

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 08/31/22

ASSETS		
CURRENT ASSETS		
BANK ACCOUNTS		
OPERATING FUNDS		
1034	AAB OPERATING AZ	\$ 35,611.91
	TOTAL OPERATING FUNDS	\$ 35,611.91
RESERVES		
1020	AAB MONEY MARKET	\$ 2,220.73
	TOTAL RESERVE FUNDS	\$ 2,220.73
OTHER ASSETS		
1040	SECURITY DEPOSIT	\$ 110.00
	TOTAL OTHER ASSETS	\$ 110.00
	TOTAL ASSETS	\$ 37,942.64

LIABILITIES AND EQUITY		
LIABILITIES		
2975	PREPAID ASSESSMENTS (CURR)	\$ 3,440.50
	TOTAL LIABILITIES	\$ 3,440.50
RESERVES		
3030	MEMBER'S EQUITY	\$ 2,219.80
3032	RESERVES -CURRENT YEAR	.93
	TOTAL RESERVES	\$ 2,220.73
EQUITY		
4010	RETAINED EARNINGS	\$ 17,805.57
	CURRENT YEAR NET INCOME/(LOSS)	14,475.84
	SUBTOTAL EQUITY	\$ 32,281.41
	TOTAL LIABILITIES & EQUITY	\$ 37,942.64

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	420.00	3,057.60	(2,637.60)	60,384.00	58,094.40	2,289.60	61,152.00
05011 COLLECTION INCOME	600.00	.00	600.00	1,540.00	.00	1,540.00	.00
05015 PENALTY & INTEREST FEES	30.00	273.00	(243.00)	555.00	2,457.00	(1,902.00)	2,730.00
05040 INTEREST	.19	1.00	(.81)	.93	5.00	(4.07)	12.00
05050 MISC INCOME	.00	50.00	(50.00)	(175.00)	250.00	(425.00)	600.00
<b>TOTAL INCOME</b>	<b>1,050.19</b>	<b>3,381.60</b>	<b>(2,331.41)</b>	<b>62,304.93</b>	<b>60,806.40</b>	<b>1,498.53</b>	<b>64,494.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	.00	.00	.00	2,863.00	2,700.00	(163.00)	2,700.00
08410 MANAGEMENT	500.00	500.00	.00	2,500.00	2,500.00	.00	6,000.00
08420 COLLECTIONS	210.00	50.00	(160.00)	1,405.00	250.00	(1,155.00)	600.00
08425 BOOKKEEPING	45.00	45.00	.00	225.00	225.00	.00	540.00
08440 BANK CHARGES	.00	10.00	10.00	.00	50.00	50.00	120.00
08455 POSTAGE, COPYING& PRINTING	48.63	10.00	(38.63)	2,449.78	50.00	(2,399.78)	910.00
08470 PROPERTY TAXES	.00	.00	.00	.00	.00	.00	2,000.00
08475 AUDIT / TAX PREPARATION	800.00	.00	(800.00)	800.00	.00	(800.00)	500.00
08480 PERMITS, LICENSES & TAXES	50.00	.00	(50.00)	150.00	.00	(150.00)	350.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>1,653.63</b>	<b>615.00</b>	<b>(1,038.63)</b>	<b>10,392.78</b>	<b>5,775.00</b>	<b>(4,617.78)</b>	<b>13,720.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	.00	.00	.00	796.80	.00	(796.80)	.00
08435 WATER COMPANY-LEGAL	1,620.23	1,000.00	(620.23)	24,234.46	5,000.00	(19,234.46)	26,000.00
<b>TOTAL LEGAL</b>	<b>1,620.23</b>	<b>1,000.00</b>	<b>(620.23)</b>	<b>25,031.26</b>	<b>5,000.00</b>	<b>(20,031.26)</b>	<b>26,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08010 GENERATOR INSPECTION	.00	.00	.00	.00	.00	.00	350.00
08015 PROPANE TANIK INSPECTION	.00	.00	.00	.00	250.00	250.00	250.00
08020 FILL PROPANE TANK	.00	.00	.00	.00	.00	.00	400.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>250.00</b>	<b>250.00</b>	<b>1,000.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	219.05	200.00	(19.05)	939.81	1,000.00	60.19	2,400.00
08320 WATER	497.12	300.00	(197.12)	765.31	960.00	194.69	1,340.00
08330 WEB HOSTING	.00	.00	.00	.00	.00	.00	250.00
08340 WASTE	.00	37.00	37.00	75.00	111.00	36.00	222.00
<b>TOTAL UTILITIES</b>	<b>716.17</b>	<b>537.00</b>	<b>(179.17)</b>	<b>1,780.12</b>	<b>2,071.00</b>	<b>290.88</b>	<b>4,212.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08500 BUILDING MAINTENANCE	.00	100.00	100.00	.00	500.00	500.00	1,200.00
08505 ROAD MAINTENANCE	9,524.28	.00	(9,524.28)	9,850.54	15,000.00	5,149.46	15,000.00
08510 LANDSCAPE AND PARK MAINTENANC	446.82	100.00	(346.82)	773.46	500.00	(273.46)	1,200.00
08525 TREE TRIMMING	.00	200.00	200.00	.00	1,000.00	1,000.00	1,200.00
08535 ROAD SIGNS	.00	50.00	50.00	.00	250.00	250.00	600.00
08540 CULVERTS &M DRAINAGE	.00	200.00	200.00	.00	1,000.00	1,000.00	1,200.00

