

BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 10/31/25

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAB OPERATING AZ	\$	126,368.37
	TOTAL OPERATING FUNDS		\$ 126,368.37
RESERVES			
1020	AAB MONEY MARKET	\$	24,957.16
	TOTAL RESERVE FUNDS		\$ 24,957.16
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS		\$ 110.00
	TOTAL ASSETS		\$ 151,435.53

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	6,662.53
	TOTAL LIABILITIES		\$ 6,662.53
RESERVES			
3030	MEMBER'S EQUITY	\$	19,295.82
3032	RESERVES -CURRENT YEAR		5,661.34
	TOTAL RESERVES		\$ 24,957.16
EQUITY			
4010	RETAINED EARNINGS	\$	36,467.20
	CURRENT YEAR NET INCOME/(LOSS)		83,348.64
	SUBTOTAL EQUITY		\$ 119,815.84
	TOTAL LIABILITIES & EQUITY		\$ 151,435.53

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 10/01/25 to 10/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010	MEMBER DUES & FEES	(138.08)	.00	(138.08)	102,218.92	104,544.00	(2,325.08)	104,544.00
05011	COLLECTION INCOME	96.00	.00	96.00	2,448.00	.00	2,448.00	.00
05015	PENALTY & INTEREST FEES	30.00	.00	30.00	735.00	.00	735.00	.00
05040	INTEREST	3.11	.00	3.11	19.34	.00	19.34	.00
	TOTAL INCOME	(8.97)	.00	(8.97)	105,421.26	104,544.00	877.26	104,544.00
EXPENSES								
MANDATORY EXPENSES								
ADMINISTRATION								
08400	INSURANCE	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
08410	MANAGEMENT	568.00	568.00	.00	3,976.00	3,976.00	.00	6,816.00
08420	COLLECTIONS	36.00	208.00	172.00	2,514.00	1,456.00	(1,058.00)	2,500.00
08427	BOOKKEEPING	.00	50.00	50.00	53.00	350.00	297.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	20.00	70.00	50.00	120.00
08455	POSTAGE, COPYING& PRINTING	76.09	291.00	214.91	3,599.18	2,037.00	(1,562.18)	3,500.00
08470	PROPERTY TAXES	6.12	.00	(6.12)	6.12	100.00	93.88	100.00
08475	AUDIT / TAX PREPARATION	.00	.00	.00	90.00	550.00	460.00	550.00
08480	PERMITS, LICENSES & TAXES	.00	.00	.00	100.00	250.00	150.00	250.00
08335	WEB HOSTING	.00	41.00	41.00	42.18	287.00	244.82	500.00
	TOTAL ADMINISTRATION EXPENSES	686.21	1,168.00	481.79	10,400.48	13,076.00	2,675.52	18,936.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	166.00	166.00	300.00	1,162.00	862.00	2,000.00
	TOTAL LEGAL	.00	166.00	166.00	300.00	1,162.00	862.00	2,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	175.00	175.00	.00	350.00	350.00	350.00
08021	PROPANE TANK RENTAL	.00	.00	.00	150.71	.00	(150.71)	53.00
08022	FILL PROPANE TANK	.00	.00	.00	.00	350.00	350.00	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	175.00	175.00	150.71	700.00	549.29	1,103.00
UTILITIES								
08300	ELECTRIC	262.41	250.00	(12.41)	1,759.65	1,750.00	(9.65)	3,000.00
08320	WATER	91.96	183.00	91.04	638.24	1,281.00	642.76	2,203.00
08345	WASTE	37.50	.00	(37.50)	150.00	111.00	(39.00)	222.00
	TOTAL UTILITIES	391.87	433.00	41.13	2,547.89	3,142.00	594.11	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	135.00	166.00	31.00	2,468.96	1,162.00	(1,306.96)	2,000.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	48.24	29,162.00	29,113.76	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	495.00	600.00	105.00	800.00
08541	CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	8,162.00	8,162.00	14,000.00
08555	ROAD SIGNS	.00	300.00	300.00	.00	600.00	600.00	600.00
	TOTAL DISCRETIONARY EXPENSES	135.00	5,898.00	5,763.00	3,012.20	39,686.00	36,673.80	67,400.00
	TOTAL EXPENSES BEFORE RESERVE	1,213.08	7,840.00	6,626.92	16,411.28	57,766.00	41,354.72	94,864.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 10/01/25 to 10/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVE EXPENSES								
TOTAL RESERVE EXPENSES		.00	.00	.00	.00	.00	.00	.00
CONTRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	806.00	806.00	.00	5,642.00	5,642.00	.00	9,680.00
08780	RESERVES INTEREST CONT	3.11	.00	(3.11)	19.34	.00	(19.34)	.00
TOTAL CONTRIBUTIONS TO RESERV		809.11	806.00	(3.11)	5,661.34	5,642.00	(19.34)	9,680.00
TOTAL EXPENSES		2,022.19	8,646.00	6,623.81	22,072.62	63,408.00	41,335.38	104,544.00
CURR YR NET INCOME/(LOSS)		(2,031.16)	(8,646.00)	6,614.84	83,348.64	41,136.00	42,212.64	.00

Actual spreadsheet Start date: 04/01/25 Cutoff date: 10/31/25

RESERVE EXPENSES

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	0	0	0	0	0	5642
RESERVES INTEREST CONT	2	3	3	3	3	3	3	0	0	0	0	0	19
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	809	809	0	0	0	0	0	5661
TOTAL EXPENSES	2967	3227	3888	4027	4158	1784	2022	0	0	0	0	0	22073
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	1508-	2031-	0	0	0	0	0	83349

CASH DISBURSEMENTS

Starting Check Date: 10/01/25 Cash Account #: 1034
Ending Check Date: 10/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
10/06/25	1395	BEAVAL	BEAVER VALLEY WATER CO	91.96	1102-2
10/06/25	1396	GCT	GILA COUNTY TREASURER	6.12	PARCEL TAX 30217338C
10/06/25	1397	PDS	PLANNED DEVELOPMENT SERVICES	112.09	SEPTEMBER ADMINI
10/06/25	1398	ROARUB	ROADRUNNER RUBBISH, LLC	37.50	10.01-11.30
10/21/25	1399	LINELE	LINCOLN ELECTRIC DOOR	135.00	PANEL DOOR REPAIR
10/27/25	1400	THOWRI	THOMAS WRIGHT	138.08	REFUND P/O LOT#4017
Totals:				520.75	

-- End of report --

mgt
Electric
Utility
002*****
520.75 +
568. +
262.41 +
133.03 -
1,213.08 *

DATE: 11/04/25

TIME: 7:50 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION
AGED OWNER BALANCES: AS OF Oct. 31, 2025

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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	138.08	0.00	0.00	7099.00	7237.08
01		Late Fees	5015	0.00	0.00	0.00	390.00	390.00
03		Admin. Fees	5011	0.00	0.00	18.00	4369.00	4387.00
14		UNDISC DOC FEE	5050	175.00	0.00	0.00	0.00	175.00
GRAND TOTAL:				313.08	0.00	18.00	11858.00	12189.08

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	7237.08
05015	PENALTY & INTEREST FEES	390.00
05011	COLLECTION INCOME	4387.00
05050	MISC INCOME	175.00
T O T A L		\$12189.08

-- End of report --