BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 05/31/26

		ASSETS		
	OPERATING FUNDS			
1034	AAB OPERATING	$ 107,610.35		
	TOTAL OPERATING FUNDS		$	107,610.35
	RESERVES			
1020	AAB MONEY MARKET	$ 62,651.98		
	TOTAL RESERVE FUNDS		$	62,651.98
	OTHER ASSETS			
1040	SECURITY DEPOSIT	$ 110.00		
	TOTAL OTHER ASSETS		$	110.00
	TOTAL ASSETS		$	170,372.33
		LIABILITIES AND EQUITY		
	LIABILITIES			
2975	PREPAID ASSESSMENTS	$ 1,308.00		
	TOTAL LIABILITIES		$	1,308.00
	RESERVES			
3030	MEMBER'S EQUITY	$ 61,014.19		
3032	RESERVES -CURRENT YEAR	1,637.79		
	TOTAL RESERVES		$	62,651.98
	EQUITY			
4010	RETAINED EARNINGS	$ 22,644.41		
	CURRENT YEAR NET INCOME/(LOSS)	83,767.94		
	SUBTOTAL EQUITY		$	106,412.35
	TOTAL LIABILITIES & EQUITY		$	170,372.33

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 05/01/26 to 05/31/26

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
05010	MEMBER DUES & FEES	4,656.00	.00	4,656.00	89,864.00	104,544.00	(14,680.00)	104,544.00
05011	COLLECTION INCOME	108.00	.00	108.00	1,184.00	.00	1,184.00	.00
05015	PENALTY & INTEREST FEES	75.00	.00	75.00	180.00	.00	180.00	.00
05040	INTEREST	13.20	.00	13.20	25.79	.00	25.79	.00
	TOTAL INCOME	4,852.20	.00	4,852.20	91,253.79	104,544.00	(13,290.21)	104,544.00
			EXPENSES					
MANDATORY EXPENSES								
ADMINISTRATION								
08400	INSURANCE	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
08410	MANAGEMENT	600.00	568.00	(32.00)	1,200.00	1,136.00	(64.00)	6,816.00
08420	COLLECTIONS	602.00	291.67	(310.33)	602.00	583.34	(18.66)	3,500.00
08427	BOOKKEEPING	.00	50.00	50.00	.00	100.00	100.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	.00	20.00	20.00	120.00
08455	POSTAGE, COPYING& PRINTING	1,476.37	333.33	(1,143.04)	2,811.50	666.66	(2,144.84)	4,000.00
08470	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
08475	AUDIT / TAX PREPARATION	.00	.00	.00	.00	.00	.00	1,000.00
08480	PERMITS, LICENSES & TAXES	.00	.00	.00	.00	.00	.00	250.00
08335	WEB HOSTING	.00	41.67	41.67	.00	83.34	83.34	500.00
09606	ZOOM	.00	13.33	13.33	.00	26.66	26.66	160.00
	TOTAL ADMINISTRATION EXPENSES	2,678.37	1,308.00	(1,370.37)	4,613.50	6,616.00	2,002.50	21,046.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	TOTAL LEGAL	.00	83.33	83.33	.00	166.66	166.66	1,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	.00	.00	.00	.00	.00	350.00
08021	PROPANE TANK RENTAL	.00	.00	.00	.00	.00	.00	53.00
08022	FILL PROPANE TANK	.00	.00	.00	608.56	.00	(608.56)	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	.00	.00	608.56	.00	(608.56)	1,103.00
UTILITIES								
08300	ELECTRIC	185.18	250.00	64.82	397.23	500.00	102.77	3,000.00
08320	WATER	97.10	183.00	85.90	191.27	366.00	174.73	2,203.00
08345	WASTE	.00	37.00	37.00	37.50	37.00	(.50)	222.00
	TOTAL UTILITIES	282.28	470.00	187.72	626.00	903.00	277.00	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	.00	208.33	208.33	.00	416.66	416.66	2,500.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	.00	8,332.00	8,332.00	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	.00	100.00	100.00	800.00
08541	CULVERTS & DRAINAGE	.00	1,032.50	1,032.50	.00	2,065.00	2,065.00	12,390.00
08555	ROAD SIGNS	.00	.00	.00	.00	.00	.00	600.00
	TOTAL DISCREDTIONARY EXPENES	.00	5,506.83	5,506.83	.00	10,913.66	10,913.66	66,290.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 05/01/26 to 05/31/26

