

BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 10/31/21

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAFS OPERATING AZ	\$	51,280.95
	TOTAL OPERATING FUNDS	\$	51,280.95
RESERVES			
1020	AAFS MONEY MARKET	\$	899.20
	TOTAL RESERVE FUNDS	\$	899.20
	TOTAL BANK ACCOUNTS		\$ 52,180.15
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS	\$	110.00
	TOTAL ASSETS		\$ 52,290.15

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	3,295.00
	TOTAL LIABILITIES	\$	3,295.00
RESERVES			
3030	MEMBER'S EQUITY	\$	1,925.34
3032	RESERVES -CURRENT YEAR		(1,026.14)
	TOTAL RESERVES	\$	899.20
EQUITY			
4010	RETAINED EARNINGS	\$	57,810.31
	CURRENT YEAR NET INCOME/(LOSS)		(9,714.36)
	SUBTOTAL EQUITY	\$	48,095.95
	TOTAL LIABILITIES & EQUITY		\$ 52,290.15

BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 10/01/21 to 10/31/21

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
05010 MEMBER DUES & FEES	.00	.00	.00	51,920.00	48,412.00	3,508.00	50,960.00
05011 COLLECTION INCOME	.00	.00	.00	1,739.50	.00	1,739.50	.00
05015 PENALTY & INTEREST FEES	.00	.00	.00	455.00	2,457.00	(2,002.00)	2,730.00
05025 DISCLOSURE FEE	.00	.00	.00	322.00	.00	322.00	.00
05040 INTEREST	.06	1.00	(.94)	.86	7.00	(6.14)	12.00
05050 MISC INCOME	.00	100.00	(100.00)	.00	700.00	(700.00)	1,200.00
TOTAL INCOME	.06	101.00	(100.94)	54,437.36	51,576.00	2,861.36	54,902.00
EXPENSES							
MANDATORY EXPENSES							
ADMINISTRATION							
08400 INSURANCE	1,711.00	.00	(1,711.00)	3,422.00	.00	(3,422.00)	3,127.00
08410 MANAGEMENT	500.00	450.00	(50.00)	3,500.00	3,150.00	(350.00)	5,400.00
08420 COLLECTIONS	140.00	250.00	110.00	3,375.00	1,750.00	(1,625.00)	3,000.00
08425 BOOKKEEPING	45.00	.00	(45.00)	265.00	500.00	235.00	500.00
08440 BANK CHARGES	.00	10.00	10.00	.00	70.00	70.00	120.00
08441 STATEMENTS	.00	.00	.00	732.00	.00	(732.00)	.00
08455 POSTAGE, COPYING& PRINTING	68.23	10.00	(58.23)	1,302.33	70.00	(1,232.33)	910.00
08470 PROPERTY TAXES	1,963.48	2,000.00	36.52	1,963.48	2,000.00	36.52	2,000.00
08475 AUDIT / TAX PREPARATION	1,625.00	.00	(1,625.00)	3,500.00	.00	(3,500.00)	500.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	150.00	.00	(150.00)	500.00
TOTAL ADMINISTRATION EXPENSES	6,052.71	2,720.00	(3,332.71)	18,209.81	7,540.00	(10,669.81)	16,057.00
LEGAL							
08430 LEGAL FEES-GENERAL	1,795.00	.00	(1,795.00)	12,403.37	.00	(12,403.37)	.00
08435 WATER COMPANY-LEGAL	10,705.67	1,500.00	(9,205.67)	28,858.15	10,500.00	(18,358.15)	18,000.00
TOTAL LEGAL	12,500.67	1,500.00	(11,000.67)	41,261.52	10,500.00	(30,761.52)	18,000.00
PROPERTY MAINTENANCE							
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	.00	.00	.00	.00	.00	.00	200.00
08075 ASPHALT PATCH WORK	.00	.00	.00	771.74	.00	(771.74)	.00
TOTAL MAINTENANCE/SUPPLIES	.00	.00	.00	771.74	500.00	(271.74)	700.00
UTILITIES							
08300 ELECTRIC	.00	200.00	200.00	1,482.73	1,400.00	(82.73)	2,400.00
08320 WATER	72.47	50.00	(22.47)	464.56	1,850.00	1,385.44	2,100.00
08330 WEB HOSTING	.00	155.00	155.00	.00	155.00	155.00	155.00
08340 WASTE	.00	37.00	37.00	112.50	148.00	35.50	222.00
TOTAL UTILITIES	72.47	442.00	369.53	2,059.79	3,553.00	1,493.21	4,877.00
DISCRETIONARY EXPENSES							
08500 BUILDING MAINTENANCE	.00	300.00	300.00	.00	2,100.00	2,100.00	3,600.00
08510 LANDSCAPE AND	.00	100.00	100.00	.00	700.00	700.00	700.00
08525 TREE TRIMMING	.00	.00	.00	.00	1,200.00	1,200.00	1,200.00
08535 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 10/01/21 to 10/31/21

