



**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
BALANCE SHEET  
11/30/2023**

**ASSETS**

<b>OPERATING FUNDS</b>		
US BANK - OPERATING CHECKING	\$ 627,908.59	
DUE TO RESERVES	(68,065.05)	
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<b>TOTAL OPERATING FUNDS</b>		<b>\$ 559,843.54</b>
<b>RESERVE FUNDS</b>		
DUE FROM OPERATING	\$ 68,065.05	
US BANK RESERVES	2,308,444.13	
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<b>TOTAL RESERVE FUNDS</b>		<b>\$ 2,376,509.18</b>
<b>OTHER ASSETS</b>		
ACCOUNTS RECEIVABLE	\$ 106,707.55	
A/R OTHER	(3,169.14)	
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<b>TOTAL OTHER ASSETS</b>		<b>\$ 103,538.41</b>
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<b>TOTAL ASSETS</b>		<b>\$ 3,039,891.13</b>
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**LIABILITIES & EQUITY**

<b>LIABILITIES</b>		
PREPAID ASSESSMENTS	\$ 31,937.11	
UNEARNED REVENUE	542,505.62	
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<b>TOTAL LIABILITIES</b>		<b>\$ 574,442.73</b>
<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	\$ 2,373,758.75	
CURRENT YR RESERVE ACTIVITY	2,750.42	
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<b>TOTAL RESERVE EQUITY</b>		<b>\$ 2,376,509.17</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	\$ 94,115.91	
CURRENT SURPLUS/(DEFICIT)	(2,426.26)	
C/Y RESERVE EQUITY	(2,750.42)	
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11/30/2023**

