BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 07/31/25

	ASSETS		
	CURRENT ASSETS		
	BANK ACCOUNTS		
	OPERATING FUNDS		
1034	AAB OPERATING AZ	$ 131,480.07	
	TOTAL OPERATING FUNDS		$ 131,480.07
	RESERVES		
1020	AAB MONEY MARKET	$ 22,530.23	
	TOTAL RESERVE FUNDS		$ 22,530.23
	OTHER ASSETS		
1040	SECURITY DEPOSIT	$ 110.00	
	TOTAL OTHER ASSETS		$ 110.00
	TOTAL ASSETS		$ 154,120.30
			===============
	LIABILITIES AND EQUITY		
	LIABILITIES		
2975	PREPAID ASSESSMENTS (CURR)	$ 4,368.35	
	TOTAL LIABILITIES		$ 4,368.35
	RESERVES		
3030	MEMBER'S EQUITY	$ 19,295.82	
3032	RESERVES -CURRENT YEAR	3,234.41	
	TOTAL RESERVES		$ 22,530.23
	EQUITY		
4010	RETAINED EARNINGS	$ 36,467.20	
	CURRENT YEAR NET INCOME/(LOSS)	90,754.52	
	SUBTOTAL EQUITY		$ 127,221.72
	TOTAL LIABILITIES & EQUITY		$ 154,120.30
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BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 07/01/25 to 07/31/25

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	2,280.00	.00	2,280.00	101,781.00	104,544.00	(2,763.00)	104,544.00
05011	COLLECTION INCOME	90.00	.00	90.00	2,382.00	.00	2,382.00	.00
05015	PENALTY & INTEREST FEES	30.00	.00	30.00	690.00	.00	690.00	.00
05040	INTEREST	2.79	.00	2.79	10.41	.00	10.41	.00
05050	MISC INCOME	(752.00)	.00	(752.00)	.00	.00	.00	.00
	TOTAL INCOME	1,650.79	.00	1,650.79	104,863.41	104,544.00	319.41	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	2,272.00	2,272.00	.00	6,816.00
08420	COLLECTIONS	642.00	208.00	(434.00)	2,048.00	832.00	(1,216.00)	2,500.00
08427	BOOKKEEPING	.00	50.00	50.00	53.00	200.00	147.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	20.00	40.00	20.00	120.00
08455	POSTAGE, COPYING& PRINTING	672.32	291.00	(381.32)	3,261.99	1,164.00	(2,097.99)	3,500.00
08470	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
08475	AUDIT / TAX PREPARATION	.00	.00	.00	90.00	.00	(90.00)	550.00
08480	PERMITS, LICENSES & TAXES	100.00	.00	(100.00)	100.00	.00	(100.00)	250.00
08335	WEB HOSTING	.00	41.00	41.00	.00	164.00	164.00	500.00
	TOTAL ADMINISTRATION EXPENSES	1,982.32	1,168.00	(814.32)	7,844.99	8,672.00	827.01	18,936.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	166.00	166.00	200.00	664.00	464.00	2,000.00
	TOTAL LEGAL	.00	166.00	166.00	200.00	664.00	464.00	2,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	.00	.00	.00	175.00	175.00	350.00
08021	PROPANE TANK RENTAL	.00	.00	.00	.00	.00	.00	53.00
08022	FILL PROPANE TANK	.00	350.00	350.00	.00	350.00	350.00	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	350.00	350.00	.00	525.00	525.00	1,103.00
UTILITIES								
08300	ELECTRIC	293.89	250.00	(43.89)	1,015.49	1,000.00	(15.49)	3,000.00
08320	WATER	108.08	183.00	74.92	361.80	732.00	370.20	2,203.00
08345	WASTE	.00	37.00	37.00	75.00	74.00	(1.00)	222.00
	TOTAL UTILITIES	401.97	470.00	68.03	1,452.29	1,806.00	353.71	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	833.96	166.00	(667.96)	833.96	664.00	(169.96)	2,000.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	48.24	16,664.00	16,615.76	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	495.00	300.00	(195.00)	800.00
08541	CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	4,664.00	4,664.00	14,000.00
08555	ROAD SIGNS	.00	300.00	300.00	.00	300.00	300.00	600.00
	TOTAL DISCREDTIONARY EXPENES	833.96	5,898.00	5,064.04	1,377.20	22,592.00	21,214.80	67,400.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement
Period: 07/01/25 to 07/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES BEFORE RESERVE	3,218.25	8,052.00	4,833.75	10,874.48	34,259.00	23,384.52	94,864.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	806.00	806.00	.00	3,224.00	3,224.00	.00	9,680.00
08780	RESERVES INTEREST CONT	2.79	.00	(2.79)	10.41	.00	(10.41)	.00
	TOTAL CONTRIBUTIONS TO RESERV	808.79	806.00	(2.79)	3,234.41	3,224.00	(10.41)	9,680.00
	TOTAL EXPENSES	4,027.04	8,858.00	4,830.96	14,108.89	37,483.00	23,374.11	104,544.00
	CURR YR NET INCOME/(LOSS)	(2,376.25)	(8,858.00)	6,481.75	90,754.52	67,061.00	23,693.52	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/25 Cutoff date: 07/31/25

