

BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 01/31/26

		ASSETS	
	OPERATING FUNDS		
1034	AAB OPERATING	\$ 70,099.71	
	TOTAL OPERATING FUNDS	<u>70,099.71</u>	\$ 70,099.71
	RESERVES		
1020	AAB MONEY MARKET	\$ 27,385.01	
	TOTAL RESERVE FUNDS	<u>27,385.01</u>	\$ 27,385.01
	OTHER ASSETS		
1040	SECURITY DEPOSIT	\$ 110.00	
	TOTAL OTHER ASSETS	<u>110.00</u>	\$ 110.00
	TOTAL ASSETS	<u>\$ 97,594.72</u>	<u>\$ 97,594.72</u>

		LIABILITIES AND EQUITY	
	LIABILITIES		
2975	PREPAID ASSESSMENTS	\$ 6,950.53	
	TOTAL LIABILITIES	<u>6,950.53</u>	\$ 6,950.53
	RESERVES		
3030	MEMBER'S EQUITY	\$ 19,295.82	
3032	RESERVES -CURRENT YEAR	8,089.19	
	TOTAL RESERVES	<u>27,385.01</u>	\$ 27,385.01
	EQUITY		
4010	RETAINED EARNINGS	\$ 36,467.20	
	CURRENT YEAR NET INCOME/(LOSS)	26,791.98	
	SUBTOTAL EQUITY	<u>63,259.18</u>	\$ 63,259.18
	TOTAL LIABILITIES & EQUITY	<u>\$ 97,594.72</u>	<u>\$ 97,594.72</u>

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 01/01/26 to 01/31/26

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 MEMBER DUES & FEES	528.00	.00	528.00	102,885.00	104,544.00	(1,659.00)	104,544.00
05011 COLLECTION INCOME	520.00	.00	520.00	3,034.00	.00	3,034.00	.00
05015 PENALTY & INTEREST FEES	30.00	.00	30.00	765.00	.00	765.00	.00
05040 INTEREST	3.40	.00	3.40	29.19	.00	29.19	.00
05050 MISC INCOME	.00	.00	.00	175.00	.00	175.00	.00
TOTAL INCOME	1,081.40	.00	1,081.40	106,888.19	104,544.00	2,344.19	104,544.00
EXPENSES							
MANDATORY EXPENSES							
ADMINISTRATION							
08400 INSURANCE	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
08410 MANAGEMENT	600.00	568.00	(32.00)	5,712.00	5,680.00	(32.00)	6,816.00
08420 COLLECTIONS	150.00	208.00	58.00	3,419.00	2,080.00	(1,339.00)	2,500.00
08427 BOOKKEEPING	.00	50.00	50.00	53.00	500.00	447.00	600.00
08445 BANK CHARGES	.00	10.00	10.00	20.00	100.00	80.00	120.00
08455 POSTAGE, COPYING& PRINTING	123.24	291.00	167.76	3,989.81	2,910.00	(1,079.81)	3,500.00
08470 PROPERTY TAXES	.00	.00	.00	6.12	100.00	93.88	100.00
08475 AUDIT / TAX PREPARATION	595.00	.00	(595.00)	980.00	550.00	(430.00)	550.00
08480 PERMITS, LICENSES & TAXES	13.97	.00	(13.97)	163.97	250.00	86.03	250.00
08335 WEB HOSTING	.00	41.00	41.00	340.96	410.00	69.04	500.00
TOTAL ADMINISTRATION EXPENSES	1,482.21	1,168.00	(314.21)	14,684.86	16,580.00	1,895.14	18,936.00
LEGAL							
08430 LEGAL FEES-GENERAL	.00	166.00	166.00	300.00	1,660.00	1,360.00	2,000.00
TOTAL LEGAL	.00	166.00	166.00	300.00	1,660.00	1,360.00	2,000.00
PROPERTY MAINTENANCE							
08011 GENERATOR INSPECTION	283.63	.00	(283.63)	283.63	350.00	66.37	350.00
08021 PROPANE TANK RENTAL	53.03	.00	(53.03)	523.02	53.00	(470.02)	53.00
08022 FILL PROPANE TANK	.00	.00	.00	.00	700.00	700.00	700.00
TOTAL MAINTENANCE/SUPPLIES	336.66	.00	(336.66)	806.65	1,103.00	296.35	1,103.00
UTILITIES							
08300 ELECTRIC	540.26	250.00	(290.26)	2,758.09	2,500.00	(258.09)	3,000.00
08320 WATER	54.56	183.00	128.44	882.72	1,830.00	947.28	2,203.00
08345 WASTE	.00	37.00	37.00	187.50	185.00	(2.50)	222.00
TOTAL UTILITIES	594.82	470.00	(124.82)	3,828.31	4,515.00	686.69	5,425.00
DISCRETIONARY EXPENSES							
08505 BUILDING MAINTENANCE	.00	166.00	166.00	2,468.96	1,660.00	(808.96)	2,000.00
08508 ROAD MAINTENANCE	.00	4,166.00	4,166.00	49,423.24	41,660.00	(7,763.24)	50,000.00
08511 LANDSCAPE AND PARK MAINTENANCE	.00	.00	.00	495.00	800.00	305.00	800.00
08541 CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	11,660.00	11,660.00	14,000.00
08555 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00
TOTAL DISCRETIONARY EXPENSES	.00	5,498.00	5,498.00	52,387.20	56,380.00	3,992.80	67,400.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 01/01/26 to 01/31/26

