BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 07/31/26

		ASSETS		
	OPERATING FUNDS			
1034	AAB OPERATING	$ 115,503.74		
	TOTAL OPERATING FUNDS		$	115,503.74
	RESERVES			
1020	AAB MONEY MARKET	$ 64,290.46		
	TOTAL RESERVE FUNDS		$	64,290.46
	OTHER ASSETS			
1040	SECURITY DEPOSIT	$ 110.00		
	TOTAL OTHER ASSETS		$	110.00
	TOTAL ASSETS		$	179,904.20
		LIABILITIES AND EQUITY		
	LIABILITIES			
2975	PREPAID ASSESSMENTS	$ 2,051.03		
	TOTAL LIABILITIES		$	2,051.03
	RESERVES			
3030	MEMBER'S EQUITY	$ 61,014.19		
3032	RESERVES -CURRENT YEAR	3,276.27		
	TOTAL RESERVES		$	64,290.46
	EQUITY			
4010	RETAINED EARNINGS	$ 22,644.41		
	CURRENT YEAR NET INCOME/(LOSS)	90,918.30		
	SUBTOTAL EQUITY		$	113,562.71
	TOTAL LIABILITIES & EQUITY		$	179,904.20

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 07/01/26 to 07/31/26

	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	2,688.00	.00	2,688.00	102,920.00	104,544.00	(1,624.00)	104,544.00
05011	COLLECTION INCOME	474.00	.00	474.00	2,633.00	.00	2,633.00	.00
05015	PENALTY & INTEREST FEES	135.00	.00	135.00	825.00	.00	825.00	.00
05040	INTEREST	13.57	.00	13.57	52.27	.00	52.27	.00
	TOTAL INCOME	3,310.57	.00	3,310.57	106,430.27	104,544.00	1,886.27	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)	2,400.00	2,272.00	(128.00)	6,816.00
08420	COLLECTIONS	1,698.00	291.67	(1,406.33)	2,360.00	1,166.68	(1,193.32)	3,500.00
08427	BOOKKEEPING	.00	50.00	50.00	.00	200.00	200.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	.00	40.00	40.00	120.00
08455	POSTAGE, COPYING& PRINTING	789.22	333.33	(455.89)	3,704.55	1,333.32	(2,371.23)	4,000.00
08470	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
08475	AUDIT / TAX PREPARATION	.00	.00	.00	975.00	.00	(975.00)	1,000.00
08480	PERMITS, LICENSES & TAXES	.00	.00	.00	50.00	.00	(50.00)	250.00
08335	WEB HOSTING	.00	41.67	41.67	.00	166.68	166.68	500.00
09606	ZOOM	.00	13.33	13.33	.00	53.32	53.32	160.00
	TOTAL ADMINISTRATION EXPENSES	3,087.22	1,308.00	(1,779.22)	9,489.55	9,232.00	(257.55)	21,046.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	83.33	83.33	.00	333.32	333.32	1,000.00
	TOTAL LEGAL	.00	83.33	83.33	.00	333.32	333.32	1,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	.00	.00	.00	175.00	175.00	350.00
08021	PROPANE TANK RENTAL	.00	.00	.00	.00	.00	.00	53.00
08022	FILL PROPANE TANK	.00	350.00	350.00	608.56	350.00	(258.56)	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	350.00	350.00	608.56	525.00	(83.56)	1,103.00
UTILITIES								
08300	ELECTRIC	279.31	250.00	(29.31)	897.20	1,000.00	102.80	3,000.00
08320	WATER	568.08	183.00	(385.08)	860.15	732.00	(128.15)	2,203.00
08345	WASTE	.00	37.00	37.00	75.00	74.00	(1.00)	222.00
	TOTAL UTILITIES	847.39	470.00	(377.39)	1,832.35	1,806.00	(26.35)	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	.00	208.33	208.33	.00	833.32	833.32	2,500.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	.00	16,664.00	16,664.00	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	305.24	300.00	(5.24)	800.00
08541	CULVERTS & DRAINAGE	.00	1,032.50	1,032.50	.00	4,130.00	4,130.00	12,390.00
08555	ROAD SIGNS	.00	300.00	300.00	.00	300.00	300.00	600.00
	TOTAL DISCREDTIONARY EXPENES	.00	5,806.83	5,806.83	305.24	22,227.32	21,922.08	66,290.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 07/01/26 to 07/31/26

