

BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 08/31/23

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAB OPERATING AZ	\$	38,833.96
	TOTAL OPERATING FUNDS		\$ 38,833.96
RESERVES			
1020	AAB MONEY MARKET	\$	5,884.98
	TOTAL RESERVE FUNDS		\$ 5,884.98
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS		\$ 110.00
	TOTAL ASSETS		\$ 44,828.94

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	3,031.00
	TOTAL LIABILITIES		\$ 3,031.00
RESERVES			
3030	MEMBER'S EQUITY	\$	2,222.57
3032	RESERVES -CURRENT YEAR		3,662.41
	TOTAL RESERVES		\$ 5,884.98
EQUITY			
4010	RETAINED EARNINGS	\$	(5,521.18)
	CURRENT YEAR NET INCOME/(LOSS)		41,434.14
	SUBTOTAL EQUITY		\$ 35,912.96
	TOTAL LIABILITIES & EQUITY		\$ 44,828.94

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 08/01/23 to 08/31/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 MEMBER DUES & FEES	648.00	.00	648.00	71,188.00	73,000.00	(1,812.00)	73,000.00
05011 COLLECTION INCOME	392.00	.00	392.00	1,077.00	.00	1,077.00	.00
05015 PENALTY & INTEREST FEES	(45.00)	.00	(45.00)	360.00	.00	360.00	.00
05040 INTEREST	.68	.00	.68	2.41	.00	2.41	.00
TOTAL INCOME	995.68	.00	995.68	72,627.41	73,000.00	(372.59)	73,000.00
EXPENSES							
MANDATORY EXPENSES							
ADMINISTRATION							
08400 INSURANCE	.00	.00	.00	.00	3,068.00	3,068.00	3,068.00
08410 MANAGEMENT	525.00	525.00	.00	2,625.00	2,625.00	.00	6,300.00
08420 COLLECTIONS	30.00	208.00	178.00	1,305.00	1,040.00	(265.00)	2,500.00
08425 BOOKKEEPING	46.00	46.00	.00	230.00	230.00	.00	552.00
08440 BANK CHARGES	.00	10.00	10.00	.00	50.00	50.00	120.00
08455 POSTAGE, COPYING& PRINTING	78.72	250.00	171.28	2,856.27	1,250.00	(1,606.27)	3,000.00
08470 PROPERTY TAXES	.00	.00	.00	.00	.00	.00	1,760.00
08475 AUDIT / TAX PREPARATION	275.00	500.00	225.00	275.00	500.00	225.00	500.00
08480 PERMITS, LICENSES & TAXES	.00	50.00	50.00	150.00	150.00	.00	150.00
TOTAL ADMINISTRATION EXPENSES	954.72	1,589.00	634.28	7,441.27	8,913.00	1,471.73	17,950.00
LEGAL							
08430 LEGAL FEES-GENERAL	.00	183.00	183.00	1,290.00	915.00	(375.00)	2,196.00
08435 WATER COMPANY-LEGAL	(2,406.40)	650.00	3,056.40	13,215.11	3,250.00	(9,965.11)	7,800.00
TOTAL LEGAL	(2,406.40)	833.00	3,239.40	14,505.11	4,165.00	(10,340.11)	9,996.00
PROPERTY MAINTENANCE							
08010 GENERATOR INSPECTION	.00	.00	.00	523.48	175.00	(348.48)	350.00
08020 FILL PROPANE TANK	.00	.00	.00	758.83	375.00	(383.83)	750.00
08021 PROPANE TANK RENTAL	.00	.00	.00	.00	.00	.00	53.00
TOTAL MAINTENANCE/SUPPLIES	.00	.00	.00	1,282.31	550.00	(732.31)	1,153.00
UTILITIES							
08300 ELECTRIC	255.20	208.00	(47.20)	1,191.85	1,040.00	(151.85)	2,496.00
08320 WATER	474.06	150.00	(324.06)	1,228.91	750.00	(478.91)	1,800.00
08330 WEB HOSTING	206.85	.00	(206.85)	206.85	.00	(206.85)	.00
08340 WASTE	.00	.00	.00	75.00	74.00	(1.00)	222.00
TOTAL UTILITIES	936.11	358.00	(578.11)	2,702.61	1,864.00	(838.61)	4,518.00
DISCRETIONARY EXPENSES							
08500 BUILDING MAINTENANCE	.00	100.00	100.00	.00	500.00	500.00	1,200.00
08505 ROAD MAINTENANCE	799.78	2,083.00	1,283.22	1,599.56	10,415.00	8,815.44	25,000.00
08510 LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	.00	400.00	400.00	800.00
08535 ROAD SIGNS	.00	.00	.00	.00	300.00	300.00	600.00
08540 CULVERTS &M DRAINAGE	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
TOTAL DISCRETIONARY EXPENSES	799.78	2,533.00	1,733.22	1,599.56	12,865.00	11,265.44	30,600.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 08/01/23 to 08/31/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL EXPENSES BEFORE RESERVE	284.21	5,313.00	5,028.79	27,530.86	28,357.00	826.14	64,217.00
RESERVE EXPENSES							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRIBUTIONS TO RESERVES							
08775 RESERVES ALLOCATION	732.00	732.00	.00	3,660.00	3,660.00	.00	8,783.00
08780 RESERVES INTEREST CONT	.68	.00	(.68)	2.41	.00	(2.41)	.00
TOTAL CONTRIBUTIONS TO RESERV	732.68	732.00	(.68)	3,662.41	3,660.00	(2.41)	8,783.00
TOTAL EXPENSES	1,016.89	6,045.00	5,028.11	31,193.27	32,017.00	823.73	73,000.00
CURR YR NET INCOME/(LOSS)	(21.21)	(6,045.00)	6,023.79	41,434.14	40,983.00	451.14	.00

DATE: 9/06/23
 TIME: 10:51 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION
 AGED OWNER BALANCES: AS OF Aug. 31, 2023

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	2568.00	2568.00
01		Late Fees	5015	60.00	0.00	30.00	225.00	315.00
03		Admin. Fees	5011	343.00	760.00	280.00	1270.00	2653.00
GRAND TOTAL:				403.00	760.00	310.00	4063.00	5536.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05015	PENALTY & INTEREST FEES	315.00
05010	MEMBER DUES & FEES	2568.00
05011	COLLECTION INCOME	2653.00
T O T A L		\$5536.00

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 8/01/23 Cash Account #: 1034
 Ending Check Date: 8/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/03/23	1267	WILSAN	WILLIAM SANTORA	206.85	REIMBURSE-WEBSITE HOSTING
8/07/23	1268	BEAVAL	BEAVER VALLEY WATER CO	474.06	1102-2
8/07/23	1269	ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	46.00	BOOKKEEPING JULY
8/07/23	1270	PDS	PLANNED DEVELOPMENT SERVICES	108.72	JULY ADMINISTRATION FEES
8/07/23	1271	TONCUL	LAW OFFICE OF TONY S CULLUM	93.60	WATER COMPANY DISPUTE
8/14/23	1272	USLBM	US LBM OPERATING CO. 3009, LLC	799.78	BLACKTOP PATCH
8/21/23	1273	BUTHAN	BUTLER HANSEN PC	275.00	2022 FED/STATE TAXES
Totals:				2,004.01	

0.00 *

2,004.01 +

525.00 + ~~_____~~ PDS

255.20 + ~~_____~~ VARS

2,500.00 - ~~_____~~ Water Dispute - Judgment

284.21 *