

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 12/31/25

|                 |                       | ASSETS |              |
|-----------------|-----------------------|--------|--------------|
| CURRENT ASSETS  |                       |        |              |
| BANK ACCOUNTS   |                       |        |              |
| OPERATING FUNDS |                       |        |              |
| 1034            | AAB OPERATING AZ      | \$     | 72,065.40    |
|                 | TOTAL OPERATING FUNDS |        | \$ 72,065.40 |
| RESERVES        |                       |        |              |
| 1020            | AAB MONEY MARKET      | \$     | 26,575.61    |
|                 | TOTAL RESERVE FUNDS   |        | \$ 26,575.61 |
| OTHER ASSETS    |                       |        |              |
| 1040            | SECURITY DEPOSIT      | \$     | 110.00       |
|                 | TOTAL OTHER ASSETS    |        | \$ 110.00    |
|                 | TOTAL ASSETS          |        | \$ 98,751.01 |

|             |                                | LIABILITIES AND EQUITY |              |
|-------------|--------------------------------|------------------------|--------------|
| LIABILITIES |                                |                        |              |
| 2975        | PREPAID ASSESSMENTS (CURR)     | \$                     | 6,774.53     |
|             | TOTAL LIABILITIES              |                        | \$ 6,774.53  |
| RESERVES    |                                |                        |              |
| 3030        | MEMBER'S EQUITY                | \$                     | 19,295.82    |
| 3032        | RESERVES -CURRENT YEAR         |                        | 7,279.79     |
|             | TOTAL RESERVES                 |                        | \$ 26,575.61 |
| EQUITY      |                                |                        |              |
| 4010        | RETAINED EARNINGS              | \$                     | 36,467.20    |
|             | CURRENT YEAR NET INCOME/(LOSS) |                        | 28,933.67    |
|             | SUBTOTAL EQUITY                |                        | \$ 65,400.87 |
|             | TOTAL LIABILITIES & EQUITY     |                        | \$ 98,751.01 |

