

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 12/31/21

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAFS OPERATING AZ	\$	39,931.86
	TOTAL OPERATING FUNDS	\$	39,931.86
RESERVES			
1020	AAFS MONEY MARKET	\$	1,427.37
	TOTAL RESERVE FUNDS	\$	1,427.37
	TOTAL BANK ACCOUNTS		\$ 41,359.23
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS	\$	110.00
	TOTAL ASSETS		\$ 41,469.23

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	3,985.00
	TOTAL LIABILITIES	\$	3,985.00
RESERVES			
3030	MEMBER'S EQUITY	\$	1,925.34
3032	RESERVES -CURRENT YEAR		(497.97)
	TOTAL RESERVES	\$	1,427.37
EQUITY			
4010	RETAINED EARNINGS	\$	57,810.31
	CURRENT YEAR NET INCOME/ (LOSS)		(21,753.45)
	SUBTOTAL EQUITY	\$	36,056.86
	TOTAL LIABILITIES & EQUITY		\$ 41,469.23

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 12/01/21 to 12/31/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	820.00	.00	820.00	53,300.00	48,412.00	4,888.00	50,960.00
05011 COLLECTION INCOME	243.67	.00	243.67	2,550.67	.00	2,550.67	.00
05015 PENALTY & INTEREST FEES	120.00	.00	120.00	635.00	2,457.00	(1,822.00)	2,730.00
05025 DISCLOSURE FEE	.00	.00	.00	322.00	.00	322.00	.00
05040 INTEREST	.10	1.00	(.90)	1.03	9.00	(7.97)	12.00
05050 MISC INCOME	.00	100.00	(100.00)	(175.00)	900.00	(1,075.00)	1,200.00
<b>TOTAL INCOME</b>	<b>1,183.77</b>	<b>101.00</b>	<b>1,082.77</b>	<b>56,633.70</b>	<b>51,778.00</b>	<b>4,855.70</b>	<b>54,902.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	.00	3,127.00	3,127.00	3,422.00	3,127.00	(295.00)	3,127.00
08410 MANAGEMENT	500.00	450.00	(50.00)	4,500.00	4,050.00	(450.00)	5,400.00
08420 COLLECTIONS	95.00	250.00	155.00	3,785.00	2,250.00	(1,535.00)	3,000.00
08425 BOOKKEEPING	45.00	.00	(45.00)	363.75	500.00	136.25	500.00
08440 BANK CHARGES	.00	10.00	10.00	.00	90.00	90.00	120.00
08441 STATEMENTS	.00	.00	.00	732.00	.00	(732.00)	.00
08455 POSTAGE, COPYING & PRINTING	52.22	10.00	(42.22)	1,430.89	90.00	(1,340.89)	910.00
08470 PROPERTY TAXES	.00	.00	.00	1,963.48	2,000.00	36.52	2,000.00
08475 AUDIT / TAX PREPARATION	.00	.00	.00	3,500.00	.00	(3,500.00)	500.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	150.00	.00	(150.00)	500.00
08490 WEBHOSTING	.00	.00	.00	252.23	.00	(252.23)	.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>692.22</b>	<b>3,847.00</b>	<b>3,154.78</b>	<b>20,099.35</b>	<b>12,107.00</b>	<b>(7,992.35)</b>	<b>16,057.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	6,646.00	.00	(6,646.00)	19,595.37	.00	(19,595.37)	.00
08435 WATER COMPANY-LEGAL	1,324.61	1,500.00	175.39	33,213.56	13,500.00	(19,713.56)	18,000.00
<b>TOTAL LEGAL</b>	<b>7,970.61</b>	<b>1,500.00</b>	<b>(6,470.61)</b>	<b>52,808.93</b>	<b>13,500.00</b>	<b>(39,308.93)</b>	<b>18,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08010 GENERATOR INSPECTION	.00	.00	.00	.00	250.00	250.00	250.00
08015 PROPANE TANK INSPECTION	.00	.00	.00	.00	250.00	250.00	250.00
08020 FILL PROPANE TANK	52.55	100.00	47.45	52.55	100.00	47.45	200.00
08075 ASPHALT PATCH WORK	.00	.00	.00	771.74	.00	(771.74)	.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>52.55</b>	<b>100.00</b>	<b>47.45</b>	<b>824.29</b>	<b>600.00</b>	<b>(224.29)</b>	<b>700.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	86.71	200.00	113.29	1,569.44	1,800.00	230.56	2,400.00
08320 WATER	57.97	50.00	(7.97)	558.11	1,950.00	1,391.89	2,100.00
08330 WEB HOSTING	.00	.00	.00	.00	155.00	155.00	155.00
08340 WASTE	.00	37.00	37.00	150.00	185.00	35.00	222.00
<b>TOTAL UTILITIES</b>	<b>144.68</b>	<b>287.00</b>	<b>142.32</b>	<b>2,277.55</b>	<b>4,090.00</b>	<b>1,812.45</b>	<b>4,877.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08500 BUILDING MAINTENANCE	.00	300.00	300.00	.00	2,700.00	2,700.00	3,600.00
08510 LANDSCAPE AND	.00	.00	.00	.00	700.00	700.00	700.00
08525 TREE TRIMMING	.00	.00	.00	.00	1,200.00	1,200.00	1,200.00

