

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 02/28/26

		ASSETS	
	OPERATING FUNDS		
1034	AAB OPERATING	\$ 63,927.58	
	TOTAL OPERATING FUNDS	\$ 63,927.58	
	RESERVES		
1020	AAB MONEY MARKET	\$ 28,194.19	
	TOTAL RESERVE FUNDS	\$ 28,194.19	
	OTHER ASSETS		
1040	SECURITY DEPOSIT	\$ 110.00	
	TOTAL OTHER ASSETS	\$ 110.00	
	TOTAL ASSETS	\$ 92,231.77	

		LIABILITIES AND EQUITY	
	LIABILITIES		
2975	PREPAID ASSESSMENTS	\$ 7,792.53	
	TOTAL LIABILITIES	\$ 7,792.53	
	RESERVES		
3030	MEMBER'S EQUITY	\$ 19,295.82	
3032	RESERVES -CURRENT YEAR	8,898.37	
	TOTAL RESERVES	\$ 28,194.19	
	EQUITY		
4010	RETAINED EARNINGS	\$ 36,467.20	
	CURRENT YEAR NET INCOME/(LOSS)	19,777.85	
	SUBTOTAL EQUITY	\$ 56,245.05	
	TOTAL LIABILITIES & EQUITY	\$ 92,231.77	

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 02/01/26 to 02/28/26

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	.00	.00	.00	102,885.00	104,544.00	(1,659.00)	104,544.00
05011 COLLECTION INCOME	.00	.00	.00	3,034.00	.00	3,034.00	.00
05015 PENALTY & INTEREST FEES	.00	.00	.00	765.00	.00	765.00	.00
05040 INTEREST	3.18	.00	3.18	32.37	.00	32.37	.00
05050 MISC INCOME	.00	.00	.00	175.00	.00	175.00	.00
<b>TOTAL INCOME</b>	<b>3.18</b>	<b>.00</b>	<b>3.18</b>	<b>106,891.37</b>	<b>104,544.00</b>	<b>2,347.37</b>	<b>104,544.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	4,934.00	.00	(4,934.00)	4,934.00	4,000.00	(934.00)	4,000.00
08410 MANAGEMENT	600.00	568.00	(32.00)	6,312.00	6,248.00	(64.00)	6,816.00
08420 COLLECTIONS	30.00	208.00	178.00	3,449.00	2,288.00	(1,161.00)	2,500.00
08427 BOOKKEEPING	.00	50.00	50.00	53.00	550.00	497.00	600.00
08445 BANK CHARGES	.00	10.00	10.00	20.00	110.00	90.00	120.00
08455 POSTAGE, COPYING& PRINTING	78.71	291.00	212.29	4,068.52	3,201.00	(867.52)	3,500.00
08470 PROPERTY TAXES	.00	.00	.00	6.12	100.00	93.88	100.00
08475 AUDIT / TAX PREPARATION	.00	.00	.00	980.00	550.00	(430.00)	550.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	163.97	250.00	86.03	250.00
08335 WEB HOSTING	.00	41.00	41.00	340.96	451.00	110.04	500.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>5,642.71</b>	<b>1,168.00</b>	<b>(4,474.71)</b>	<b>20,327.57</b>	<b>17,748.00</b>	<b>(2,579.57)</b>	<b>18,936.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	.00	166.00	166.00	300.00	1,826.00	1,526.00	2,000.00
<b>TOTAL LEGAL</b>	<b>.00</b>	<b>166.00</b>	<b>166.00</b>	<b>300.00</b>	<b>1,826.00</b>	<b>1,526.00</b>	<b>2,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08011 GENERATOR INSPECTION	.00	.00	.00	283.63	350.00	66.37	350.00
08021 PROPANE TANK RENTAL	.00	.00	.00	523.02	53.00	(470.02)	53.00
08022 FILL PROPANE TANK	.00	.00	.00	.00	700.00	700.00	700.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>806.65</b>	<b>1,103.00</b>	<b>296.35</b>	<b>1,103.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	435.87	250.00	(185.87)	3,193.96	2,750.00	(443.96)	3,000.00
08320 WATER	92.05	183.00	90.95	974.77	2,013.00	1,038.23	2,203.00
08345 WASTE	37.50	.00	(37.50)	225.00	185.00	(40.00)	222.00
<b>TOTAL UTILITIES</b>	<b>565.42</b>	<b>433.00</b>	<b>(132.42)</b>	<b>4,393.73</b>	<b>4,948.00</b>	<b>554.27</b>	<b>5,425.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08505 BUILDING MAINTENANCE	.00	166.00	166.00	2,468.96	1,826.00	(642.96)	2,000.00
08508 ROAD MAINTENANCE	.00	4,166.00	4,166.00	49,423.24	45,826.00	(3,597.24)	50,000.00
08511 LANDSCAPE AND PARK MAINTENANC	.00	.00	.00	495.00	800.00	305.00	800.00
08541 CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	12,826.00	12,826.00	14,000.00
08555 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00
<b>TOTAL DISCRETIONARY EXPENSES</b>	<b>.00</b>	<b>5,498.00</b>	<b>5,498.00</b>	<b>52,387.20</b>	<b>61,878.00</b>	<b>9,490.80</b>	<b>67,400.00</b>

