

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 02/28/23

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAB OPERATING AZ	\$	28,505.32
	TOTAL OPERATING FUNDS	\$	28,505.32
RESERVES			
1020	AAB MONEY MARKET	\$	2,222.29
	TOTAL RESERVE FUNDS	\$	2,222.29
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$	110.00
	TOTAL OTHER ASSETS	\$	110.00
	TOTAL ASSETS	\$	30,837.61

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$	22,172.00
	TOTAL LIABILITIES	\$	22,172.00
RESERVES			
3030	MEMBER'S EQUITY	\$	2,219.80
3032	RESERVES -CURRENT YEAR		2.49
	TOTAL RESERVES	\$	2,222.29
EQUITY			
4010	RETAINED EARNINGS	\$	17,805.57
	CURRENT YEAR NET INCOME/ (LOSS)		(11,362.25)
	SUBTOTAL EQUITY	\$	6,443.32
	TOTAL LIABILITIES & EQUITY	\$	30,837.61

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 02/01/23 to 02/28/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	364.00	.00	364.00	61,708.00	58,094.40	3,613.60	61,152.00
05011 COLLECTION INCOME	950.00	.00	950.00	3,394.50	.00	3,394.50	.00
05015 PENALTY & INTEREST FEES	30.00	.00	30.00	645.00	2,457.00	(1,812.00)	2,730.00
05040 INTEREST	.26	1.00	(.74)	2.49	11.00	(8.51)	12.00
05050 MISC INCOME	.00	50.00	(50.00)	(175.00)	550.00	(725.00)	600.00
05060 EMERGENCY GATE DONANTION	.00	.00	.00	2,050.00	.00	2,050.00	.00
<b>TOTAL INCOME</b>	<b>1,344.26</b>	<b>51.00</b>	<b>1,293.26</b>	<b>67,624.99</b>	<b>61,112.40</b>	<b>6,512.59</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	525.00	500.00	(25.00)	5,550.00	5,500.00	(50.00)	6,000.00
08420 COLLECTIONS	130.00	50.00	(80.00)	3,860.00	550.00	(3,310.00)	600.00
08425 BOOKKEEPING	46.00	45.00	(1.00)	500.00	495.00	(5.00)	540.00
08440 BANK CHARGES	10.00	10.00	.00	10.00	110.00	100.00	120.00
08455 POSTAGE, COPYING& PRINTING	41.47	10.00	(31.47)	2,840.13	110.00	(2,730.13)	910.00
08470 PROPERTY TAXES	.00	.00	.00	1,758.86	2,000.00	241.14	2,000.00
08475 AUDIT / TAX PREPARATION	.00	.00	.00	800.00	.00	(800.00)	500.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	150.00	.00	(150.00)	350.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>752.47</b>	<b>615.00</b>	<b>(137.47)</b>	<b>18,331.99</b>	<b>11,465.00</b>	<b>(6,866.99)</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	.00	3,000.00	3,000.00	28,838.50	23,000.00	(5,838.50)	26,000.00
<b>TOTAL LEGAL</b>	<b>.00</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>29,635.30</b>	<b>23,000.00</b>	<b>(6,635.30)</b>	<b>26,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08010 GENERATOR INSPECTION	.00	.00	.00	.00	350.00	350.00	350.00
08015 PROPANE TANIK INSPECTION	.00	.00	.00	.00	250.00	250.00	250.00
08020 FILL PROPANE TANK	573.50	.00	(573.50)	716.09	200.00	(516.09)	400.00
08021 PROPANE TANK RENTAL	.00	.00	.00	52.55	.00	(52.55)	.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>573.50</b>	<b>.00</b>	<b>(573.50)</b>	<b>768.64</b>	<b>800.00</b>	<b>31.36</b>	<b>1,000.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	252.00	200.00	(52.00)	2,201.61	2,200.00	(1.61)	2,400.00
08320 WATER	92.37	30.00	(62.37)	1,805.71	1,310.00	(495.71)	1,340.00
08330 WEB HOSTING	.00	.00	.00	.00	250.00	250.00	250.00
08340 WASTE	.00	37.00	37.00	187.50	222.00	34.50	222.00
<b>TOTAL UTILITIES</b>	<b>344.37</b>	<b>267.00</b>	<b>(77.37)</b>	<b>4,194.82</b>	<b>3,982.00</b>	<b>(212.82)</b>	<b>4,212.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08500 BUILDING MAINTENANCE	.00	100.00	100.00	.00	1,100.00	1,100.00	1,200.00
08505 ROAD MAINTENANCE	.00	.00	.00	25,280.54	15,000.00	(10,280.54)	15,000.00
08510 LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	773.46	1,100.00	326.54	1,200.00
08525 TREE TRIMMING	.00	.00	.00	.00	1,200.00	1,200.00	1,200.00
08535 ROAD SIGNS	.00	50.00	50.00	.00	550.00	550.00	600.00

