

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**  
**BALANCE SHEET**  
As of 10/31/23

| ASSETS          |                       |              |
|-----------------|-----------------------|--------------|
| CURRENT ASSETS  |                       |              |
| BANK ACCOUNTS   |                       |              |
| OPERATING FUNDS |                       |              |
| 1034            | AAB OPERATING AZ      | \$ 34,551.80 |
|                 | TOTAL OPERATING FUNDS | \$ 34,551.80 |
| RESERVES        |                       |              |
| 1020            | AAB MONEY MARKET      | \$ 7,350.62  |
|                 | TOTAL RESERVE FUNDS   | \$ 7,350.62  |
| OTHER ASSETS    |                       |              |
| 1040            | SECURITY DEPOSIT      | \$ 110.00    |
| 1041            | WATER-JUDGEMENT       | 2,750.12     |
|                 | TOTAL OTHER ASSETS    | \$ 2,860.12  |
|                 | TOTAL ASSETS          | \$ 44,762.54 |

| LIABILITIES AND EQUITY |                                 |               |
|------------------------|---------------------------------|---------------|
| LIABILITIES            |                                 |               |
| 2975                   | PREPAID ASSESSMENTS (CURR)      | \$ 3,844.97   |
|                        | TOTAL LIABILITIES               | \$ 3,844.97   |
| RESERVES               |                                 |               |
| 3030                   | MEMBER'S EQUITY                 | \$ 2,222.57   |
| 3032                   | RESERVES -CURRENT YEAR          | 5,128.05      |
|                        | TOTAL RESERVES                  | \$ 7,350.62   |
| EQUITY                 |                                 |               |
| 4010                   | RETAINED EARNINGS               | \$ (5,521.18) |
|                        | CURRENT YEAR NET INCOME/ (LOSS) | 39,088.13     |
|                        | SUBTOTAL EQUITY                 | \$ 33,566.95  |
|                        | TOTAL LIABILITIES & EQUITY      | \$ 44,762.54  |