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL EXPENSES BEFORE RESERVE	2,413.69	7,302.00	4,888.31	72,007.02	80,238.00	8,230.98	94,864.00
RESERVE EXPENSES							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRIBUTIONS TO RESERVES							
08775 RESERVES ALLOCATION	806.00	806.00	.00	8,060.00	8,060.00	.00	9,680.00
08780 RESERVES INTEREST CONT	3.40	.00	(3.40)	29.19	.00	(29.19)	.00
TOTAL CONTRIBUTIONS TO RESERV	809.40	806.00	(3.40)	8,089.19	8,060.00	(29.19)	9,680.00
TOTAL EXPENSES	3,223.09	8,108.00	4,884.91	80,096.21	88,298.00	8,201.79	104,544.00
CURR YR NET INCOME/(LOSS)	(2,141.69)	(8,108.00)	5,966.31	26,791.98	16,246.00	10,545.98	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/25 Cutoff date: 01/31/26

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
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	0	0	29
MISC INCOME	0	0	752	752-	0	0	0	175	0	0	0	0	175
TOTAL INCOME	83970	9576	9667	1651	291	276	9-	316	69	1081	0	0	106888
EXPENSES													
MANDATORY EXPENSES													
ADMINISTRATION													
MANAGEMENT	568	568	568	568	568	568	568	568	568	600	0	0	5712
COLLECTIONS	0	180	1226	642	430	0	36	30	725	150	0	0	3419
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	0	0	3990
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
TOTAL ADMINISTRATION EXPE	1790	2086	1987	1982	1232	637	686	657	2145	1482	0	0	14685
LEGAL													
LEGAL FEES-GENERAL	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													
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
TOTAL MAINTENANCE/SUPPLIE	0	0	0	0	151	0	0	0	319	337	0	0	807
UTILITIES													
ELECTRIC	262	241	220	294	236	246	262	230	228	540	0	0	2758
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	0	0	883
WASTE	38	0	38	0	38	0	38	0	38	0	0	0	188
TOTAL UTILITIES	369	332	349	402	366	338	392	420	265	595	0	0	3828
DISCRETIONARY EXPENSES													
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
TOTAL DISCRETIONARY EXPE	0	0	543	834	1500	0	135	25000	24375	0	0	0	52387
TOTAL EXPENSES BEFORE RES	2159	2418	3079	3218	3349	975	1213	26078	27105	2414	0	0	72007
RESERVE EXPENSES													

TRN TO/FROM RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0
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	8060
RESERVES INTEREST CONT	2	3	3	3	3	3	3	3	3	3	0	0	29
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	809	809	809	809	809	0	0	8089
TOTAL EXPENSES	2967	3227	3888	4027	4158	1784	2022	26887	27914	3223	0	0	80096
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	1508-	2031-	26570-	27845-	2142-	0	0	26792

CASH DISBURSEMENTS

Starting Check Date: 1/01/26 Cash Account #: 1034
Ending Check Date: 1/31/26

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/05/26	1411	AZ	ARIZONA DEPT OF REVENUE	64.02	TAX PENALTY
1/05/26	1412	BEAVAL	BEAVER VALLEY WATER CO	54.56	1102-2
1/05/26	1413	SUBPRO	SUBURBAN PROPANE, LP	53.03	PROPANE DELIVERY 12/14/25
1/12/26	1414	BUTHAN	BUTLER HANSEN PC	595.00	2024 COMPILATION
1/12/26	1415	PDS	PLANNED DEVELOPMENT SERVICES	273.24	DECEMBER ADMINI
1/26/26	1416	GILGEN	GILA GENERATOR	283.63	INSPECT GENERATOR
Totals:				1,323.48	

-- End of report --

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 Electric 540.26 +
 State Tax Refund 33.03 -
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DATE: 2/03/26
 TIME: 7:11 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION
 AGED OWNER BALANCES: AS OF Jan. 31, 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	450.00	150.00	542.00	3851.00	4993.00
GRAND TOTAL:				450.00	150.00	542.00	10782.00	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 --