

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 01/31/22

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAFS OPERATING AZ	\$	33,956.12
	TOTAL OPERATING FUNDS	\$	33,956.12
RESERVES			
1020	AAFS MONEY MARKET	\$	1,691.49
	TOTAL RESERVE FUNDS	\$	1,691.49
	TOTAL BANK ACCOUNTS	\$	35,647.61
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS	\$	110.00
	TOTAL ASSETS	\$	35,757.61

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	5,087.50
	TOTAL LIABILITIES	\$	5,087.50
RESERVES			
3030	MEMBER'S EQUITY	\$	1,925.34
3032	RESERVES -CURRENT YEAR		(233.85)
	TOTAL RESERVES	\$	1,691.49
EQUITY			
4010	RETAINED EARNINGS	\$	57,810.31
	CURRENT YEAR NET INCOME/ (LOSS)		(28,831.69)
	SUBTOTAL EQUITY	\$	28,978.62
	TOTAL LIABILITIES & EQUITY	\$	35,757.61

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 01/01/22 to 01/31/22

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	140.00	.00	140.00	53,440.00	48,412.00	5,028.00	50,960.00
05011 COLLECTION INCOME	482.50	.00	482.50	3,033.17	.00	3,033.17	.00
05015 PENALTY & INTEREST FEES	15.00	.00	15.00	650.00	2,457.00	(1,807.00)	2,730.00
05025 DISCLOSURE FEE	.00	.00	.00	322.00	.00	322.00	.00
05040 INTEREST	.12	1.00	(.88)	1.15	10.00	(8.85)	12.00
05050 MISC INCOME	.00	100.00	(100.00)	(175.00)	1,000.00	(1,175.00)	1,200.00
<b>TOTAL INCOME</b>	<b>637.62</b>	<b>101.00</b>	<b>536.62</b>	<b>57,271.32</b>	<b>51,879.00</b>	<b>5,392.32</b>	<b>54,902.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	.00	.00	.00	3,422.00	3,127.00	(295.00)	3,127.00
08410 MANAGEMENT	500.00	450.00	(50.00)	5,000.00	4,500.00	(500.00)	5,400.00
08420 COLLECTIONS	15.00	250.00	235.00	3,800.00	2,500.00	(1,300.00)	3,000.00
08425 BOOKKEEPING	45.00	.00	(45.00)	408.75	500.00	91.25	500.00
08440 BANK CHARGES	.00	10.00	10.00	.00	100.00	100.00	120.00
08441 STATEMENTS	.00	.00	.00	732.00	.00	(732.00)	.00
08455 POSTAGE, COPYING& PRINTING	48.20	10.00	(38.20)	1,479.09	100.00	(1,379.09)	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>608.20</b>	<b>720.00</b>	<b>111.80</b>	<b>20,707.55</b>	<b>12,827.00</b>	<b>(7,880.55)</b>	<b>16,057.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	.00	.00	.00	19,595.37	.00	(19,595.37)	.00
08435 WATER COMPANY-LEGAL	6,166.22	1,500.00	(4,666.22)	39,379.78	15,000.00	(24,379.78)	18,000.00
<b>TOTAL LEGAL</b>	<b>6,166.22</b>	<b>1,500.00</b>	<b>(4,666.22)</b>	<b>58,975.15</b>	<b>15,000.00</b>	<b>(43,975.15)</b>	<b>18,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08010 GENERATOR INSPECTION	320.51	.00	(320.51)	320.51	250.00	(70.51)	250.00
08015 PROPANE TANK INSPECTION	.00	.00	.00	.00	250.00	250.00	250.00
08020 FILL PROPANE TANK	109.58	.00	(109.58)	162.13	100.00	(62.13)	200.00
08075 ASPHALT PATCH WORK	.00	.00	.00	771.74	.00	(771.74)	.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>430.09</b>	<b>.00</b>	<b>(430.09)</b>	<b>1,254.38</b>	<b>600.00</b>	<b>(654.38)</b>	<b>700.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	175.34	200.00	24.66	1,744.78	2,000.00	255.22	2,400.00
08320 WATER	71.89	50.00	(21.89)	630.00	2,000.00	1,370.00	2,100.00
08330 WEB HOSTING	.00	.00	.00	.00	155.00	155.00	155.00
08340 WASTE	.00	.00	.00	150.00	185.00	35.00	222.00
<b>TOTAL UTILITIES</b>	<b>247.23</b>	<b>250.00</b>	<b>2.77</b>	<b>2,524.78</b>	<b>4,340.00</b>	<b>1,815.22</b>	<b>4,877.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08500 BUILDING MAINTENANCE	.00	300.00	300.00	.00	3,000.00	3,000.00	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: 01/01/22 to 01/31/22