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 10/01/23 to 10/31/23

| Description                          | Actual          | Current Period Budget | Variance        | Actual           | Year-To-Date Budget | Variance          | Yearly Budget    |
|--------------------------------------|-----------------|-----------------------|-----------------|------------------|---------------------|-------------------|------------------|
| <b>INCOME:</b>                       |                 |                       |                 |                  |                     |                   |                  |
| 05010 MEMBER DUES & FEES             | 32.00           | .00                   | 32.00           | 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                       | .88             | .00                   | .88             | 4.05             | .00                 | 4.05              | .00              |
| <b>TOTAL INCOME</b>                  | <b>32.88</b>    | <b>.00</b>            | <b>32.88</b>    | <b>73,171.05</b> | <b>73,000.00</b>    | <b>171.05</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                     | 525.00          | 525.00                | .00             | 3,675.00         | 3,675.00            | .00               | 6,300.00         |
| 08420 COLLECTIONS                    | 425.00          | 208.00                | (217.00)        | 2,690.00         | 1,456.00            | (1,234.00)        | 2,500.00         |
| 08425 BOOKKEEPING                    | 49.00           | 46.00                 | (3.00)          | 326.00           | 322.00              | (4.00)            | 552.00           |
| 08440 BANK CHARGES                   | .00             | 10.00                 | 10.00           | .00              | 70.00               | 70.00             | 120.00           |
| 08455 POSTAGE, COPYING& PRINTING     | 89.62           | 250.00                | 160.38          | 3,068.09         | 1,750.00            | (1,318.09)        | 3,000.00         |
| 08470 PROPERTY TAXES                 | .00             | .00                   | .00             | .00              | 1,760.00            | 1,760.00          | 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>1,088.62</b> | <b>1,039.00</b>       | <b>(49.62)</b>  | <b>10,779.09</b> | <b>12,751.00</b>    | <b>1,971.91</b>   | <b>17,950.00</b> |
| <b>LEGAL</b>                         |                 |                       |                 |                  |                     |                   |                  |
| 08430 LEGAL FEES-GENERAL             | .00             | 183.00                | 183.00          | 1,290.00         | 1,281.00            | (9.00)            | 2,196.00         |
| 08435 WATER COMPANY-LEGAL            | .00             | 650.00                | 650.00          | 13,215.11        | 4,550.00            | (8,665.11)        | 7,800.00         |
| <b>TOTAL LEGAL</b>                   | <b>.00</b>      | <b>833.00</b>         | <b>833.00</b>   | <b>14,505.11</b> | <b>5,831.00</b>     | <b>(8,674.11)</b> | <b>9,996.00</b>  |
| <b>PROPERTY MAINTENANCE</b>          |                 |                       |                 |                  |                     |                   |                  |
| 08010 GENERATOR INSPECTION           | .00             | 175.00                | 175.00          | 523.48           | 350.00              | (173.48)          | 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            |
| <b>TOTAL MAINTENANCE/SUPPLIES</b>    | <b>.00</b>      | <b>175.00</b>         | <b>175.00</b>   | <b>1,282.31</b>  | <b>725.00</b>       | <b>(557.31)</b>   | <b>1,153.00</b>  |
| <b>UTILITIES</b>                     |                 |                       |                 |                  |                     |                   |                  |
| 08300 ELECTRIC                       | 240.10          | 208.00                | (32.10)         | 1,658.97         | 1,456.00            | (202.97)          | 2,496.00         |
| 08320 WATER                          | 42.97           | 150.00                | 107.03          | 1,560.60         | 1,050.00            | (510.60)          | 1,800.00         |
| 08321 WATER - JUDGEMENT              | 49.22           | .00                   | (49.22)         | (2,750.12)       | .00                 | 2,750.12          | .00              |
| 08330 WEB HOSTING                    | .00             | .00                   | .00             | 206.85           | .00                 | (206.85)          | .00              |
| 08340 WASTE                          | 37.50           | .00                   | (37.50)         | 112.50           | 111.00              | (1.50)            | 222.00           |
| <b>TOTAL UTILITIES</b>               | <b>369.79</b>   | <b>358.00</b>         | <b>(11.79)</b>  | <b>788.80</b>    | <b>2,617.00</b>     | <b>1,828.20</b>   | <b>4,518.00</b>  |
| <b>DISCRETIONARY EXPENSES</b>        |                 |                       |                 |                  |                     |                   |                  |
| 08500 BUILDING MAINTENANCE           | .00             | 100.00                | 100.00          | .00              | 700.00              | 700.00            | 1,200.00         |
| 08505 ROAD MAINTENANCE               | .00             | 2,083.00              | 2,083.00        | 1,599.56         | 14,581.00           | 12,981.44         | 25,000.00        |
| 08510 LANDSCAPE AND PARK MAINTENANC  | .00             | 100.00                | 100.00          | .00              | 600.00              | 600.00            | 800.00           |
| 08535 ROAD SIGNS                     | .00             | 300.00                | 300.00          | .00              | 600.00              | 600.00            | 600.00           |
| 08540 CULVERTS & DRAINAGE            | .00             | 250.00                | 250.00          | .00              | 1,750.00            | 1,750.00          | 3,000.00         |
| <b>TOTAL DISCRETIONARY EXPENSES</b>  | <b>.00</b>      | <b>2,833.00</b>       | <b>2,833.00</b> | <b>1,599.56</b>  | <b>18,231.00</b>    | <b>16,631.44</b>  | <b>30,600.00</b> |

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 10/01/23 to 10/31/23

| Description                      | Actual     | Current Period<br>Budget | Variance | Actual    | Year-To-Date<br>Budget | Variance  | Yearly<br>Budget |
|----------------------------------|------------|--------------------------|----------|-----------|------------------------|-----------|------------------|
| TOTAL EXPENSES BEFORE RESERVE    | 1,458.41   | 5,238.00                 | 3,779.59 | 28,954.87 | 40,155.00              | 11,200.13 | 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      | 5,124.00  | 5,124.00               | .00       | 8,783.00         |
| 08780 RESERVES INTEREST CONT     | .88        | .00                      | (.88)    | 4.05      | .00                    | (4.05)    | .00              |
| TOTAL CONTRIBUTIONS TO RESERV    | 732.88     | 732.00                   | (.88)    | 5,128.05  | 5,124.00               | (4.05)    | 8,783.00         |
| TOTAL EXPENSES                   | 2,191.29   | 5,970.00                 | 3,778.71 | 34,082.92 | 45,279.00              | 11,196.08 | 73,000.00        |
| CURR YR NET INCOME/ (LOSS)       | (2,158.41) | (5,970.00)               | 3,811.59 | 39,088.13 | 27,721.00              | 11,367.13 | .00              |

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
Income/Expense Statement  
Actual spreadsheet Start date: 04/01/23 Cutoff date: 10/31/23