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08540	CULVERTS & M DRAINAGE	.00	.00	.00	.00	6,000.00	6,000.00	6,000.00
	TOTAL DISCRETIONARY EXPENES	.00	400.00	400.00	.00	10,600.00	10,600.00	12,100.00
	TOTAL EXPENSES BEFORE RESERVE	18,625.85	5,062.00	(13,563.85)	62,302.86	32,693.00	(29,609.86)	51,734.00
RESERVE EXPENSES								
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
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	264.00	264.00	.00	1,848.00	1,848.00	.00	3,168.00
08780	RESERVES INTEREST CONT	.06	.00	(.06)	.86	.00	(.86)	.00
	TOTAL CONTRIBUTIONS TO RESERV	264.06	264.00	(.06)	1,848.86	1,848.00	(.86)	3,168.00
	TOTAL EXPENSES	18,889.91	5,326.00	(13,563.91)	64,151.72	34,541.00	(29,610.72)	54,902.00
	CURR YR NET INCOME/(LOSS)	(18,889.85)	(5,225.00)	(13,664.85)	(9,714.36)	17,035.00	(26,749.36)	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Actual spreadsheet Start date: 04/01/21 Cutoff date: 10/31/21

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
MEMBER DUES & FEES	43952	3565	1988	1715	280	420	0	0	0	0	0	0	51920
COLLECTION INCOME	120	393	240	300	0	687	0	0	0	0	0	0	1740
PENALTY & INTEREST FEES	20	165	97	120	0	53	0	0	0	0	0	0	455
DISCLOSURE FEE	322	0	0	0	0	0	0	0	0	0	0	0	322
INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	1
MISC INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	44414	4123	2325	2135	280	1160	0	0	0	0	0	0	54437
EXPENSES													
MANDATORY EXPENSES													
ADMINISTRATION													
INSURANCE	1711	0	0	0	0	0	1711	0	0	0	0	0	3422
MANAGEMENT	400	400	800	400	500	500	500	0	0	0	0	0	3500
COLLECTIONS	285	810	480	645	230	785	140	0	0	0	0	0	3375
BOOKKEEPING	35	35	35	35	35	45	45	0	0	0	0	0	265
STATEMENTS	0	732	0	0	0	0	0	0	0	0	0	0	732
SUPPLIES - OFFICE	0	0	0	0	0	0	0	0	0	0	0	0	0
POSTAGE, COPYING& PRINTIN	733	148	87	143	62	62	68	0	0	0	0	0	1302
PROPERTY TAXES	0	0	0	0	0	0	1963	0	0	0	0	0	1963
AUDIT / TAX PREPARATION	0	250	0	0	1625	0	1625	0	0	0	0	0	3500
PERMITS, LICENSES & TAXES	0	0	50	0	100	0	0	0	0	0	0	0	150
QUICKBOOKS PAYMENTS FEES	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL ADMINISTRATION EXPE	3164	2375	1452	1223	2552	1392	6053	0	0	0	0	0	18210
LEGAL													
LEGAL FEES-GENERAL	1045	3731	2356	172	2736	569	1795	0	0	0	0	0	12403
WATER COMPANY-LEGAL	4556	3303	671	7080	515	2028	10706	0	0	0	0	0	28858
TOTAL LEGAL	5601	7034	3027	7252	3251	2597	12501	0	0	0	0	0	41262
PROPERTY MAINTENANCE													
GENERATOR INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	0
ASPHALT PATCH WORK	0	0	0	0	772	0	0	0	0	0	0	0	772
TOTAL MAINTENANCE/SUPPLIE	0	0	0	0	772	0	0	0	0	0	0	0	772
UTILITIES													
ELECTRIC	128	165	159	194	419	419	0	0	0	0	0	0	1483
WATER	35	67	73	73	72	72	72	0	0	0	0	0	465
WASTE	0	38	0	0	38	38	0	0	0	0	0	0	113
TOTAL UTILITIES	163	269	232	267	529	529	72	0	0	0	0	0	2060
DISCRETIONARY EXPENSES													
TOTAL DISCRETIONARY EXPE	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES BEFORE RES	8928	9677	4710	8741	7103	4517	18626	0	0	0	0	0	62303
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-