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 12/01/25 to 12/31/25

| Description                          | Current Period   |                 |                    | Year-To-Date      |                   |                   | Yearly Budget     |
|--------------------------------------|------------------|-----------------|--------------------|-------------------|-------------------|-------------------|-------------------|
|                                      | Actual           | Budget          | Variance           | Actual            | Budget            | Variance          |                   |
| <b>INCOME:</b>                       |                  |                 |                    |                   |                   |                   |                   |
| 05010 MEMBER DUES & FEES             | .00              | .00             | .00                | 102,357.00        | 104,544.00        | (2,187.00)        | 104,544.00        |
| 05011 COLLECTION INCOME              | 66.00            | .00             | 66.00              | 2,514.00          | .00               | 2,514.00          | .00               |
| 05015 PENALTY & INTEREST FEES        | .00              | .00             | .00                | 735.00            | .00               | 735.00            | .00               |
| 05040 INTEREST                       | 3.33             | .00             | 3.33               | 25.79             | .00               | 25.79             | .00               |
| 05050 MISC INCOME                    | .00              | .00             | .00                | 175.00            | .00               | 175.00            | .00               |
| <b>TOTAL INCOME</b>                  | <b>69.33</b>     | <b>.00</b>      | <b>69.33</b>       | <b>105,806.79</b> | <b>104,544.00</b> | <b>1,262.79</b>   | <b>104,544.00</b> |
| <b>EXPENSES</b>                      |                  |                 |                    |                   |                   |                   |                   |
| <b>MANDATORY EXPENSES</b>            |                  |                 |                    |                   |                   |                   |                   |
| <b>ADMINISTRATION</b>                |                  |                 |                    |                   |                   |                   |                   |
| 08400 INSURANCE                      | .00              | .00             | .00                | .00               | 4,000.00          | 4,000.00          | 4,000.00          |
| 08410 MANAGEMENT                     | 568.00           | 568.00          | .00                | 5,112.00          | 5,112.00          | .00               | 6,816.00          |
| 08420 COLLECTIONS                    | 725.00           | 208.00          | (517.00)           | 3,269.00          | 1,872.00          | (1,397.00)        | 2,500.00          |
| 08427 BOOKKEEPING                    | .00              | 50.00           | 50.00              | 53.00             | 450.00            | 397.00            | 600.00            |
| 08445 BANK CHARGES                   | .00              | 10.00           | 10.00              | 20.00             | 90.00             | 70.00             | 120.00            |
| 08455 POSTAGE, COPYING& PRINTING     | 208.27           | 291.00          | 82.73              | 3,866.57          | 2,619.00          | (1,247.57)        | 3,500.00          |
| 08470 PROPERTY TAXES                 | .00              | .00             | .00                | 6.12              | 100.00            | 93.88             | 100.00            |
| 08475 AUDIT / TAX PREPARATION        | 295.00           | .00             | (295.00)           | 385.00            | 550.00            | 165.00            | 550.00            |
| 08480 PERMITS, LICENSES & TAXES      | 50.00            | .00             | (50.00)            | 150.00            | 250.00            | 100.00            | 250.00            |
| 08335 WEB HOSTING                    | 298.78           | 41.00           | (257.78)           | 340.96            | 369.00            | 28.04             | 500.00            |
| <b>TOTAL ADMINISTRATION EXPENSES</b> | <b>2,145.05</b>  | <b>1,168.00</b> | <b>(977.05)</b>    | <b>13,202.65</b>  | <b>15,412.00</b>  | <b>2,209.35</b>   | <b>18,936.00</b>  |
| <b>LEGAL</b>                         |                  |                 |                    |                   |                   |                   |                   |
| 08430 LEGAL FEES-GENERAL             | .00              | 166.00          | 166.00             | 300.00            | 1,494.00          | 1,194.00          | 2,000.00          |
| <b>TOTAL LEGAL</b>                   | <b>.00</b>       | <b>166.00</b>   | <b>166.00</b>      | <b>300.00</b>     | <b>1,494.00</b>   | <b>1,194.00</b>   | <b>2,000.00</b>   |
| <b>PROPERTY MAINTENANCE</b>          |                  |                 |                    |                   |                   |                   |                   |
| 08011 GENERATOR INSPECTION           | .00              | .00             | .00                | .00               | 350.00            | 350.00            | 350.00            |
| 08021 PROPANE TANK RENTAL            | 319.28           | .00             | (319.28)           | 469.99            | 53.00             | (416.99)          | 53.00             |
| 08022 FILL PROPANE TANK              | .00              | .00             | .00                | .00               | 700.00            | 700.00            | 700.00            |
| <b>TOTAL MAINTENANCE/SUPPLIES</b>    | <b>319.28</b>    | <b>.00</b>      | <b>(319.28)</b>    | <b>469.99</b>     | <b>1,103.00</b>   | <b>633.01</b>     | <b>1,103.00</b>   |
| <b>UTILITIES</b>                     |                  |                 |                    |                   |                   |                   |                   |
| 08300 ELECTRIC                       | 227.70           | 250.00          | 22.30              | 2,217.83          | 2,250.00          | 32.17             | 3,000.00          |
| 08320 WATER                          | .00              | 183.00          | 183.00             | 828.16            | 1,647.00          | 818.84            | 2,203.00          |
| 08345 WASTE                          | 37.50            | .00             | (37.50)            | 187.50            | 148.00            | (39.50)           | 222.00            |
| <b>TOTAL UTILITIES</b>               | <b>265.20</b>    | <b>433.00</b>   | <b>167.80</b>      | <b>3,233.49</b>   | <b>4,045.00</b>   | <b>811.51</b>     | <b>5,425.00</b>   |
| <b>DISCRETIONARY EXPENSES</b>        |                  |                 |                    |                   |                   |                   |                   |
| 08505 BUILDING MAINTENANCE           | .00              | 166.00          | 166.00             | 2,468.96          | 1,494.00          | (974.96)          | 2,000.00          |
| 08508 ROAD MAINTENANCE               | 24,375.00        | 4,166.00        | (20,209.00)        | 49,423.24         | 37,494.00         | (11,929.24)       | 50,000.00         |
| 08511 LANDSCAPE AND PARK MAINTENANC  | .00              | 100.00          | 100.00             | 495.00            | 800.00            | 305.00            | 800.00            |
| 08541 CULVERTS & DRAINAGE            | .00              | 1,166.00        | 1,166.00           | .00               | 10,494.00         | 10,494.00         | 14,000.00         |
| 08555 ROAD SIGNS                     | .00              | .00             | .00                | .00               | 600.00            | 600.00            | 600.00            |
| <b>TOTAL DISCRETIONARY EXPENSES</b>  | <b>24,375.00</b> | <b>5,598.00</b> | <b>(18,777.00)</b> | <b>52,387.20</b>  | <b>50,882.00</b>  | <b>(1,505.20)</b> | <b>67,400.00</b>  |