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
05010	82950	8820	7731	2280	0	0	0	0	0	0	0	0	101781
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	0	0	0	0	0	0	0	0	10
05050	0	0	752	752-	0	0	0	0	0	0	0	0	0
TOTAL INCOME	83970	9576	9667	1651	0	0	0	0	0	0	0	0	104863
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
08410	568	568	568	568	0	0	0	0	0	0	0	0	2272
08420	0	180	1226	642	0	0	0	0	0	0	0	0	2048
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	0	0	0	0	0	0	0	0	3262
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
TOTAL ADMINISTRATION EXPE	1790	2086	1987	1982	0	0	0	0	0	0	0	0	7845
LEGAL													
08430	0	0	200	0	0	0	0	0	0	0	0	0	200
TOTAL LEGAL	0	0	200	0	0	0	0	0	0	0	0	0	200
PROPERTY MAINTENANCE													
TOTAL MAINTENANCE/SUPPLIE	0	0	0	0	0	0	0	0	0	0	0	0	0
UTILITIES													
08300	262	241	220	294	0	0	0	0	0	0	0	0	1015
08317	0	0	0	0	0	0	0	0	0	0	0	0	0
08320	70	92	92	108	0	0	0	0	0	0	0	0	362
08345	38	0	38	0	0	0	0	0	0	0	0	0	75
TOTAL UTILITIES	369	332	349	402	0	0	0	0	0	0	0	0	1452
DISCRETIONARY EXPENSES													
08505	0	0	0	834	0	0	0	0	0	0	0	0	834
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	0	0	0	0	0	0	0	0	1377
TOTAL EXPENSES BEFORE RES	2159	2418	3079	3218	0	0	0	0	0	0	0	0	10874
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	0	0	0	0	0	0	0	0	3224
08780	2	3	3	3	0	0	0	0	0	0	0	0	10
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	0	0	0	0	0	0	0	0	3234
TOTAL EXPENSES	2967	3227	3888	4027	0	0	0	0	0	0	0	0	14109
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	0	0	0	0	0	0	0	0	90755

Date 08/05/25 Time 11:41:07 **BEAVER VALLEY IMPROVEMENT ASSOCIATION** Report # 0957 Page 0001

CASH DISBURSEMENTS

Starting Check Date: 7/01/25 Cash Account #: 1034
Ending Check Date: 7/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/01/25	1383	BEAVAL	BEAVER VALLEY WATER CO	108.08	1102-2
7/07/25	1384	PDS	PLANNED DEVELOPMENT SERVICES	2,166.32	DISC FEE TO PDS LOT#2116
7/23/25	1385	JESGAR	JESSCIA GARDNER	662.00	REFUND LOT# 3038 &3039
7/28/25	1386	JAKMUR	JAKE MURER ELECTRIC, INC	833.96	INSTALL 2 FANS
			Totals:	3,770.36	

-- End of report --

3,770.36 +
mgt 568. +
Electric 293.89 +
Refund 562. -
PDS Dis Fees 752. -
001
3,218.25 *

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	7675.00	7675.00
01		Late Fees	5015	0.00	0.00	195.00	285.00	480.00
03		Admin. Fees	5011	18.00	668.00	234.00	3611.00	4531.00
			GRAND TOTAL:	18.00	668.00	429.00	11571.00	12686.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	7675.00
05015	PENALTY & INTEREST FEES	480.00
05011	COLLECTION INCOME	4531.00
	T O T A L	$12686.00

-- End of report --