

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 01/31/24

		<b>ASSETS</b>	
<b>CURRENT ASSETS</b>			
<b>BANK ACCOUNTS</b>			
<b>OPERATING FUNDS</b>			
1034	AAB OPERATING AZ	\$	26,704.41
	<b>TOTAL OPERATING FUNDS</b>	\$	<u>26,704.41</u>
<b>RESERVES</b>			
1020	AAB MONEY MARKET	\$	9,549.77
	<b>TOTAL RESERVE FUNDS</b>	\$	<u>9,549.77</u>
<b>OTHER ASSETS</b>			
1040	SECURITY DEPOSIT	\$	110.00
1041	WATER-JUDGEMENT		2,595.96
	<b>TOTAL OTHER ASSETS</b>	\$	<u>2,705.96</u>
	<b>TOTAL ASSETS</b>	\$	<u><u>38,960.14</u></u>

		<b>LIABILITIES AND EQUITY</b>	
<b>LIABILITIES</b>			
2975	PREPAID ASSESSMENTS (CURR)	\$	4,392.79
	<b>TOTAL LIABILITIES</b>	\$	<u>4,392.79</u>
<b>RESERVES</b>			
3030	MEMBER'S EQUITY	\$	2,222.57
3032	RESERVES -CURRENT YEAR		7,327.20
	<b>TOTAL RESERVES</b>	\$	<u>9,549.77</u>
<b>EQUITY</b>			
4010	RETAINED EARNINGS	\$	(5,521.18)
	CURRENT YEAR NET INCOME/ (LOSS)		30,538.76
	<b>SUBTOTAL EQUITY</b>	\$	<u>25,017.58</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$	<u><u>38,960.14</u></u>

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 01/01/24 to 01/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	.00	.00	.00	71,620.00	73,000.00	(1,380.00)	73,000.00
05011 COLLECTION INCOME	.00	.00	.00	1,157.00	.00	1,157.00	.00
05015 PENALTY & INTEREST FEES	.00	.00	.00	390.00	.00	390.00	.00
05040 INTEREST	1.14	.00	1.14	7.20	.00	7.20	.00
<b>TOTAL INCOME</b>	<b>1.14</b>	<b>.00</b>	<b>1.14</b>	<b>73,174.20</b>	<b>73,000.00</b>	<b>174.20</b>	<b>73,000.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	.00	.00	.00	.00	3,068.00	3,068.00	3,068.00
08410 MANAGEMENT	551.25	525.00	(26.25)	5,276.25	5,250.00	(26.25)	6,300.00
08420 COLLECTIONS	.00	208.00	208.00	3,035.00	2,080.00	(955.00)	2,500.00
08425 BOOKKEEPING	49.00	46.00	(3.00)	473.00	460.00	(13.00)	552.00
08440 BANK CHARGES	.00	10.00	10.00	.00	100.00	100.00	120.00
08455 POSTAGE, COPYING& PRINTING	52.36	250.00	197.64	3,381.36	2,500.00	(881.36)	3,000.00
08470 PROPERTY TAXES	.00	.00	.00	246.99	1,760.00	1,513.01	1,760.00
08475 AUDIT / TAX PREPARATION	.00	.00	.00	870.00	500.00	(370.00)	500.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	150.00	150.00	.00	150.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>652.61</b>	<b>1,039.00</b>	<b>386.39</b>	<b>13,432.60</b>	<b>15,868.00</b>	<b>2,435.40</b>	<b>17,950.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	.00	183.00	183.00	3,420.00	1,830.00	(1,590.00)	2,196.00
08435 WATER COMPANY-LEGAL	.00	650.00	650.00	13,215.11	6,500.00	(6,715.11)	7,800.00
<b>TOTAL LEGAL</b>	<b>.00</b>	<b>833.00</b>	<b>833.00</b>	<b>16,635.11</b>	<b>8,330.00</b>	<b>(8,305.11)</b>	<b>9,996.00</b>
<b>PROPERTY MAINTENANCE</b>							
08010 GENERATOR INSPECTION	.00	.00	.00	523.48	350.00	(173.48)	350.00
08020 FILL PROPANE TANK	307.28	.00	(307.28)	1,066.11	750.00	(316.11)	750.00
08021 PROPANE TANK RENTAL	.00	.00	.00	52.55	53.00	.45	53.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>307.28</b>	<b>.00</b>	<b>(307.28)</b>	<b>1,642.14</b>	<b>1,153.00</b>	<b>(489.14)</b>	<b>1,153.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	218.38	208.00	(10.38)	2,274.12	2,080.00	(194.12)	2,496.00
08320 WATER	42.93	150.00	107.07	1,689.43	1,500.00	(189.43)	1,800.00
08321 WATER - JUDGEMENT	53.53	.00	(53.53)	(2,595.96)	.00	2,595.96	.00
08330 WEB HOSTING	.00	.00	.00	481.24	.00	(481.24)	.00
08340 WASTE	.00	37.00	37.00	150.00	185.00	35.00	222.00
<b>TOTAL UTILITIES</b>	<b>314.84</b>	<b>395.00</b>	<b>80.16</b>	<b>1,998.83</b>	<b>3,765.00</b>	<b>1,766.17</b>	<b>4,518.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08500 BUILDING MAINTENANCE	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
08505 ROAD MAINTENANCE	.00	2,083.00	2,083.00	1,599.56	20,830.00	19,230.44	25,000.00
08510 LANDSCAPE AND PARK MAINTENANC	.00	.00	.00	.00	800.00	800.00	800.00
08535 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00
08540 CULVERTS & M DRAINAGE	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
<b>TOTAL DISCRETIONARY EXPENSES</b>	<b>.00</b>	<b>2,433.00</b>	<b>2,433.00</b>	<b>1,599.56</b>	<b>25,730.00</b>	<b>24,130.44</b>	<b>30,600.00</b>