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 02/01/26 to 02/28/26

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL EXPENSES BEFORE RESERVE	6,208.13	7,265.00	1,056.87	78,215.15	87,503.00	9,287.85	94,864.00
<b>RESERVE EXPENSES</b>							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
<b>CONTRIBUTIONS TO RESERVES</b>							
08775 RESERVES ALLOCATION	806.00	806.00	.00	8,866.00	8,866.00	.00	9,680.00
08780 RESERVES INTEREST CONT	3.18	.00	(3.18)	32.37	.00	(32.37)	.00
TOTAL CONTRIBUTIONS TO RESERV	809.18	806.00	(3.18)	8,898.37	8,866.00	(32.37)	9,680.00
TOTAL EXPENSES	7,017.31	8,071.00	1,053.69	87,113.52	96,369.00	9,255.48	104,544.00
CURR YR NET INCOME/(LOSS)	(7,014.13)	(8,071.00)	1,056.87	19,777.85	8,175.00	11,602.85	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/25 Cutoff date: 02/28/26

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
<b>INCOME:</b>													
MEMBER DUES & FEES	82950	8820	7731	2280	288	288	138-	138	0	528	0	0	102885
COLLECTION INCOME	958	438	896	90	0	30-	96	0	66	520	0	0	3034
PENALTY & INTEREST FEES	60	315	285	30	0	15	30	0	0	30	0	0	765
INTEREST	2	3	3	3	3	3	3	3	3	3	3	0	32
MISC INCOME	0	0	752	752-	0	0	0	175	0	0	0	0	175
<b>TOTAL INCOME</b>	<b>83970</b>	<b>9576</b>	<b>9667</b>	<b>1651</b>	<b>291</b>	<b>276</b>	<b>9-</b>	<b>316</b>	<b>69</b>	<b>1081</b>	<b>3</b>	<b>0</b>	<b>106891</b>
<b>EXPENSES</b>													
<b>MANDATORY EXPENSES</b>													
<b>ADMINISTRATION</b>													
INSURANCE	0	0	0	0	0	0	0	0	0	0	4934	0	4934
MANAGEMENT	568	568	568	568	568	568	568	568	568	600	600	0	6312
COLLECTIONS	0	180	1226	642	430	0	36	30	725	150	30	0	3449
BOOKKEEPING	53	0	0	0	0	0	0	0	0	0	0	0	53
BANK CHARGES	0	0	20	0	0	0	0	0	0	0	0	0	20
POSTAGE, COPYING& PRINTIN	1124	1293	173	672	192	69	76	59	208	123	79	0	4069
PROPERTY TAXES	0	0	0	0	0	0	6	0	0	0	0	0	6
AUDIT / TAX PREPARATION	45	45	0	0	0	0	0	0	295	595	0	0	980
PERMITS, LICENSES & TAXES	0	0	0	100	0	0	0	0	50	14	0	0	164
WEB HOSTING	0	0	0	0	42	0	0	0	299	0	0	0	341
<b>TOTAL ADMINISTRATION EXPE</b>	<b>1790</b>	<b>2086</b>	<b>1987</b>	<b>1982</b>	<b>1232</b>	<b>637</b>	<b>686</b>	<b>657</b>	<b>2145</b>	<b>1482</b>	<b>5643</b>	<b>0</b>	<b>20328</b>
<b>LEGAL</b>													
LEGAL FEES-GENERAL	0	0	200	0	100	0	0	0	0	0	0	0	300
<b>TOTAL LEGAL</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>
<b>PROPERTY MAINTENANCE</b>													
GENERATOR INSPECTION	0	0	0	0	0	0	0	0	0	284	0	0	284
PROPANE TANK RENTAL	0	0	0	0	151	0	0	0	319	53	0	0	523
<b>TOTAL MAINTENANCE/SUPPLIE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>319</b>	<b>337</b>	<b>0</b>	<b>0</b>	<b>807</b>
<b>UTILITIES</b>													
ELECTRIC	262	241	220	294	236	246	262	230	228	540	436	0	3194
WATER - JUDGEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
WATER	70	92	92	108	92	92	92	190	0	55	92	0	975
WASTE	38	0	38	0	38	0	38	0	38	0	38	0	225
<b>TOTAL UTILITIES</b>	<b>369</b>	<b>332</b>	<b>349</b>	<b>402</b>	<b>366</b>	<b>338</b>	<b>392</b>	<b>420</b>	<b>265</b>	<b>595</b>	<b>565</b>	<b>0</b>	<b>4394</b>
<b>DISCRETIONARY EXPENSES</b>													
BUILDING MAINTENANCE	0	0	0	834	1500	0	135	0	0	0	0	0	2469
ROAD MAINTENANCE	0	0	48	0	0	0	0	25000	24375	0	0	0	49423
LANDSCAPE AND PARK MAINTENANCE	0	0	495	0	0	0	0	0	0	0	0	0	495
<b>TOTAL DISCRETIONARY EXPE</b>	<b>0</b>	<b>0</b>	<b>543</b>	<b>834</b>	<b>1500</b>	<b>0</b>	<b>135</b>	<b>25000</b>	<b>24375</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52387</b>
<b>TOTAL EXPENSES BEFORE RES</b>	<b>2159</b>	<b>2418</b>	<b>3079</b>	<b>3218</b>	<b>3349</b>	<b>975</b>	<b>1213</b>	<b>26078</b>	<b>27105</b>	<b>2414</b>	<b>6208</b>	<b>0</b>	<b>78215</b>