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES BEFORE RESERVE	2,960.65	7,368.16	4,407.51	5,848.06	18,599.32	12,751.26	94,864.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	806.00	806.00	.00	1,612.00	1,612.00	.00	9,680.00
08780	RESERVES INTEREST CONT	13.20	.00	(13.20)	25.79	.00	(25.79)	.00
	TOTAL CONTRIBUTIONS TO RESERV	819.20	806.00	(13.20)	1,637.79	1,612.00	(25.79)	9,680.00
	TOTAL EXPENSES	3,779.85	8,174.16	4,394.31	7,485.85	20,211.32	12,725.47	104,544.00
	CURR YR NET INCOME/(LOSS)	1,072.35	(8,174.16)	9,246.51	83,767.94	84,332.68	(564.74)	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/26 Cutoff date: 05/31/26

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
MEMBER DUES & FEES	85208	4656	0	0	0	0	0	0	0	0	0	0	89864
COLLECTION INCOME	1076	108	0	0	0	0	0	0	0	0	0	0	1184
PENALTY & INTEREST FEES	105	75	0	0	0	0	0	0	0	0	0	0	180
INTEREST	13	13	0	0	0	0	0	0	0	0	0	0	26
TOTAL INCOME	86402	4852	0	0	0	0	0	0	0	0	0	0	91254
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
MANAGEMENT	600	600	0	0	0	0	0	0	0	0	0	0	1200
COLLECTIONS	0	602	0	0	0	0	0	0	0	0	0	0	602
POSTAGE, COPYING& PRINTIN	1335	1476	0	0	0	0	0	0	0	0	0	0	2812
TOTAL ADMINISTRATION EXPE	1935	2678	0	0	0	0	0	0	0	0	0	0	4614
LEGAL													
TOTAL LEGAL	0	0	0	0	0	0	0	0	0	0	0	0	0
PROPERTY MAINTENANCE													
FILL PROPANE TANK	609	0	0	0	0	0	0	0	0	0	0	0	609
TOTAL MAINTENANCE/SUPPLIE	609	0	0	0	0	0	0	0	0	0	0	0	609
UTILITIES													
ELECTRIC	212	185	0	0	0	0	0	0	0	0	0	0	397
WATER	94	97	0	0	0	0	0	0	0	0	0	0	191
WASTE	38	0	0	0	0	0	0	0	0	0	0	0	38
TOTAL UTILITIES	344	282	0	0	0	0	0	0	0	0	0	0	626
DISCRETIONARY EXPENSES													
TOTAL DISCREDTIONARY EXPE	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES BEFORE RES	2887	2961	0	0	0	0	0	0	0	0	0	0	5848
RESERVE EXPENSES													
TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRRIBUTIONS TO RESERVES													
RESERVES ALLOCATION	806	806	0	0	0	0	0	0	0	0	0	0	1612
RESERVES INTEREST CONT	13	13	0	0	0	0	0	0	0	0	0	0	26
TOTAL CONTRIBUTIONS TO RE	819	819	0	0	0	0	0	0	0	0	0	0	1638
TOTAL EXPENSES	3706	3780	0	0	0	0	0	0	0	0	0	0	7486
CURR YR NET INCOME/(LOSS)	82696	1072	0	0	0	0	0	0	0	0	0	0	83768

G E N E R A L L E D G E R T R I A L B A L A N C E

Starting account #: "First" Starting date: 05/01/26
Ending account #: "Last" Ending date: 05/31/26