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 01/01/24 to 01/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL EXPENSES BEFORE RESERVE	1,274.73	4,700.00	3,425.27	35,308.24	54,846.00	19,537.76	64,217.00
<b>RESERVE EXPENSES</b>							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
<b>CONTRIBUTIONS TO RESERVES</b>							
08775 RESERVES ALLOCATION	732.00	732.00	.00	7,320.00	7,320.00	.00	8,783.00
08780 RESERVES INTEREST CONT	1.14	.00	(1.14)	7.20	.00	(7.20)	.00
TOTAL CONTRIBUTIONS TO RESERV	733.14	732.00	(1.14)	7,327.20	7,320.00	(7.20)	8,783.00
TOTAL EXPENSES	2,007.87	5,432.00	3,424.13	42,635.44	62,166.00	19,530.56	73,000.00
CURR YR NET INCOME/(LOSS)	(2,006.73)	(5,432.00)	3,425.27	30,538.76	10,834.00	19,704.76	.00



CONTRIBUTIONS TO RESERVES

RESERVES ALLOCATION	732	732	732	732	732	732	732	732	732	732	0	0	7320
RESERVES INTEREST CONT	0	0	0	1	1	1	1	1	1	1	0	0	7
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TOTAL CONTRIBUTIONS TO RE	732	732	732	733	733	733	733	733	733	733	0	0	7327
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TOTAL EXPENSES	8395	14050	4149	3582	1017	698	2191	4259	2285	2008	0	0	42635
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CURR YR NET INCOME/ (LOSS)	54647	9935-	75-	3182-	21-	188-	2158-	4259-	2284-	2007-	0	0	30539
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CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash Account #: 1034

Ending Check Date: 1/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/02/24	1296	BEAVAL	BEAVER VALLEY WATER CO	42.93	1103
1/08/24	1297	ORBITZ	ORBITZ BOOKKEEPING SERVICE LLC	49.00	BOOKKEEPING DEC
1/08/24	1298	PDS	PLANNED DEVELOPMENT SERVICES	52.36	DEC ADMINISTRATION FEES
1/22/24	1299	GRIPRO	GRIFFIN'S PROPANE, INC	307.28	PROPANE
Totals:				451.57	

0.00 \*

451.57 +

551.25 +

218.38 +

53.53 +

1,274.73 \*

— PDS  
 — APS  
 — Water (judgement)

DATE: 2/01/24  
 TIME: 1:19 PM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
 AGED OWNER BALANCES: AS OF Jan. 31, 2024

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	0.00	0.00	200.00	2783.00	2983.00
GRAND TOTAL:				0.00	0.00	200.00	5204.00	5404.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05015	PENALTY & INTEREST FEES	285.00
05010	MEMBER DUES & FEES	2136.00
05011	COLLECTION INCOME	2983.00
T O T A L		\$5404.00

-- End of report --