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 12/01/25 to 12/31/25

| Description                      | Current Period |            |             | Year-To-Date |           |          | Yearly Budget |
|----------------------------------|----------------|------------|-------------|--------------|-----------|----------|---------------|
|                                  | Actual         | Budget     | Variance    | Actual       | Budget    | Variance |               |
| TOTAL EXPENSES BEFORE RESERVE    | 27,104.53      | 7,365.00   | (19,739.53) | 69,593.33    | 72,936.00 | 3,342.67 | 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         | 7,254.00     | 7,254.00  | .00      | 9,680.00      |
| 08780 RESERVES INTEREST CONT     | 3.33           | .00        | (3.33)      | 25.79        | .00       | (25.79)  | .00           |
| TOTAL CONTRIBUTIONS TO RESERV    | 809.33         | 806.00     | (3.33)      | 7,279.79     | 7,254.00  | (25.79)  | 9,680.00      |
| TOTAL EXPENSES                   | 27,913.86      | 8,171.00   | (19,742.86) | 76,873.12    | 80,190.00 | 3,316.88 | 104,544.00    |
| CURR YR NET INCOME/ (LOSS)       | (27,844.53)    | (8,171.00) | (19,673.53) | 28,933.67    | 24,354.00 | 4,579.67 | .00           |



|                           |       |      |      |       |       |       |       |        |        |     |   |   |       |      |
|---------------------------|-------|------|------|-------|-------|-------|-------|--------|--------|-----|---|---|-------|------|
| 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 | 0 | 0 | 0     | 7254 |
| RESERVES INTEREST CONT    | 2     | 3    | 3    | 3     | 3     | 3     | 3     | 3      | 3      | 3   | 0 | 0 | 0     | 26   |
| TOTAL CONTRIBUTIONS TO RE | 808   | 809  | 809  | 809   | 809   | 809   | 809   | 809    | 809    | 809 | 0 | 0 | 0     | 7280 |
| TOTAL EXPENSES            | 2967  | 3227 | 3888 | 4027  | 4158  | 1784  | 2022  | 26887  | 27914  | 0   | 0 | 0 | 76873 |      |
| CURR YR NET INCOME/(LOSS) | 81003 | 6349 | 5779 | 2376- | 3867- | 1508- | 2031- | 26570- | 27845- | 0   | 0 | 0 | 28934 |      |

CASH DISBURSEMENTS

Starting Check Date: 12/01/25 Cash Account #: 1034  
Ending Check Date: 12/31/25

| Check Date | Check # | Vend # | Name                         | Check Amount | Reference                |
|------------|---------|--------|------------------------------|--------------|--------------------------|
| 12/01/25   | 1405    | CLARAN | CLAUDE A RANDALL             | 24,375.00    | PAVING FINAL INVOICE     |
| 12/01/25   | 1406    | PDS    | PLANNED DEVELOPMENT SERVICES | 933.27       | NOVEMBER ADMINI          |
| 12/01/25   | 1407    | ROARUB | ROADRUNNER RUBBISH, LLC      | 37.50        | 12.01-01.31              |
| 12/15/25   | 1408    | WILSAN | WILLIAM SANTORA              | 298.78       | REIMBURSE WEBHOSTING     |
| 12/15/25   | 121525  | (M)AZ  | ARIZONA DEPT OF REVENUE      | 50.00        | 2024 TAX RETURN          |
| 12/22/25   | 1409    | BUTHAN | BUTLER HANSEN PC             | 295.00       | 2024 TAX RETURNS         |
| 12/22/25   | 1410    | SUBPRO | SUBURBAN PROPANE, LP         | 319.28       | PROPANE DELIVERY 12/8/25 |
| Totals:    |         |        |                              | 26,308.83    |                          |

-- End of report --

26,308.83 +  
 mgt 568. +  
 Electric 227.7 +  
 003.....  
 27,104.53 \*

DATE: 1/06/26  
 TIME: 2:09 PM

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

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    | 7099.00  | 7099.00  |
| 01           |     | Late Fees   | 5015      | 0.00    | 0.00    | 0.00    | 390.00   | 390.00   |
| 03           |     | Admin. Fees | 5011      | 150.00  | 592.00  | 0.00    | 4321.00  | 5063.00  |
| GRAND TOTAL: |     |             |           | 150.00  | 592.00  | 0.00    | 11810.00 | 12552.00 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION     | DELINQUENCY AMOUNT |
|----------------|-------------------------|--------------------|
| 05010          | MEMBER DUES & FEES      | 7099.00            |
| 05015          | PENALTY & INTEREST FEES | 390.00             |
| 05011          | COLLECTION INCOME       | 5063.00            |
| T O T A L      |                         | \$12552.00         |

-- End of report --