BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 08/31/25

ASSETS

	CURRENT ASSETS				
	BANK ACCOUNTS				
	OPERATING FUNDS				
1034	AAB OPERATING AZ	$	127,470.45		
	TOTAL OPERATING FUNDS			$	127,470.45
	RESERVES				
1020	AAB MONEY MARKET	$	23,339.14		
	TOTAL RESERVE FUNDS			$	23,339.14
	OTHER ASSETS				
1040	SECURITY DEPOSIT	$	110.00		
	TOTAL OTHER ASSETS			$	110.00
	TOTAL ASSETS			$	150,919.59

LIABILITIES AND EQUITY

	LIABILITIES				
2975	PREPAID ASSESSMENTS (CURR)	$	4,225.53		
	TOTAL LIABILITIES			$	4,225.53
	RESERVES				
3030	MEMBER'S EQUITY	$	19,295.82		
3032	RESERVES -CURRENT YEAR		4,043.32		
	TOTAL RESERVES			$	23,339.14
	EQUITY				
4010	RETAINED EARNINGS	$	36,467.20		
	CURRENT YEAR NET INCOME/(LOSS)		86,887.72		
	SUBTOTAL EQUITY			$	123,354.92
	TOTAL LIABILITIES & EQUITY			$	150,919.59

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 08/01/25 to 08/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
05010	MEMBER DUES & FEES	288.00	.00	288.00	102,069.00	104,544.00	(2,475.00)	104,544.00
05011	COLLECTION INCOME	.00	.00	.00	2,382.00	.00	2,382.00	.00
05015	PENALTY & INTEREST FEES	.00	.00	.00	690.00	.00	690.00	.00
05040	INTEREST	2.91	.00	2.91	13.32	.00	13.32	.00
	TOTAL INCOME	290.91	.00	290.91	105,154.32	104,544.00	610.32	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	2,840.00	2,840.00	.00	6,816.00
08420	COLLECTIONS	430.00	208.00	(222.00)	2,478.00	1,040.00	(1,438.00)	2,500.00
08427	BOOKKEEPING	.00	50.00	50.00	53.00	250.00	197.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	20.00	50.00	30.00	120.00
08455	POSTAGE, COPYING& PRINTING	192.06	291.00	98.94	3,454.05	1,455.00	(1,999.05)	3,500.00
08470	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
08475	AUDIT / TAX PREPARATION	.00	550.00	550.00	90.00	550.00	460.00	550.00
08480	PERMITS, LICENSES & TAXES	.00	250.00	250.00	100.00	250.00	150.00	250.00
08335	WEB HOSTING	42.18	41.00	(1.18)	42.18	205.00	162.82	500.00
	TOTAL ADMINISTRATION EXPENSES	1,232.24	1,968.00	735.76	9,077.23	10,640.00	1,562.77	18,936.00
LEGAL								
08430	LEGAL FEES-GENERAL	100.00	166.00	66.00	300.00	830.00	530.00	2,000.00
	TOTAL LEGAL	100.00	166.00	66.00	300.00	830.00	530.00	2,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	.00	.00	.00	175.00	175.00	350.00
08021	PROPANE TANK RENTAL	150.71	.00	(150.71)	150.71	.00	(150.71)	53.00
08022	FILL PROPANE TANK	.00	.00	.00	.00	350.00	350.00	700.00
	TOTAL MAINTENANCE/SUPPLIES	150.71	.00	(150.71)	150.71	525.00	374.29	1,103.00
UTILITIES								
08300	ELECTRIC	235.97	250.00	14.03	1,251.46	1,250.00	(1.46)	3,000.00
08320	WATER	92.38	183.00	90.62	454.18	915.00	460.82	2,203.00
08345	WASTE	37.50	.00	(37.50)	112.50	74.00	(38.50)	222.00
	TOTAL UTILITIES	365.85	433.00	67.15	1,818.14	2,239.00	420.86	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	1,500.00	166.00	(1,334.00)	2,333.96	830.00	(1,503.96)	2,000.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	48.24	20,830.00	20,781.76	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	495.00	400.00	(95.00)	800.00
08541	CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	5,830.00	5,830.00	14,000.00
08555	ROAD SIGNS	.00	.00	.00	.00	300.00	300.00	600.00
	TOTAL DISCREDTIONARY EXPENES	1,500.00	5,598.00	4,098.00	2,877.20	28,190.00	25,312.80	67,400.00
	TOTAL EXPENSES BEFORE RESERVE	3,348.80	8,165.00	4,816.20	14,223.28	42,424.00	28,200.72	94,864.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 08/01/25 to 08/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	806.00	806.00	.00	4,030.00	4,030.00	.00	9,680.00
08780	RESERVES INTEREST CONT	2.91	.00	(2.91)	13.32	.00	(13.32)	.00
	TOTAL CONTRIBUTIONS TO RESERV	808.91	806.00	(2.91)	4,043.32	4,030.00	(13.32)	9,680.00
	TOTAL EXPENSES	4,157.71	8,971.00	4,813.29	18,266.60	46,454.00	28,187.40	104,544.00
	CURR YR NET INCOME/(LOSS)	(3,866.80)	(8,971.00)	5,104.20	86,887.72	58,090.00	28,797.72	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/25 Cutoff date: 08/31/25

