

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

**BALANCE SHEET**

As of 11/30/25

		ASSETS	
CURRENT ASSETS			
BANK ACCOUNTS			
OPERATING FUNDS			
1034	AAB OPERATING AZ	\$ 99,853.93	
	TOTAL OPERATING FUNDS	<u>99,853.93</u>	\$ 99,853.93
RESERVES			
1020	AAB MONEY MARKET	\$ 25,766.28	
	TOTAL RESERVE FUNDS	<u>25,766.28</u>	\$ 25,766.28
OTHER ASSETS			
1040	SECURITY DEPOSIT	\$ 110.00	
	TOTAL OTHER ASSETS	<u>110.00</u>	\$ 110.00
	TOTAL ASSETS	<u>125,730.21</u>	<u>\$ 125,730.21</u>

		LIABILITIES AND EQUITY	
LIABILITIES			
2975	PREPAID ASSESSMENTS (CURR)	\$ 6,718.53	
	TOTAL LIABILITIES	<u>6,718.53</u>	\$ 6,718.53
RESERVES			
3030	MEMBER'S EQUITY	\$ 19,295.82	
3032	RESERVES -CURRENT YEAR	6,470.46	
	TOTAL RESERVES	<u>25,766.28</u>	\$ 25,766.28
EQUITY			
4010	RETAINED EARNINGS	\$ 36,467.20	
	CURRENT YEAR NET INCOME/(LOSS)	56,778.20	
	SUBTOTAL EQUITY	<u>93,245.40</u>	\$ 93,245.40
	TOTAL LIABILITIES & EQUITY	<u>125,730.21</u>	<u>\$ 125,730.21</u>

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 11/01/25 to 11/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 MEMBER DUES & FEES	138.08	.00	138.08	102,357.00	104,544.00	(2,187.00)	104,544.00
05011 COLLECTION INCOME	.00	.00	.00	2,448.00	.00	2,448.00	.00
05015 PENALTY & INTEREST FEES	.00	.00	.00	735.00	.00	735.00	.00
05040 INTEREST	3.12	.00	3.12	22.46	.00	22.46	.00
05050 MISC INCOME	175.00	.00	175.00	175.00	.00	175.00	.00
<b>TOTAL INCOME</b>	<b>316.20</b>	<b>.00</b>	<b>316.20</b>	<b>105,737.46</b>	<b>104,544.00</b>	<b>1,193.46</b>	<b>104,544.00</b>
<b>EXPENSES</b>							
<b>MANDATORY EXPENSES</b>							
<b>ADMINISTRATION</b>							
08400 INSURANCE	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
08410 MANAGEMENT	568.00	568.00	.00	4,544.00	4,544.00	.00	6,816.00
08420 COLLECTIONS	30.00	208.00	178.00	2,544.00	1,664.00	(880.00)	2,500.00
08427 BOOKKEEPING	.00	50.00	50.00	53.00	400.00	347.00	600.00
08445 BANK CHARGES	.00	10.00	10.00	20.00	80.00	60.00	120.00
08455 POSTAGE, COPYING& PRINTING	59.12	291.00	231.88	3,658.30	2,328.00	(1,330.30)	3,500.00
08470 PROPERTY TAXES	.00	.00	.00	6.12	100.00	93.88	100.00
08475 AUDIT / TAX PREPARATION	.00	.00	.00	90.00	550.00	460.00	550.00
08480 PERMITS, LICENSES & TAXES	.00	.00	.00	100.00	250.00	150.00	250.00
08335 WEB HOSTING	.00	41.00	41.00	42.18	328.00	285.82	500.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>657.12</b>	<b>1,168.00</b>	<b>510.88</b>	<b>11,057.60</b>	<b>14,244.00</b>	<b>3,186.40</b>	<b>18,936.00</b>
<b>LEGAL</b>							
08430 LEGAL FEES-GENERAL	.00	166.00	166.00	300.00	1,328.00	1,028.00	2,000.00
<b>TOTAL LEGAL</b>	<b>.00</b>	<b>166.00</b>	<b>166.00</b>	<b>300.00</b>	<b>1,328.00</b>	<b>1,028.00</b>	<b>2,000.00</b>
<b>PROPERTY MAINTENANCE</b>							
08011 GENERATOR INSPECTION	.00	.00	.00	.00	350.00	350.00	350.00
08021 PROPANE TANK RENTAL	.00	53.00	53.00	150.71	53.00	(97.71)	53.00
08022 FILL PROPANE TANK	.00	350.00	350.00	.00	700.00	700.00	700.00
<b>TOTAL MAINTENANCE/SUPPLIES</b>	<b>.00</b>	<b>403.00</b>	<b>403.00</b>	<b>150.71</b>	<b>1,103.00</b>	<b>952.29</b>	<b>1,103.00</b>
<b>UTILITIES</b>							
08300 ELECTRIC	230.48	250.00	19.52	1,990.13	2,000.00	9.87	3,000.00
08320 WATER	189.92	183.00	(6.92)	828.16	1,464.00	635.84	2,203.00
08345 WASTE	.00	37.00	37.00	150.00	148.00	(2.00)	222.00
<b>TOTAL UTILITIES</b>	<b>420.40</b>	<b>470.00</b>	<b>49.60</b>	<b>2,968.29</b>	<b>3,612.00</b>	<b>643.71</b>	<b>5,425.00</b>
<b>DISCRETIONARY EXPENSES</b>							
08505 BUILDING MAINTENANCE	.00	166.00	166.00	2,468.96	1,328.00	(1,140.96)	2,000.00
08508 ROAD MAINTENANCE	25,000.00	4,166.00	(20,834.00)	25,048.24	33,328.00	8,279.76	50,000.00
08511 LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	495.00	700.00	205.00	800.00
08541 CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	9,328.00	9,328.00	14,000.00
08555 ROAD SIGNS	.00	.00	.00	.00	600.00	600.00	600.00
<b>TOTAL DISCRETIONARY EXPENSES</b>	<b>25,000.00</b>	<b>5,598.00</b>	<b>(19,402.00)</b>	<b>28,012.20</b>	<b>45,284.00</b>	<b>17,271.80</b>	<b>67,400.00</b>