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 02/01/23 to 02/28/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08540 CULVERTS & DRAINAGE	.00	.00	.00	.00	1,200.00	1,200.00	1,200.00
TOTAL DISCRETIONARY EXPENES	.00	250.00	250.00	26,054.00	20,150.00	(5,904.00)	20,400.00
TOTAL EXPENSES BEFORE RESERVE	1,670.34	4,132.00	2,461.66	78,984.75	59,397.00	(19,587.75)	65,332.00
RESERVE EXPENSES							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRIBUTIONS TO RESERVES							
08780 RESERVES INTEREST CONT	.26	.00	(.26)	2.49	.00	(2.49)	.00
TOTAL CONTRIBUTIONS TO RESERV	.26	.00	(.26)	2.49	.00	(2.49)	.00
TOTAL EXPENSES	1,670.60	4,132.00	2,461.40	78,987.24	59,397.00	(19,590.24)	65,332.00
CURR YR NET INCOME/ (LOSS)	(326.34)	(4,081.00)	3,754.66	(11,362.25)	1,715.40	(13,077.65)	(838.00)

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
Income/Expense Statement  
Actual spreadsheet Start date: 04/01/22 Cutoff date: 02/28/23

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
<b>INCOME:</b>													
MEMBER DUES & FEES	53480	4206	1270	1008	420	0	0	288	168	504	364	0	61708
COLLECTION INCOME	355	240	185	160	600	0	0	295	15	595	950	0	3395
PENALTY & INTEREST FEES	90	255	120	60	30	0	0	0	15	45	30	0	645
INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	2
MISC INCOME	175-	0	0	0	0	0	0	0	0	0	0	0	175-
EMERGENCY GATE DONANTION	0	0	0	0	0	2050	0	0	0	0	0	0	2050
<b>TOTAL INCOME</b>	<b>53750</b>	<b>4701</b>	<b>1575</b>	<b>1228</b>	<b>1050</b>	<b>2050</b>	<b>0</b>	<b>583</b>	<b>198</b>	<b>1144</b>	<b>1344</b>	<b>0</b>	<b>67625</b>
<b>EXPENSES</b>													
<b>MANDATORY EXPENSES</b>													
<b>ADMINISTRATION</b>													
INSURANCE	2863	0	0	0	0	0	0	0	0	0	0	0	2863
MANAGEMENT	500	500	500	500	500	500	500	500	500	525	525	0	5550
COLLECTIONS	60	0	835	300	210	2040	30	120	120	15	130	0	3860
BOOKKEEPING	45	45	45	45	45	45	46	46	46	46	46	0	500
BANK CHARGES	0	0	0	0	0	0	0	0	0	0	10	0	10
POSTAGE, COPYING& PRINTIN	821	1128	90	362	49	171	44	44	50	39	41	0	2840
PROPERTY TAXES	0	0	0	0	0	1759	0	0	0	0	0	0	1759
AUDIT / TAX PREPARATION	0	0	0	0	800	0	0	0	0	0	0	0	800
PERMITS, LICENSES & TAXES	0	0	100	0	50	0	0	0	0	0	0	0	150
<b>TOTAL ADMINISTRATION EXPE</b>	<b>4289</b>	<b>1673</b>	<b>1570</b>	<b>1207</b>	<b>1654</b>	<b>4515</b>	<b>620</b>	<b>710</b>	<b>716</b>	<b>625</b>	<b>752</b>	<b>0</b>	<b>18332</b>
<b>LEGAL</b>													
LEGAL FEES-GENERAL	750	0	47	0	0	0	0	0	0	0	0	0	797
WATER COMPANY-LEGAL	21071	437	950	156	1620	4604	0	0	0	0	0	0	28839
<b>TOTAL LEGAL</b>	<b>21821</b>	<b>437</b>	<b>997</b>	<b>156</b>	<b>1620</b>	<b>4604</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29635</b>
<b>PROPERTY MAINTENANCE</b>													
FILL PROPANE TANK	0	0	0	0	0	0	0	143	0	0	574	0	716