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<b>TOTAL SURPLUS (DEFICIT)</b>	<b>\$ 88,939.23</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 3,039,891.13</b>
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**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**11/30/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>I N C O M E</b>								
\$ 48,804.17	\$ 48,750	\$ 54.17	4000	ASSESSMENT INCOME	\$ 48,804.17	\$ 48,750	\$ 54.17	\$ 585,000
0.00	303	(303.00)	4000AL	APARTMENT DUES	0.00	303	(303.00)	3,640
0.00	0	0.00	4000D2	NEIGHBORHOOD ASSESSMENTS	0.00	0	0.00	5,500
5,659.79	0	5,659.79	4001	COMMERCIAL DUES	5,659.79	0	5,659.79	62,475
400.00	1,900	(1,500.00)	4004	TRANSFER FEE	400.00	1,900	(1,500.00)	22,799
0.00	133	(133.00)	4030	INTEREST INCOME	0.00	133	(133.00)	1,600
0.00	625	(625.00)	4070	LATE FEE INCOME	0.00	625	(625.00)	7,500
11,668.60	0	11,668.60	4341	CABLE/INTERNET REVENUE	11,668.60	0	11,668.60	0
(13,571.82)	(13,572)	0.18	6010	GENERAL RESERVE TRANSFER	(13,571.82)	(13,572)	0.18	(162,862)
<b>\$ 52,960.74</b>	<b>\$ 38,139</b>	<b>\$ 14,821.74</b>		<b>TOTAL INCOME</b>	<b>\$ 52,960.74</b>	<b>\$ 38,139</b>	<b>\$ 14,821.74</b>	<b>\$ 525,652</b>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
\$ 3,460.00	\$ 6,931	\$ (3,471.00)	5000	MANAGEMENT FEE	\$ 3,460.00	\$ 6,931	\$ (3,471.00)	\$ 83,170
0.00	1,892	(1,892.00)	5000R	OFFICE RENT	0.00	1,892	(1,892.00)	22,703
2,500.00	0	2,500.00	5007	PAYROLL EXPENSE	2,500.00	0	2,500.00	0
983.76	0	983.76	5007A	PAYROLL BURDEN/BENEFITS	983.76	0	983.76	0
0.00	1,667	(1,667.00)	5010	LEGAL EXPENSE	0.00	1,667	(1,667.00)	20,000
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	0	0.00	4,500
35.00	0	35.00	5037	BANK CHARGES & CC FEES	35.00	0	35.00	0
0.00	36	(36.00)	5040	ADMINISTRATION	0.00	36	(36.00)	432
812.50	1,165	(352.50)	5046	NEWSLETTER	812.50	1,165	(352.50)	13,980
153.75	17	136.75	5048S	OFFICE SUPPLIES	153.75	17	136.75	1,198
0.00	19	(19.00)	5055	MEETING EXPENSE	0.00	19	(19.00)	225
0.00	1,500	(1,500.00)	5058	ANNUAL MEETING EXPENSE	0.00	1,500	(1,500.00)	7,650
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	57
0.00	101	(101.00)	5071Q	MASTER ASSOCIATION FEE	0.00	101	(101.00)	1,215
0.00	10	(10.00)	5075	PERMITS/LICENSE/FEES	0.00	10	(10.00)	10
0.00	1,223	(1,223.00)	5080	CORPORATE TAXES	0.00	1,223	(1,223.00)	14,675
0.00	3,958	(3,958.00)	5090	INSURANCE	0.00	3,958	(3,958.00)	47,500
0.00	0	0.00	5096	STORAGE	0.00	0	0.00	1,087
<b>\$ 7,945.01</b>	<b>\$ 18,519</b>	<b>\$ (10,573.99)</b>		<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 7,945.01</b>	<b>\$ 18,519</b>	<b>\$ (10,573.99)</b>	<b>\$ 218,402</b>
<b>U T I L I T I E S</b>								
\$ 4,988.56	\$ 1,208	\$ 3,780.56	5100	WATER/SEWER	\$ 4,988.56	\$ 1,208	\$ 3,780.56	\$ 14,500
547.93	555	(7.07)	5120	ELECTRIC	547.93	555	(7.07)	6,660
0.00	113	(113.00)	5151	TELEPHONE	0.00	113	(113.00)	1,350
0.00	250	(250.00)	5151B	INTERNET	0.00	250	(250.00)	3,000
364.95	0	364.95	5151CC	TELEPHONE/INTERNET	364.95	0	364.95	0
<b>\$ 5,901.44</b>	<b>\$ 2,126</b>	<b>\$ 3,775.44</b>		<b>TOTAL UTILITIES</b>	<b>\$ 5,901.44</b>	<b>\$ 2,126</b>	<b>\$ 3,775.44</b>	<b>\$ 25,510</b>
<b>L A N D S C A P I N G</b>								
\$ 2,371.20	\$ 3,113	\$ (741.80)	5200	LANDSCAPE CONTRACT	\$ 2,371.20	\$ 3,113	\$ (741.80)	\$ 37,360
0.00	147	(147.00)	5219	SPRINKLER REPAIR	0.00	147	(147.00)	1,760
0.00	0	0.00	5263	SIGNS	0.00	0	0.00	200
<b>\$ 2,371.20</b>	<b>\$ 3,260</b>	<b>\$ (888.80)</b>		<b>TOTAL LANDSCAPE</b>	<b>\$ 2,371.20</b>	<b>\$ 3,260</b>	<b>\$ (888.80)</b>	<b>\$ 39,320</b>
<b>G A T E S</b>								
\$ 1,978.17	\$ 0	\$ 1,978.17	5502	OFFICE RENTAL	\$ 1,978.17	\$ 0	\$ 1,978.17	\$ 0
36,800.28	18,500	18,300.28	5505	SECURITY SERVICE	36,800.28	18,500	18,300.28	222,000
0.00	25	(25.00)	5506	SECURITY SUPPLIES	0.00	25	(25.00)	1,575
31.26	118	(86.74)	5542	COMPUTER SERVICES	31.26	118	(86.74)	1,420
1,084.00	1,052	32.00	5545	STREET SWEEPING	1,084.00	1,052	32.00	12,625
1,124.68	0	1,124.68	5547	STREET LIGHTS	1,124.68	0	1,124.68	800
<b>\$ 41,018.39</b>	<b>\$ 19,695</b>	<b>\$ 21,323.39</b>		<b>TOTAL GATES</b>	<b>\$ 41,018.39</b>	<b>\$ 19,695</b>	<b>\$ 21,323.39</b>	<b>\$ 238,420</b>



**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
11/30/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>COMMON AREA</b>							
\$ 0.00	\$ 0	\$ 0.00	5560		\$ 0.00	\$ 0	\$ 0.00
901.38	208	693.38	5800		901.38	208	693.38
\$ 901.38	\$ 208	\$ 693.38			\$ 901.38	\$ 208	\$ 693.38
\$ 58,137.42	\$ 43,808	\$ 14,329.42			\$ 58,137.42	\$ 43,808	\$ 14,329.42
\$ (5,176.68)	\$ (5,669)	\$ 492.32			\$ (5,176.68)	\$ (5,669)	\$ 492.32
<u>          </u>	<u>          </u>	<u>          </u>			<u>          </u>	<u>          </u>	<u>          </u>