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	0	0	0	0	0	1848
RESERVES INTEREST CONT	0	0	0	0	0	0	0	0	0	0	0	0	1

TOTAL CONTRIBUTIONS TO RE	264	264	264	264	264	264	264	0	0	0	0	0	1849

TOTAL EXPENSES	9192	9942	4975	9006	7367	4781	18890	0	0	0	0	0	64152

CURR YR NET INCOME/(LOSS)	35222	5819-	2649-	6870-	7087-	3621-	18890-	0	0	0	0	0	9714-
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CASH DISBURSEMENTS

Starting Check Date: 10/01/21 Cash Account #: "All"

Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #:		1034	AAFS OPERATING AZ		
10/04/21	1101	PDS	PLANNED DEVELOPMENT SERVICES	148.23	FEES FOR COLLECTION WORK
10/06/21	1102	VOID		.00	
10/06/21	1103	(M)ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	45.00	SEPT BOOKKEEPING
10/06/21	1103	GILREC	GILA COUNTY RECORDER	30.00	LOT 113 RELEASE LIEN
10/12/21	1104	HENZE	HENZE COOK MURPHY PLLC	3,805.00	BEAVER LAND / DAN BELT
10/12/21	1105	TONCUL	LAW OFFICE OF TONY S CULLUM	8,695.67	WATER COMPANY DISPUTE
10/14/21	1106	GILREC	GILA COUNTY RECORDER	30.00	UNIT 4033, C EISELE
10/19/21	1107	FARMER	FARMERS INSURANCE EXCHANGE	1,711.00	F006151135-001-00001
10/19/21	1108	GCT	GILA COUNTY TREASURER	1,762.82	30217048A
10/26/21	1109	BEAVAL	BEAVER VALLEY WATER CO	72.47	1102-2
10/26/21	1110	BUTHAN	BUTLER HANSEN PC	1,625.00	REMAINING FOR AUDIT
10/26/21	1111	GCT	GILA COUNTY TREASURER	200.66	PARCEL#30217048B
Totals:				18,125.85	

-- End of report --

DATE: 11/03/21
 TIME: 12:32 PM

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

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	4126.00	4126.00
01		Late Fees	5015	0.00	7.00	0.00	668.00	675.00
03		Admin. Fees	5011	30.00	315.00	307.50	1439.00	2091.50
04		Interest	5011	0.00	0.00	0.00	60.57	60.57
14		UNDISC DOC FEE	5050	0.00	175.00	0.00	0.00	175.00
GRAND TOTAL:				30.00	497.00	307.50	6293.57	7128.07

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05011	COLLECTION INCOME	2152.07
05015	PENALTY & INTEREST FEES	675.00
05010	MEMBER DUES & FEES	4126.00
05050	MISC INCOME	175.00
T O T A L		\$7128.07

-- End of report --