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1019	MONEY MKT NAT'L BANK -PRIOR	.00	.00	.00	.00	.00
1020	AAB MONEY MARKET	61,832.78	819.20	.00	819.20	62,651.98

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/20/26	RJ0004	MONTHLY	806.00		RESERVE TRANSFER	
05/31/26	RJ0001	MONTHLY	13.20		INTEREST AAFS MM	

1031	CHECKING WELLS FARGO -PRIOR	.00	.00	.00	.00	.00
1032	CHECKING NAT'L BANK-PRIOR	.00	.00	.00	.00	.00
1034	AAB OPERATING	106,755.00	5,198.00	4,342.65	855.35	107,610.35

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/04/26	AP1107	1429		97.10	BEAVER VALLEY WATER CO	1102-2
05/04/26	AP1107	1430		1,476.37	PLANNED DEVELOPMENT SERVI	APRIL ADMIN
05/04/26	RJ0010	MONTHLY		185.18	APS 1425470000	
05/05/26	AR0000	AR04	576.00		Owner Cash Receipts	
05/06/26	AR0000	AR04	864.00		Owner Cash Receipts	
05/07/26	AR0000	AR04	288.00		Owner Cash Receipts	
05/08/26	AR0000	AR04	306.00		Owner Cash Receipts	
05/11/26	AP1110	1431		602.00	GOODMAN LAW GROUP LLP	GENERAL COUNSEL
05/11/26	RJ0009	MONTHLY		600.00	MGMT FEES	
05/12/26	AR0000	AR04	303.00		Owner Cash Receipts	
05/12/26	AR0000	AR07		288.00	Payment Adjustment	
05/12/26	AR0000	AR07		288.00	Payment Adjustment	
05/12/26	AR0139	AR-139	288.00		Owner Cash Receipts	
05/12/26	AR0140	AR-140	288.00		Owner Cash Receipts	
05/13/26	AR0141	AR-141	288.00		Owner Cash Receipts	
05/15/26	AR0000	AR04	56.00		Owner Cash Receipts	
05/20/26	AR0000	AR04	369.00		Owner Cash Receipts	
05/20/26	RJ0004	MONTHLY		806.00	RESERVE TRANSFER	
05/22/26	AR0000	AR04	642.00		Owner Cash Receipts	
05/26/26	AR0000	AR04	642.00		Owner Cash Receipts	
05/27/26	AR0142	AR-142	288.00		Owner Cash Receipts	

1040	SECURITY DEPOSIT	110.00	.00	.00	.00	110.00
1047	WATER-JUDGEMENT	.00	.00	.00	.00	.00
1060	UNDEPOSITED FUNDS	.00	.00	.00	.00	.00
2975	PREPAID ASSESSMENTS	1,525.00CR	576.00	359.00	217.00	1,308.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/12/26	AR0000	AR04		15.00	Owner Cash Receipts	
05/12/26	AR0000	AR07	288.00		Payment Adjustment	

CASH DISBURSEMENTS

Starting Check Date: 5/01/26 Cash Account #: 1034
Ending Check Date: 5/31/26

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/04/26	1429	BEAVAL	BEAVER VALLEY WATER CO	97.10	1102-2
5/04/26	1430	PDS	PLANNED DEVELOPMENT SERVICES	1,476.37	APRIL ADMIN
5/11/26	1431	GOODMA	GOODMAN LAW GROUP LLP	602.00	GENERAL COUNSEL
			Totals:	2,175.47	

-- End of report --

2,175.47 +
600.00 +
mgt Electric 185.18 +
603 [illegible]
2,960.65 *

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	16800.00	3896.00	20696.00
01		Late Fees	5015	870.00	0.00	0.00	225.00	1095.00
03		Admin. Fees	5011	936.00	0.00	0.00	3809.00	4745.00
			GRAND TOTAL:	1806.00	0.00	16800.00	7930.00	26536.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	20696.00
05015	PENALTY & INTEREST FEES	1095.00
05011	COLLECTION INCOME	4745.00
	T O T A L	$26536.00

-- End of report --