PROPANE TANK RENTAL	0	0	0	0	0	0	0	0	53	0	0	0	53
<b>TOTAL MAINTENANCE/SUPPLIE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>53</b>	<b>0</b>	<b>574</b>	<b>0</b>	<b>769</b>
<b>UTILITIES</b>													
ELECTRIC	184	155	181	200	219	183	191	171	192	273	252	0	2202
WATER	36	72	72	88	497	395	173	245	43	92	92	0	1806
WASTE	0	38	0	38	0	38	0	38	0	38	0	0	188
<b>TOTAL UTILITIES</b>	<b>221</b>	<b>265</b>	<b>253</b>	<b>326</b>	<b>716</b>	<b>616</b>	<b>364</b>	<b>453</b>	<b>235</b>	<b>403</b>	<b>344</b>	<b>0</b>	<b>4195</b>
<b>DISCRETIONARY EXPENSES</b>													
ROAD MAINTENANCE	0	0	0	326	9524	0	0	0	15430	0	0	0	25281
LANDSCAPE AND PARK MAINTENANCE	0	0	119	208	447	0	0	0	0	0	0	0	773
<b>TOTAL DISCRETIONARY EXPE</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>534</b>	<b>9971</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15430</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26054</b>
<b>TOTAL EXPENSES BEFORE RES</b>	<b>26331</b>	<b>2374</b>	<b>2939</b>	<b>2223</b>	<b>13961</b>	<b>9735</b>	<b>984</b>	<b>1305</b>	<b>16434</b>	<b>1028</b>	<b>1670</b>	<b>0</b>	<b>78985</b>
<b>RESERVE EXPENSES</b>													

TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRIBUTIONS TO RESERVES													
RESERVES INTEREST CONT	0	0	0	0	0	0	0	0	0	0	0	0	2
TOTAL CONTRIBUTIONS TO RE	0	0	0	0	0	0	0	0	0	0	0	0	2
TOTAL EXPENSES	26331	2374	2940	2223	13961	9735	984	1306	16434	1029	1671	0	78987
CURR YR NET INCOME/(LOSS)	27419	2327	1364-	995-	12911-	7685-	984-	723-	16236-	116	326-	0	11362-

DATE: 3/08/23

TIME: 10:41 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
AGED OWNER BALANCES: AS OF Feb. 28, 2023

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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	812.00	812.00
01		Late Fees	5015	0.00	0.00	0.00	195.00	195.00
03		Admin. Fees	5011	150.00	0.00	0.00	1458.00	1608.00
GRAND TOTAL:				150.00	0.00	0.00	2465.00	2615.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	812.00
05015	PENALTY & INTEREST FEES	195.00
05011	COLLECTION INCOME	1608.00
T O T A L		\$2615.00

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 2/01/23 Cash Account #: 1034  
 Ending Check Date: 2/28/23

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/13/23	1223	BEAVAL	BEAVER VALLEY WATER CO	92.37	1102-2
2/13/23	1224	GRIPRO	GRIFFIN'S PROPANE, INC	573.50	PROPANE
2/13/23	1225	ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	46.00	BOOKKEEPING JAN
2/13/23	1226	PDS	PLANNED DEVELOPMENT SERVICES	141.47	ADMINISTRATION FEES JAN
2/23/23	1227	GILREC	GILA COUNTY RECORDER	30.00	LIEN RELEASE-RENOUARD
Totals:				883.34	

0.00 \*  
 883.34 +  
 525.00 + ——— PDS  
 252.00 + ——— APS  
 10.00 + ——— return item  
 1,670.34 \* fee