\$195.00	\$500.00	\$305.00	\$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	\$549.88	\$1,183.33	\$633.45	\$2,868.60	\$7,099.98	\$4,231.38	\$14,200.00
17055 - High Speed Internet	\$249.00	\$250.00	\$1.00	\$1,494.00	\$1,500.00	\$6.00	\$3,000.00
Total Other Admin Expenses	\$3,609.51	\$4,723.33	\$1,113.82	\$24,915.50	\$28,839.98	\$3,924.48	\$60,780.00
<u>General</u>							
18010 - Audit	\$0.00	\$0.00	\$0.00	\$4,500.00	\$3,845.00	(\$655.00)	\$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	\$6,922.02	\$7,098.00	\$175.98	\$14,196.00
18022 - Mailer	\$0.00	\$1,313.00	\$1,313.00	\$0.00	\$2,625.00	\$2,625.00	\$5,250.00

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Accounts	4/1/2023 - 4/30/2023			11/1/2022 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
18040 - Legal Fees General Business	\$136.50	\$5,420.00	\$5,283.50	\$4,602.50	\$32,520.00	\$27,917.50	\$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	\$62.52	\$62.52	\$125.00
18048 - Biltmore Area Partnership	\$70.00	\$70.00	\$0.00	\$710.00	\$725.00	\$15.00	\$1,145.00
18050 - Seminars/Education	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$250.00
18055 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$4,851.30	\$6,150.00	\$1,298.70	\$6,150.00
18070 - Board Meetings	\$0.00	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$225.00
18075 - Insurance	\$0.00	\$0.00	\$0.00	\$43,330.00	\$37,000.00	(\$6,330.00)	\$37,000.00
18080 - Income Tax/State	\$293.80	\$0.00	(\$293.80)	\$4,185.60	\$300.00	(\$3,885.60)	\$300.00
18085 - Income Tax-Federal	\$0.00	\$0.00	\$0.00	\$14,052.00	\$2,500.00	(\$11,552.00)	\$2,500.00
18086 - Property Tax Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57.00
Total General	\$1,653.97	\$8,171.42	\$6,517.45	\$83,661.40	\$93,725.52	\$10,064.12	\$136,733.00
Operating Reserve Activity							
19105 - Fund Transfer - General	\$19,533.33	\$19,533.33	\$0.00	\$117,199.98	\$117,199.98	\$0.00	\$234,400.00
Total Operating Reserve Activity	\$19,533.33	\$19,533.33	\$0.00	\$117,199.98	\$117,199.98	\$0.00	\$234,400.00
Total Expense	\$53,149.49	\$62,360.08	\$9,210.59	\$430,009.58	\$430,100.48	\$90.90	\$806,570.00
Operating Net Income	\$5,485.06	(\$242.08)	\$5,727.14	(\$42,607.29)	(\$24,340.48)	(\$18,266.81)	\$0.00
Reserve Income							
Reserve - Income							
03005 - Interest Income	\$4,481.26	\$0.00	\$4,481.26	\$14,703.77	\$0.00	\$14,703.77	\$0.00
03007 - Interest Income - CD	\$512.67	\$0.00	\$512.67	\$2,410.17	\$0.00	\$2,410.17	\$0.00
03010 - Transfer from OFund - General	\$19,533.33	\$19,533.33	\$0.00	\$117,199.98	\$117,199.98	\$0.00	\$234,400.00
Total Reserve - Income	\$24,527.26	\$19,533.33	\$4,993.93	\$134,313.92	\$117,199.98	\$17,113.94	\$234,400.00
Total Reserve Income	\$24,527.26	\$19,533.33	\$4,993.93	\$134,313.92	\$117,199.98	\$17,113.94	\$234,400.00
Reserve Expense							
Reserve - Expense							
03182 - Landscape Improvements	\$0.00	\$0.00	\$0.00	(\$600.00)	\$0.00	\$600.00	\$0.00
03183 - Beautification	\$4,441.41	\$0.00	(\$4,441.41)	\$60,761.28	\$0.00	(\$60,761.28)	\$0.00
03184 - Beautification - CBG	\$0.00	\$0.00	\$0.00	\$864.50	\$0.00	(\$864.50)	\$0.00
03185 - Beautification - Crocker Property	\$136.50	\$0.00	(\$136.50)	\$11,691.50	\$0.00	(\$11,691.50)	\$0.00
Total Reserve - Expense	\$4,577.91	\$0.00	(\$4,577.91)	\$72,717.28	\$0.00	(\$72,717.28)	\$0.00
Total Reserve Expense	\$4,577.91	\$0.00	(\$4,577.91)	\$72,717.28	\$0.00	(\$72,717.28)	\$0.00
Reserve Net Income	\$19,949.35	\$19,533.33	\$416.02	\$61,596.64	\$117,199.98	(\$55,603.34)	\$234,400.00
Net Income	\$25,434.41	\$19,291.25	\$6,143.16	\$18,989.35	\$92,859.50	(\$73,870.15)	\$234,400.00