RESERVE EXPENSES													
TRN TO/FROM RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0
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TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRIBUTIONS TO RESERVES													
RESERVES ALLOCATION	806	806	806	806	806	806	806	806	806	806	806	0	8866
RESERVES INTEREST CONT	2	3	3	3	3	3	3	3	3	3	3	0	32
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TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	809	809	809	809	809	809	0	8898
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TOTAL EXPENSES	2967	3227	3888	4027	4158	1784	2022	26887	27914	3223	7017	0	87114
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CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	1508-	2031-	26570-	27845-	2142-	7014-	0	19778
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CASH DISBURSEMENTS

Starting Check Date: 2/01/26 Cash Account #: 1034  
Ending Check Date: 2/28/26

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/02/26	1417	BEAVAL	BEAVER VALLEY WATER CO	92.05	1102-2
2/02/26	1418	GILREC	GILA COUNTY RECORDER	30.00	LIEN RELEASE #010
2/02/26	1419	PDS	PLANNED DEVELOPMENT SERVICES	78.71	JANAUARY ADMIN
2/02/26	1420	ROARUB	ROADRUNNER RUBBISH, LLC	37.50	02.01-03.31
2/16/26	1421	SHEKLU	SHERI & WILLIAM KLUG	288.00	REFUND P/O LOT#3067
2/23/26	1422	STAFAR	STATE FARM INSURANCE COMPANY	4,934.00	POLICY#93-J6-Q114-3
Totals:				5,460.26	

-- End of report --

5,460.26 +  
 mgt  
 Electric     .600 +  
 Refund     435.87 +  
                  288.00 -  
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 \* 6,208.13 \*

DATE: 3/03/26  
 TIME: 7:20 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
 AGED OWNER BALANCES: AS OF Feb. 28, 2026

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	5010	0.00	0.00	0.00	6571.00	6571.00
01		Late Fees	5015	0.00	0.00	0.00	360.00	360.00
03		Admin. Fees	5011	0.00	450.00	150.00	4393.00	4993.00
GRAND TOTAL:				0.00	450.00	150.00	11324.00	11924.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	6571.00
05015	PENALTY & INTEREST FEES	360.00
05011	COLLECTION INCOME	4993.00
T O T A L		\$11924.00

-- End of report --