**BEAVER VALLEY IMPROVEMENT ASSOCIATION**

Income/Expense Statement

Period: 11/01/25 to 11/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL EXPENSES BEFORE RESERVE	26,077.52	7,805.00	(18,272.52)	42,488.80	65,571.00	23,082.20	94,864.00
<b>RESERVE EXPENSES</b>							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
<b>CONTRIBUTIONS TO RESERVES</b>							
08775 RESERVES ALLOCATION	806.00	806.00	.00	6,448.00	6,448.00	.00	9,680.00
08780 RESERVES INTEREST CONT	3.12	.00	(3.12)	22.46	.00	(22.46)	.00
TOTAL CONTRIBUTIONS TO RESERV	809.12	806.00	(3.12)	6,470.46	6,448.00	(22.46)	9,680.00
TOTAL EXPENSES	26,886.64	8,611.00	(18,275.64)	48,959.26	72,019.00	23,059.74	104,544.00
CURR YR NET INCOME/(LOSS)	(26,570.44)	(8,611.00)	(17,959.44)	56,778.20	32,525.00	24,253.20	.00



TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	
CONTRIBUTIONS TO RESERVES														
RESERVES ALLOCATION	806	806	806	806	806	806	806	806	806	0	0	0	0	6448
RESERVES INTEREST CONT	2	3	3	3	3	3	3	3	3	0	0	0	0	22
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	809	809	809	809	0	0	0	0	6470
TOTAL EXPENSES	2967	3227	3888	4027	4158	1784	2022	26887	0	0	0	0	48959	
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	1508-	2031-	26570-	0	0	0	0	56778	

CASH DISBURSEMENTS

Starting Check Date: 11/01/25 Cash Account #: 1034

Ending Check Date: 11/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
11/03/25	1401	BEAVAL	BEAVER VALLEY WATER CO	189.92	1102-2
11/03/25	1402	PDS	PLANNED DEVELOPMENT SERVICES	59.12	OCTOBER ADMINI
11/10/25	1403	GILREC	GILA COUNTY RECORDER	30.00	LIEN LOT# 012
11/10/25	1404	CLARAN	CLAUDE A RANDALL	25,000.00	PAVING DEPOSIT
Totals:				25,279.04	

-- End of report --

25,279.04 +  
 mgt 568. +  
 Utility 230.48 +  
 003 ..... -  
 26,077.52 \*

DATE: 12/02/25  
TIME: 2:24 PM

BEAVER VALLEY IMPROVEMENT ASSOCIATION  
AGED OWNER BALANCES: AS OF Nov. 30, 2025

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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	7099.00	7099.00
01		Late Fees	5015	0.00	0.00	0.00	390.00	390.00
03		Admin. Fees	5011	592.00	0.00	0.00	4387.00	4979.00
GRAND TOTAL:				592.00	0.00	0.00	11876.00	12468.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	7099.00
05015	PENALTY & INTEREST FEES	390.00
05011	COLLECTION INCOME	4979.00
T O T A L		\$12468.00

-- End of report --