|                                  | APR          | MAY          | JUN         | JUL         | AUG          | SEP          | OCT         | NOV      | DEC      | JAN      | FEB      | MAR      | Total        |
|----------------------------------|--------------|--------------|-------------|-------------|--------------|--------------|-------------|----------|----------|----------|----------|----------|--------------|
| <b>INCOME:</b>                   |              |              |             |             |              |              |             |          |          |          |          |          |              |
| MEMBER DUES & FEES               | 62956        | 3800         | 3384        | 400         | 648          | 400          | 32          | 0        | 0        | 0        | 0        | 0        | 71620        |
| COLLECTION INCOME                | 55           | 150          | 480         | 0           | 392          | 80           | 0           | 0        | 0        | 0        | 0        | 0        | 1157         |
| PENALTY & INTEREST FEES          | 30           | 165          | 210         | 0           | 45-          | 30           | 0           | 0        | 0        | 0        | 0        | 0        | 390          |
| INTEREST                         | 0            | 0            | 0           | 1           | 1            | 1            | 1           | 0        | 0        | 0        | 0        | 0        | 4            |
| <b>TOTAL INCOME</b>              | <b>63041</b> | <b>4115</b>  | <b>4074</b> | <b>401</b>  | <b>996</b>   | <b>511</b>   | <b>33</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>73171</b> |
| <b>EXPENSES</b>                  |              |              |             |             |              |              |             |          |          |          |          |          |              |
| <b>MANDATORY EXPENSES</b>        |              |              |             |             |              |              |             |          |          |          |          |          |              |
| <b>ADMINISTRATION</b>            |              |              |             |             |              |              |             |          |          |          |          |          |              |
| MANAGEMENT                       | 525          | 525          | 525         | 525         | 525          | 525          | 525         | 0        | 0        | 0        | 0        | 0        | 3675         |
| COLLECTIONS                      | 90           | 30           | 630         | 525         | 30           | 960          | 425         | 0        | 0        | 0        | 0        | 0        | 2690         |
| BOOKKEEPING                      | 46           | 46           | 46          | 46          | 46           | 47           | 49          | 0        | 0        | 0        | 0        | 0        | 326          |
| POSTAGE, COPYING& PRINTIN        | 952          | 1146         | 152         | 527         | 79           | 122          | 90          | 0        | 0        | 0        | 0        | 0        | 3068         |
| AUDIT / TAX PREPARATION          | 0            | 0            | 0           | 0           | 275          | 595          | 0           | 0        | 0        | 0        | 0        | 0        | 870          |
| PERMITS, LICENSES & TAXES        | 0            | 0            | 0           | 150         | 0            | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 150          |
| <b>TOTAL ADMINISTRATION EXPE</b> | <b>1613</b>  | <b>1747</b>  | <b>1353</b> | <b>1773</b> | <b>955</b>   | <b>2249</b>  | <b>1089</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>10779</b> |
| <b>LEGAL</b>                     |              |              |             |             |              |              |             |          |          |          |          |          |              |
| LEGAL FEES-GENERAL               | 0            | 1290         | 0           | 0           | 0            | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 1290         |
| WATER COMPANY-LEGAL              | 5000         | 9044         | 1114        | 463         | 2406-        | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 13215        |
| <b>TOTAL LEGAL</b>               | <b>5000</b>  | <b>10334</b> | <b>1114</b> | <b>463</b>  | <b>2406-</b> | <b>0</b>     | <b>0</b>    | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>14505</b> |
| <b>PROPERTY MAINTENANCE</b>      |              |              |             |             |              |              |             |          |          |          |          |          |              |
| GENERATOR INSPECTION             | 0            | 0            | 523         | 0           | 0            | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 523          |
| FILL PROPANE TANK                | 759          | 0            | 0           | 0           | 0            | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 759          |
| <b>TOTAL MAINTENANCE/SUPPLIE</b> | <b>759</b>   | <b>0</b>     | <b>523</b>  | <b>0</b>    | <b>0</b>     | <b>0</b>     | <b>0</b>    | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1282</b>  |
| <b>UTILITIES</b>                 |              |              |             |             |              |              |             |          |          |          |          |          |              |
| ELECTRIC                         | 198          | 306          | 204         | 229         | 255          | 227          | 240         | 0        | 0        | 0        | 0        | 0        | 1659         |
| WATER                            | 92           | 94           | 223         | 346         | 474          | 289          | 43          | 0        | 0        | 0        | 0        | 0        | 1561         |
| WATER - JUDGEMENT                | 0            | 0            | 0           | 0           | 0            | 2799-        | 49          | 0        | 0        | 0        | 0        | 0        | 2750-        |
| WEB HOSTING                      | 0            | 0            | 0           | 0           | 207          | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 207          |
| WASTE                            | 0            | 38           | 0           | 38          | 0            | 0            | 38          | 0        | 0        | 0        | 0        | 0        | 113          |
| <b>TOTAL UTILITIES</b>           | <b>290</b>   | <b>437</b>   | <b>427</b>  | <b>613</b>  | <b>936</b>   | <b>2284-</b> | <b>370</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>789</b>   |
| <b>DISCRETIONARY EXPENSES</b>    |              |              |             |             |              |              |             |          |          |          |          |          |              |
| ROAD MAINTENANCE                 | 0            | 800          | 0           | 0           | 800          | 0            | 0           | 0        | 0        | 0        | 0        | 0        | 1600         |
| <b>TOTAL DISCRETIONARY EXPE</b>  | <b>0</b>     | <b>800</b>   | <b>0</b>    | <b>0</b>    | <b>800</b>   | <b>0</b>     | <b>0</b>    | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1600</b>  |
| <b>TOTAL EXPENSES BEFORE RES</b> | <b>7662</b>  | <b>13318</b> | <b>3417</b> | <b>2850</b> | <b>284</b>   | <b>34-</b>   | <b>1458</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>28955</b> |
| <b>RESERVE EXPENSES</b>          |              |              |             |             |              |              |             |          |          |          |          |          |              |
| <b>TOTAL RESERVE EXPENSES</b>    | <b>0</b>     | <b>0</b>     | <b>0</b>    | <b>0</b>    | <b>0</b>     | <b>0</b>     | <b>0</b>    | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>     |
| <b>CONTRIBUTIONS TO RESERVES</b> |              |              |             |             |              |              |             |          |          |          |          |          |              |

