

ABEVA 2023/2024 OPERATING BUDGET

ANNUAL ASSESSMENT for 2023/2024: \$325 per RESIDENTIAL UNIT

DESCRIPTION	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	TOTAL
14100 - Homeowner Dues	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	585,000
14110 - Apartment Dues	304	304	303	303	303	303	303	303	303	303	304	304	3,640
14140 - Late Fees	625	625	625	625	625	625	625	625	625	625	625	625	7,500
14160 - Transfer Fees	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,899	22,799
	51,579	51,579	51,578	51,578	51,578	51,578	51,578	51,578	51,578	51,578	51,579	51,578	618,939
14200 - Interest on Operating Account	133	134	133	134	133	134	133	133	134	133	133	133	1,600
14220 - Northern Road Income			20,825	20,825	20,825								62,475
14240 - Grandfathered Income			1,833	1,833	1,834								5,500
	133	134	22,791	22,792	22,792	134	133	133	134	133	133	133	69,575
TOTAL INCOME	\$51,712	\$51,713	\$74,369	\$74,370	\$74,370	\$51,712	\$51,711	\$51,711	\$51,712	\$51,711	\$51,712	\$51,711	\$688,514
15000 - Security	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	222,000
15050 - Security Miscellaneous	25	1,475			25			25			25		1,575
15500 - Landscape & Flower Maint.	3,113	3,114	3,113	3,114	3,113	3,114	3,113	3,114	3,113	3,113	3,113	3,113	37,360
15511 - Common Area Maint.	208	208	209	208	209	208	209	208	209	208	208	208	2,500
15530 - Sprinkler Maintenance	125	125	125	125	385	125	125	125	125	125	125	125	1,760
15540 - Street Light Maintenance			200			200			200			200	800
15550 - Signs		25		25	25	25		25	25	25		25	200
15570 - Street Maintenance & Repair				750					750				1,500
15580 - Street Sweeping	1,053	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	12,625
16000 - Electric	555	555	555	555	555	555	555	555	555	555	555	555	6,660
16010 - Water	1,209	1,208	1,209	1,208	1,209	1,208	1,209	1,208	1,208	1,208	1,208	1,208	14,500
16500 - Management Fee	6,931	6,931	6,931	6,930	6,931	6,931	6,931	6,930	6,931	6,931	6,931	6,931	83,170

17000 - Office Supplies	17	17	17	17	17	17	17	17	17	17	17	17	198
17010 - Printing	17	18	17	18	17	18	18	18	17	18	18	18	210
17015 - Postage	19	18	19	18	19	18	19	18	19	18	19	18	222
17025 - Telephone	112	113	112	112	113	113	112	113	113	112	113	112	1,350
17035 - Office Rent	1,882	1,882	1,882	1,882	1,882	1,882	1,882	1,883	1,883	1,921	1,921	1,921	22,703
17040 - Office Equipment & Repair				500				500					1,000
17045 - Storage								1,087					1,087
17050 - Computer/Software/Repairs/Web	118	118	118	119	118	119	118	119	118	119	118	118	1,420
17055 - High Speed Internet	250	250	250	250	250	250	250	250	250	250	250	250	3,000
18010 - Audit/Review		1,125	1,125	1,125	1,125								4,500
18015-Fee/Permit/License	10												10
18020 - Newsletter Printing	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	13,980
18040 - Legal Fees General Business	1,666	1,667	1,667	1,667	1,667	1,666	1,667	1,667	1,667	1,667	1,666	1,666	20,000
18048 - Biltmore Area Partnership	445	70	70	70	70	70	70	70	70	70	70	70	1,215
18055 - Annual Meeting	1,500	1,500	2,000	2,000	650								7,650
18070 - Board Meetings	18	19	19	19	19	19	18	19	19	19	19	18	225
18075 - Insurance	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	47,500
18080 - Income Tax/State	160	160	160	160	160	160	160	160	160	160	160	160	1,925
18085 - Income Tax/Federal	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	12,750
18086 - Property Tax												57	57
EXPENSES	44,118	46,336	45,535	46,610	44,296	42,436	42,211	43,849	43,186	42,274	42,274	42,528	525,652
19105 - Reserve Fund Transfer	13,572	13,572	13,571	13,572	13,572	13,572	13,572	13,572	13,571	13,572	13,572	13,572	\$162,862
TOTAL EXPENSES													688,514
OPERATING NET INCOME													0
	5,978	8,195	-15,263	-14,188	-16,502	4,296	4,072	5,710	5,045	4,135	4,134	4,389	0