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL DISCRETIONARY EXPENES	9,971.10	650.00	(9,321.10)	10,624.00	18,250.00	7,626.00	20,400.00
TOTAL EXPENSES BEFORE RESERVE	13,961.13	2,802.00	(11,159.13)	47,828.16	31,346.00	(16,482.16)	65,332.00
<b>RESERVE EXPENSES</b>							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
<b>CONTRIBUTIONS TO RESERVES</b>							
08780 RESERVES INTEREST CONT	.19	.00	(.19)	.93	.00	(.93)	.00
TOTAL CONTRIBUTIONS TO RESERV	.19	.00	(.19)	.93	.00	(.93)	.00
TOTAL EXPENSES	13,961.32	2,802.00	(11,159.32)	47,829.09	31,346.00	(16,483.09)	65,332.00
CURR YR NET INCOME/ (LOSS)	(12,911.13)	579.60	(13,490.73)	14,475.84	29,460.40	(14,984.56)	(838.00)





CASH DISBURSEMENTS

Starting Check Date: 8/01/22 Cash Account #: 1034  
 Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/01/22	1183	BUTHAN	BUTLER HANSEN PC	550.00	2021 COMPILATION
8/02/22	1184	AZ	ARIZONA DEPT OF REVENUE	50.00	EIN 47-2868263
8/02/22	1185	MASLLC	MID-STATE ASPHALT SERVICES LLC	9,524.28	2" ASPHALT OVERLAY
8/08/22	1186	BEAVAL	BEAVER VALLEY WATER CO	497.12	1102-2
8/08/22	1187	BUTHAN	BUTLER HANSEN PC	250.00	2021 FED/STATE TAX RETURN
8/08/22	1188	ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	45.00	BOOKKEEPING JULY
8/08/22	1189	PDS	PLANNED DEVELOPMENT SERVICES	48.63	ADMINISTRATION FEES JULY
8/09/22	1190	TONCUL	LAW OFFICE OF TONY S CULLUM	1,620.23	WATER COMPANY DISPUTE
8/22/22	1191	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN-RENOUARD
8/22/22	1192	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN KESTERSON
8/22/22	1193	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN STUCKENBER
8/22/22	1194	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN STUCKENBER
8/22/22	1195	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN - POWERS
8/22/22	1196	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN-POWERS
8/22/22	1197	GILREC	GILA COUNTY RECORDER	30.00	NOTICE OF LIEN - HOOPER
8/22/22	1198	ALBMAS	ALBERT MASTERSON	446.82	PLAYGROUND REPAIRS/MAINT
Totals:				13,242.08	

0.00 \*

0.00 \*

13,242.08 +  
 500.00 + — PDS  
 219.05 + — Utility  
 13,961.13 \*

DATE: 9/07/22  
 TIME: 2:24 PM

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

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	2136.00	2136.00
01		Late Fees	5015	0.00	0.00	0.00	285.00	285.00
03		Admin. Fees	5011	1715.00	120.00	300.00	822.50	2957.50
GRAND TOTAL:				1715.00	120.00	300.00	3243.50	5378.50

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	2136.00
05015	PENALTY & INTEREST FEES	285.00
05011	COLLECTION INCOME	2957.50
T O T A L		\$5378.50

-- End of report --