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
05010	82950	8820	7731	2280	288	0	0	0	0	0	0	0	102069
05011	958	438	896	90	0	0	0	0	0	0	0	0	2382
05015	60	315	285	30	0	0	0	0	0	0	0	0	690
05040	2	3	3	3	3	0	0	0	0	0	0	0	13
05050	0	0	752	752-	0	0	0	0	0	0	0	0	0
TOTAL INCOME	83970	9576	9667	1651	291	0	0	0	0	0	0	0	105154
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
08410	568	568	568	568	568	0	0	0	0	0	0	0	2840
08420	0	180	1226	642	430	0	0	0	0	0	0	0	2478
08427	53	0	0	0	0	0	0	0	0	0	0	0	53
08445	0	0	20	0	0	0	0	0	0	0	0	0	20
08455	1124	1293	173	672	192	0	0	0	0	0	0	0	3454
08475	45	45	0	0	0	0	0	0	0	0	0	0	90
08480	0	0	0	100	0	0	0	0	0	0	0	0	100
08335	0	0	0	0	42	0	0	0	0	0	0	0	42
TOTAL ADMINISTRATION EXPE	1790	2086	1987	1982	1232	0	0	0	0	0	0	0	9077
LEGAL													
08430	0	0	200	0	100	0	0	0	0	0	0	0	300
TOTAL LEGAL	0	0	200	0	100	0	0	0	0	0	0	0	300
PROPERTY MAINTENANCE													
08021	0	0	0	0	151	0	0	0	0	0	0	0	151
TOTAL MAINTENANCE/SUPPLIE	0	0	0	0	151	0	0	0	0	0	0	0	151
UTILITIES													
08300	262	241	220	294	236	0	0	0	0	0	0	0	1251
08317	0	0	0	0	0	0	0	0	0	0	0	0	0
08320	70	92	92	108	92	0	0	0	0	0	0	0	454
08345	38	0	38	0	38	0	0	0	0	0	0	0	113
TOTAL UTILITIES	369	332	349	402	366	0	0	0	0	0	0	0	1818
DISCRETIONARY EXPENSES													
08505	0	0	0	834	1500	0	0	0	0	0	0	0	2334
08508	0	0	48	0	0	0	0	0	0	0	0	0	48
08511	0	0	495	0	0	0	0	0	0	0	0	0	495
TOTAL DISCREDTIONARY EXPE	0	0	543	834	1500	0	0	0	0	0	0	0	2877
TOTAL EXPENSES BEFORE RES	2159	2418	3079	3218	3349	0	0	0	0	0	0	0	14223
RESERVE EXPENSES													
TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0

CONTRRIBUTIONS TO RESERVES													
08775	806	806	806	806	806	0	0	0	0	0	0	0	4030
08780	2	3	3	3	3	0	0	0	0	0	0	0	13
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	0	0	0	0	0	0	0	4043
TOTAL EXPENSES	2967	3227	3888	4027	4158	0	0	0	0	0	0	0	18267
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	0	0	0	0	0	0	0	86888

CASH DISBURSEMENTS

Starting Check Date: 8/01/25 Cash Account #: 1034
Ending Check Date: 8/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/04/25	1387	BEAVAL	BEAVER VALLEY WATER CO	92.38	1102-2
8/04/25	1388	ROARUB	ROADRUNNER RUBBISH, LLC	37.50	08.01-09.30
8/04/25	1389	SUBPRO	SUBURBAN PROPANE, LP	150.71	PROPANE DELIVERY 7/22/25
8/04/25	1390	WILSAN	WILLIAM SANTORA	42.18	REIMBURSE WEBSITEHOSTING
8/11/25	1391	PDS	PLANNED DEVELOPMENT SERVICES	722.06	JULY ADMINI
8/12/25	1392	CODMAS	CODY MASSE	1,500.00	ROOF REPAIR ON COMM CENTE
			Totals:	2,544.83	

-- End of report --

2,544.83 +
mgt 568. +
Electric 235.97 +
003..............
3,348.8 *

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	7387.00	7387.00
01		Late Fees	5015	0.00	0.00	0.00	480.00	480.00
03		Admin. Fees	5011	36.00	18.00	668.00	3845.00	4567.00
			GRAND TOTAL:	36.00	18.00	668.00	11712.00	12434.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	7387.00
05015	PENALTY & INTEREST FEES	480.00
05011	COLLECTION INCOME	4567.00
	T O T A L	$12434.00

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