**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**11/30/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>								
<b>I N C O M E</b>								
\$ 13,571.82	\$ 13,572	\$ (0.18)	7010	TRANSFER FROM OPERATING	\$ 13,571.82	\$ 13,572	\$ (0.18)	\$ 162,862
2,465.10	0	2,465.10	7034	INTEREST RESERVE FUND	2,465.10	0	2,465.10	0
<u>\$ 16,036.92</u>	<u>\$ 13,572</u>	<u>\$ 2,464.92</u>		TOTAL RESERVE INCOME	<u>\$ 16,036.92</u>	<u>\$ 13,572</u>	<u>\$ 2,464.92</u>	<u>\$ 162,862</u>
<b>E X P E N D I T U R E S</b>								
\$ 13,286.50	\$ 0	\$ 13,286.50	8510b	BEAUTIFICATION RESERVES	\$ 13,286.50	\$ 0	\$ 13,286.50	\$ 0
<u>\$ 13,286.50</u>	<u>\$ 0</u>	<u>\$ 13,286.50</u>		TOTAL RESERVE EXPENDITURES	<u>\$ 13,286.50</u>	<u>\$ 0</u>	<u>\$ 13,286.50</u>	<u>\$ 0</u>
<u>\$ 2,750.42</u>	<u>\$ 13,572</u>	<u>\$ (10,821.58)</u>		RESERVE FUND SURPLUS/(DEFICIT)	<u>\$ 2,750.42</u>	<u>\$ 13,572</u>	<u>\$ (10,821.58)</u>	<u>\$ 162,862</u>



**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION**  
**STATEMENT OF OPERATIONS**  
**11/30/2023**

	November	December	January	February	March	April	May	June	July	August	September	October	YEAR-TO-DATE
	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
<b>INCOME</b>													
ASSESSMENT INCOME	\$ 48,804	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 48,804
COMMERCIAL DUES	5,660	0	0	0	0	0	0	0	0	0	0	0	5,660
TRANSFER FEE	400	0	0	0	0	0	0	0	0	0	0	0	400
CABLE/INTERNET REVENUE	11,669	0	0	0	0	0	0	0	0	0	0	0	11,669
GENERAL RESERVE TRANSFER	(13,572)	0	0	0	0	0	0	0	0	0	0	0	(13,572)
<b>TOTAL INCOME</b>	<b>\$ 52,961</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 52,961</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
MANAGEMENT FEE	\$ 3,460	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,460
PAYROLL EXPENSE	2,500	0	0	0	0	0	0	0	0	0	0	0	2,500
PAYROLL BURDEN/BENEFITS	984	0	0	0	0	0	0	0	0	0	0	0	984
BANK CHARGES & CC FEES	35	0	0	0	0	0	0	0	0	0	0	0	35
NEWSLETTER	813	0	0	0	0	0	0	0	0	0	0	0	813
OFFICE SUPPLIES	154	0	0	0	0	0	0	0	0	0	0	0	154
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 7,945</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 7,945</b>
<b>UTILITIES</b>													
WATER/SEWER	\$ 4,989	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,989
ELECTRIC	548	0	0	0	0	0	0	0	0	0	0	0	548
TELEPHONE/INTERNET	365	0	0	0	0	0	0	0	0	0	0	0	365
<b>TOTAL UTILITIES</b>	<b>\$ 5,901</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5,901</b>
<b>LANDSCAPING</b>													
LANDSCAPE CONTRACT	\$ 2,371	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,371
<b>TOTAL LANDSCAPE</b>	<b>\$ 2,371</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,371</b>
<b>GATES</b>													
OFFICE RENTAL	\$ 1,978	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,978
SECURITY SERVICE	36,800	0	0	0	0	0	0	0	0	0	0	0	36,800
COMPUTER SERVICES	31	0	0	0	0	0	0	0	0	0	0	0	31
STREET SWEEPING	1,084	0	0	0	0	0	0	0	0	0	0	0	1,084
STREET LIGHTS	1,125	0	0	0	0	0	0	0	0	0	0	0	1,125
<b>TOTAL GATES</b>	<b>\$ 41,018</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 41,018</b>
<b>COMMON AREA</b>													
COMMON AREA MAINTENANCE/REPAIRS	\$ 901	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 901
<b>TOTAL COMMON AREA</b>	<b>\$ 901</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 901</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 58,137</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 58,137</b>
<b>OPERATING FUND SURPLUS/(DEFICIT)</b>	<b>\$ (5,177)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ (5,177)</b>



**508 ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION**  
**STATEMENT OF OPERATIONS**  
**11/30/2023**

	November *****	December *****	January *****	February *****	March *****	April *****	May *****	June *****	July *****	August *****	September *****	October *****	YEAR-TO-DATE *****
<b>RESERVE FUND</b>													
<b>I N C O M E</b>													
TRANSFER FROM OPERATING	\$ 13,572	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,572
INTEREST RESERVE FUND	2,465	0	0	0	0	0	0	0	0	0	0	0	2,465
<b>TOTAL RESERVE INCOME</b>	<b>\$ 16,037</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 16,037</b>
<b>E X P E N D I T U R E S</b>													
BEAUTIFICATION RESERVES	\$ 13,287	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,287
<b>TOTAL RESERVE EXPENDITURES</b>	<b>\$ 13,287</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 13,287</b>
<b>RESERVE FUND SURPLUS/(DEFICIT)</b>	<b>\$ 2,750</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,750</b>