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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 EXPENES</b>	<b>.00</b>	<b>300.00</b>	<b>300.00</b>	<b>.00</b>	<b>11,500.00</b>	<b>11,500.00</b>	<b>12,100.00</b>
<b>TOTAL EXPENSES BEFORE RESERVE</b>	<b>7,451.74</b>	<b>2,770.00</b>	<b>(4,681.74)</b>	<b>83,461.86</b>	<b>44,267.00</b>	<b>(39,194.86)</b>	<b>51,734.00</b>
<b>RESERVE EXPENSES</b>							
08640 CUTURAL 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	2,640.00	2,640.00	.00	3,168.00
08780 RESERVES INTEREST CONT	.12	.00	(.12)	1.15	.00	(1.15)	.00
<b>TOTAL CONTRIBUTIONS TO RESERV</b>	<b>264.12</b>	<b>264.00</b>	<b>(.12)</b>	<b>2,641.15</b>	<b>2,640.00</b>	<b>(1.15)</b>	<b>3,168.00</b>
<b>TOTAL EXPENSES</b>	<b>7,715.86</b>	<b>3,034.00</b>	<b>(4,681.86)</b>	<b>86,103.01</b>	<b>46,907.00</b>	<b>(39,196.01)</b>	<b>54,902.00</b>
<b>CURR YR NET INCOME/(LOSS)</b>	<b>(7,078.24)</b>	<b>(2,933.00)</b>	<b>(4,145.24)</b>	<b>(28,831.69)</b>	<b>4,972.00</b>	<b>(33,803.69)</b>	<b>.00</b>



TOTAL EXPENSES BEFORE RES	8928	9677	4710	8741	7103	4517	18626	4847	8860	7452	0	0	83462
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	264	0	0	2640
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	264	0	0	2641
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TOTAL EXPENSES	9192	9942	4975	9006	7367	4781	18890	5111	9124	7716	0	0	86103
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CURR YR NET INCOME/(LOSS)	35222	5819-	2649-	6870-	7087-	3621-	18890-	4099-	7940-	7078-	0	0	28832-
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CASH DISBURSEMENTS

Starting Check Date: 1/01/22 Cash Account #: "All"
Ending Check Date: 1/31/22

Table header with columns: Check Date, Check #, Vend #, Name, Check Amount, Reference

Cash account #: 1034 AAFS OPERATING AZ

Main data table listing transactions with columns: Check Date, Check #, Vend #, Name, Check Amount, Reference

Totals: 6,951.74

-- End of report --

Handwritten calculations on the right side of the page, including 6,951.74, 500.00, and 7,451.74.

DATE: 2/02/22

TIME: 4:19 PM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
AGED OWNER BALANCES: AS OF Jan. 31, 2022

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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	2606.00	2606.00
01		Late Fees	5015	0.00	0.00	0.00	480.00	480.00
03		Admin. Fees	5011	50.00	80.00	90.00	864.50	1084.50
04		Interest	5011	0.00	0.00	0.00	58.90	58.90
GRAND TOTAL:				50.00	80.00	90.00	4009.40	4229.40

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	2606.00
05015	PENALTY & INTEREST FEES	480.00
05011	COLLECTION INCOME	1143.40
T O T A L		\$4229.40

-- End of report --