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 12/01/21 to 12/31/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08535 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00
08540 CULVERTS & M DRAINAGE	.00	.00	.00	.00	6,000.00	6,000.00	6,000.00
<b>TOTAL DISCRETIONARY EXPENSES</b>	<b>.00</b>	<b>300.00</b>	<b>300.00</b>	<b>.00</b>	<b>11,200.00</b>	<b>11,200.00</b>	<b>12,100.00</b>
<b>TOTAL EXPENSES BEFORE RESERVE</b>	<b>8,860.06</b>	<b>6,034.00</b>	<b>(2,826.06)</b>	<b>76,010.12</b>	<b>41,497.00</b>	<b>(34,513.12)</b>	<b>51,734.00</b>
<b>RESERVE EXPENSES</b>							
08640 CULTURAL RESOURCE STUDY	.00	.00	.00	2,875.00	.00	(2,875.00)	.00
08699 TRN TO/FROM RESERVES	.00	.00	.00	(2,875.00)	.00	2,875.00	.00
<b>TOTAL RESERVE EXPENSES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>CONTRIBUTIONS TO RESERVES</b>							
08775 RESERVES ALLOCATION	264.00	264.00	.00	2,376.00	2,376.00	.00	3,168.00
08780 RESERVES INTEREST CONT	.10	.00	(.10)	1.03	.00	(1.03)	.00
<b>TOTAL CONTRIBUTIONS TO RESERV</b>	<b>264.10</b>	<b>264.00</b>	<b>(.10)</b>	<b>2,377.03</b>	<b>2,376.00</b>	<b>(1.03)</b>	<b>3,168.00</b>
<b>TOTAL EXPENSES</b>	<b>9,124.16</b>	<b>6,298.00</b>	<b>(2,826.16)</b>	<b>78,387.15</b>	<b>43,873.00</b>	<b>(34,514.15)</b>	<b>54,902.00</b>
<b>CURR YR NET INCOME/(LOSS)</b>	<b>(7,940.39)</b>	<b>(6,197.00)</b>	<b>(1,743.39)</b>	<b>(21,753.45)</b>	<b>7,905.00</b>	<b>(29,658.45)</b>	<b>.00</b>



TOTAL EXPENSES BEFORE RES	8928	9677	4710	8741	7103	4517	18626	4847	8860	0	0	0	76010
RESERVE EXPENSES													
CUTURAL RESOURCE STUDY	0	0	2875	0	0	0	0	0	0	0	0	0	2875
TRN TO/FROM RESERVES	0	0	2875-	0	0	0	0	0	0	0	0	0	2875-
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TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRIBUTIONS TO RESERVES													
RESERVES ALLOCATION	264	264	264	264	264	264	264	264	264	0	0	0	2376
RESERVES INTEREST CONT	0	0	0	0	0	0	0	0	0	0	0	0	1
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TOTAL CONTRIBUTIONS TO RE	264	264	264	264	264	264	264	264	264	0	0	0	2377
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TOTAL EXPENSES	9192	9942	4975	9006	7367	4781	18890	5111	9124	0	0	0	78387
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CURR YR NET INCOME/(LOSS)	35222	5819-	2649-	6870-	7087-	3621-	18890-	4099-	7940-	0	0	0	21753-
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CASH DISBURSEMENTS

Starting Check Date: 12/01/21 Cash Account #: "All"  
 Ending Check Date: 12/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 1034 AAFS OPERATING AZ

12/02/21	1119	HENZE	HENZE COOK MURPHY PLLC	5,000.00	BEAVER LAND / DAN BELT
12/06/21	1120	ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	45.00	NOV BOOKKEEPING
12/06/21	1121	PDS	PLANNED DEVELOPMENT SERVICES	147.22	ADMINISTRATION FEES
12/06/21	1122	APS	ARIZONA PUBLIC SERVICES	86.71	1425470000
12/13/21	1123	JACSOP	JACOB & SUNI SOPELAND	140.00	LOT 6021B PER TITLE
12/13/21	1124	TONCUL	LAW OFFICE OF TONY S CULLUM	546.00	NOV GENERAL/COLLECTIONS
12/13/21	1125	TONCUL	LAW OFFICE OF TONY S CULLUM	1,324.61	WATER COMPANY DISPUTE
12/17/21	1126	HENZE	HENZE COOK MURPHY PLLC	1,100.00	DANIEL BELT SERVICES
12/27/21	1127	BEAVAL	BEAVER VALLEY WATER CO	57.97	1102-2
12/27/21	1128	GRIPRO	GRIFFIN'S PROPANE, INC	52.55	TANK RENTAL PLUS TAX

Totals: 8,500.06

-- End of report --

	8,500.06	+
	500.00	+
	140.00	-
<i>Mgmt Refund</i>	001	.....
	8,860.06	*
	0.00	*
	0.00	*

DATE: 1/05/22

TIME: 2:30 PM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
AGED OWNER BALANCES: AS OF Dec. 31, 2021

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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	0.00	0.00	0.00	2746.00	2746.00
01		Late Fees	5015	0.00	0.00	0.00	495.00	495.00
03		Admin. Fees	5011	200.00	65.00	30.00	1252.00	1547.00
04		Interest	5011	0.00	0.00	0.00	58.90	58.90
14		UNDISC DOC FEE	5050	0.00	0.00	0.00	175.00	175.00
GRAND TOTAL:				200.00	65.00	30.00	4726.90	5021.90

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	2746.00
05015	PENALTY & INTEREST FEES	495.00
05011	COLLECTION INCOME	1605.90
05050	MISC INCOME	175.00
T O T A L		\$5021.90

-- End of report --