|                            |       |       |      |       |      |      |       |   |   |   |   |   |       |
|----------------------------|-------|-------|------|-------|------|------|-------|---|---|---|---|---|-------|
| RESERVES ALLOCATION        | 732   | 732   | 732  | 732   | 732  | 732  | 732   | 0 | 0 | 0 | 0 | 0 | 5124  |
| RESERVES INTEREST CONT     | 0     | 0     | 0    | 1     | 1    | 1    | 1     | 0 | 0 | 0 | 0 | 0 | 4     |
| -----                      |       |       |      |       |      |      |       |   |   |   |   |   |       |
| TOTAL CONTRIBUTIONS TO RE  | 732   | 732   | 732  | 733   | 733  | 733  | 733   | 0 | 0 | 0 | 0 | 0 | 5128  |
| -----                      |       |       |      |       |      |      |       |   |   |   |   |   |       |
| TOTAL EXPENSES             | 8395  | 14050 | 4149 | 3582  | 1017 | 698  | 2191  | 0 | 0 | 0 | 0 | 0 | 34083 |
| -----                      |       |       |      |       |      |      |       |   |   |   |   |   |       |
| CURR YR NET INCOME/ (LOSS) | 54647 | 9935- | 75-  | 3182- | 21-  | 188- | 2158- | 0 | 0 | 0 | 0 | 0 | 39088 |
| =====                      |       |       |      |       |      |      |       |   |   |   |   |   |       |

CASH DISBURSEMENTS

Starting Check Date: 10/01/23 Cash Account #: 1034  
 Ending Check Date: 10/31/23

| Check Date | Check # | Vend # | Name                          | Check Amount | Reference                 |
|------------|---------|--------|-------------------------------|--------------|---------------------------|
| 10/02/23   | 1279    | BEAVAL | BEAVER VALLEY WATER CO        | 42.97        | 1103                      |
| 10/02/23   | 1280    | PDS    | PLANNED DEVELOPMENT SERVICES  | 484.62       | SEP ADMINISTRATION FEES   |
| 10/02/23   | 1281    | ROARUB | ROADRUNNER RUBBISH, LLC       | 37.50        | 10.01.23 TO 11.30.23      |
| 10/11/23   | 1282    | ORBIZ  | ORBIZ BOOKKEEPING SERVICE LLC | 49.00        | BOOKKEEPING SEP           |
| 10/23/23   | 1283    | GILREC | GILA COUNTY RECORDER          | 30.00        | SATISFACTION/LIEN RELEASE |
| Totals:    |         |        |                               | 644.09       |                           |

-- End of report --

0.00 \*

644.09 +  
 525.00 +          PDS  
 240.10 +          APS  
 49.22 +          Water - (judgmt -  
 1,458.41 \*          Credit)

DATE: 11/01/23

TIME: 10:04 AM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
AGED OWNER BALANCES: AS OF Oct. 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    | 2136.00 | 2136.00 |
| 01           |     | Late Fees   | 5015      | 0.00    | 0.00    | 0.00    | 285.00  | 285.00  |
| 03           |     | Admin. Fees | 5011      | 115.00  | 95.00   | 340.00  | 2233.00 | 2783.00 |
| GRAND TOTAL: |     |             |           | 115.00  | 95.00   | 340.00  | 4654.00 | 5204.00 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION     | DELINQUENCY AMOUNT |
|----------------|-------------------------|--------------------|
| 05015          | PENALTY & INTEREST FEES | 285.00             |
| 05010          | MEMBER DUES & FEES      | 2136.00            |
| 05011          | COLLECTION INCOME       | 2783.00            |
| T O T A L      |                         | \$5204.00          |

-- End of report --