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	3,934.61	8,018.16	4,083.55	12,235.70	34,123.64	21,887.94	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	3,224.00	3,224.00	.00	9,680.00
08780	RESERVES INTEREST CONT	13.57	.00	(13.57)	52.27	.00	(52.27)	.00
	TOTAL CONTRIBUTIONS TO RESERV	819.57	806.00	(13.57)	3,276.27	3,224.00	(52.27)	9,680.00
	TOTAL EXPENSES	4,754.18	8,824.16	4,069.98	15,511.97	37,347.64	21,835.67	104,544.00
	CURR YR NET INCOME/(LOSS)	(1,443.61)	(8,824.16)	7,380.55	90,918.30	67,196.36	23,721.94	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/26 Cutoff date: 07/31/26

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
MEMBER DUES & FEES	85208	4656	10368	2688	0	0	0	0	0	0	0	0	102920
COLLECTION INCOME	1076	108	975	474	0	0	0	0	0	0	0	0	2633
PENALTY & INTEREST FEES	105	75	510	135	0	0	0	0	0	0	0	0	825
INTEREST	13	13	13	14	0	0	0	0	0	0	0	0	52
TOTAL INCOME	86402	4852	11866	3311	0	0	0	0	0	0	0	0	106430
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
MANAGEMENT	600	600	600	600	0	0	0	0	0	0	0	0	2400
COLLECTIONS	0	602	60	1698	0	0	0	0	0	0	0	0	2360
POSTAGE, COPYING& PRINTIN	1335	1476	104	789	0	0	0	0	0	0	0	0	3705
AUDIT / TAX PREPARATION	0	0	975	0	0	0	0	0	0	0	0	0	975
PERMITS, LICENSES & TAXES	0	0	50	0	0	0	0	0	0	0	0	0	50
TOTAL ADMINISTRATION EXPE	1935	2678	1789	3087	0	0	0	0	0	0	0	0	9490
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	221	279	0	0	0	0	0	0	0	0	897
WATER	94	97	101	568	0	0	0	0	0	0	0	0	860
WASTE	38	0	38	0	0	0	0	0	0	0	0	0	75
TOTAL UTILITIES	344	282	359	847	0	0	0	0	0	0	0	0	1832
DISCRETIONARY EXPENSES													
LANDSCAPE AND PARK MAINTE	0	0	305	0	0	0	0	0	0	0	0	0	305
TOTAL DISCREDTIONARY EXPE	0	0	305	0	0	0	0	0	0	0	0	0	305
TOTAL EXPENSES BEFORE RES	2887	2961	2453	3935	0	0	0	0	0	0	0	0	12236
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	806	806	0	0	0	0	0	0	0	0	3224
RESERVES INTEREST CONT	13	13	13	14	0	0	0	0	0	0	0	0	52
TOTAL CONTRIBUTIONS TO RE	819	819	819	820	0	0	0	0	0	0	0	0	3276
TOTAL EXPENSES	3706	3780	3272	4754	0	0	0	0	0	0	0	0	15512

CURR YR NET INCOME/(LOSS)	82696	1072	8594	1444-	0	0	0	0	0	0	0	0	90918

CASH DISBURSEMENTS

Starting Check Date: 7/01/26 Cash Account #: 1034
Ending Check Date: 7/31/26

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/06/26	1439	BEAVAL	BEAVER VALLEY WATER CO	568.08	1102-2
7/06/26	1440	PDS	PLANNED DEVELOPMENT SERVICES	2,457.22	JUNE ADMIN
7/14/26	1441	GILREC	GILA COUNTY RECORDER	30.00	LIEN RELEASE #99,100, 101
			Totals:	3,055.30	

-- End of report --

3,055.3 +
mgt 600. +
Electric 279.31 +
003
3,934.61 *

BEAVER VALLEY IMPROVEMENT ASSOCIATION
AGED OWNER BALANCES: AS OF July 31, 2026

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	7640.00	7640.00
01		Late Fees	5015	0.00	0.00	195.00	210.00	405.00
03		Admin. Fees	5011	30.00	604.00	129.00	3743.00	4506.00
			GRAND TOTAL:	30.00	604.00	324.00	11593.00	12551.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05015	PENALTY & INTEREST FEES	405.00
05010	MEMBER DUES & FEES	7640.00
05011	COLLECTION INCOME	4506.00
	T O T A L	$12551.00

-- End of report --