BEAVER VALLEY IMPROVEMENT ASSOCIATION
BALANCE SHEET
As of 08/31/26

		ASSETS		
	OPERATING FUNDS			
1034	AAB OPERATING	$ 112,940.48		
	TOTAL OPERATING FUNDS		$	112,940.48
	RESERVES			
1020	AAB MONEY MARKET	$ 65,110.15		
	TOTAL RESERVE FUNDS		$	65,110.15
	OTHER ASSETS			
1040	SECURITY DEPOSIT	$ 110.00		
	TOTAL OTHER ASSETS		$	110.00
	TOTAL ASSETS		$	178,160.63
		LIABILITIES AND EQUITY		
	LIABILITIES			
2975	PREPAID ASSESSMENTS	$ 2,074.03		
	TOTAL LIABILITIES		$	2,074.03
	RESERVES			
3030	MEMBER'S EQUITY	$ 61,014.19		
3032	RESERVES -CURRENT YEAR	4,095.96		
	TOTAL RESERVES		$	65,110.15
	EQUITY			
4010	RETAINED EARNINGS	$ 22,644.41		
	CURRENT YEAR NET INCOME/(LOSS)	88,332.04		
	SUBTOTAL EQUITY		$	110,976.45
	TOTAL LIABILITIES & EQUITY		$	178,160.63

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 08/01/26 to 08/31/26

	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	576.00	.00	576.00	103,496.00	104,544.00	(1,048.00)	104,544.00
05011	COLLECTION INCOME	102.00	.00	102.00	2,735.00	.00	2,735.00	.00
05015	PENALTY & INTEREST FEES	15.00	.00	15.00	840.00	.00	840.00	.00
05040	INTEREST	13.69	.00	13.69	65.96	.00	65.96	.00
	TOTAL INCOME	706.69	.00	706.69	107,136.96	104,544.00	2,592.96	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)	3,000.00	2,840.00	(160.00)	6,816.00
08420	COLLECTIONS	704.00	291.67	(412.33)	3,064.00	1,458.35	(1,605.65)	3,500.00
08427	BOOKKEEPING	.00	50.00	50.00	.00	250.00	250.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	.00	50.00	50.00	120.00
08455	POSTAGE, COPYING& PRINTING	198.16	333.33	135.17	3,902.71	1,666.65	(2,236.06)	4,000.00
08470	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
08475	AUDIT / TAX PREPARATION	.00	1,000.00	1,000.00	975.00	1,000.00	25.00	1,000.00
08480	PERMITS, LICENSES & TAXES	.00	250.00	250.00	50.00	250.00	200.00	250.00
08335	WEB HOSTING	.00	41.67	41.67	.00	208.35	208.35	500.00
09606	ZOOM	.00	13.33	13.33	.00	66.65	66.65	160.00
	TOTAL ADMINISTRATION EXPENSES	1,502.16	2,558.00	1,055.84	10,991.71	11,790.00	798.29	21,046.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	83.33	83.33	.00	416.65	416.65	1,000.00
	TOTAL LEGAL	.00	83.33	83.33	.00	416.65	416.65	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	.00	.00	608.56	350.00	(258.56)	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	.00	.00	608.56	525.00	(83.56)	1,103.00
UTILITIES								
08300	ELECTRIC	268.16	250.00	(18.16)	1,165.36	1,250.00	84.64	3,000.00
08320	WATER	665.44	183.00	(482.44)	1,525.59	915.00	(610.59)	2,203.00
08345	WASTE	37.50	.00	(37.50)	112.50	74.00	(38.50)	222.00
	TOTAL UTILITIES	971.10	433.00	(538.10)	2,803.45	2,239.00	(564.45)	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	.00	20,830.00	20,830.00	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	305.24	400.00	94.76	800.00
08541	CULVERTS & DRAINAGE	.00	1,032.50	1,032.50	.00	5,162.50	5,162.50	12,390.00
08555	ROAD SIGNS	.00	.00	.00	.00	300.00	300.00	600.00
	TOTAL DISCREDTIONARY EXPENES	.00	5,506.83	5,506.83	305.24	27,734.15	27,428.91	66,290.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Period: 08/01/26 to 08/31/26

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	2,473.26	8,581.16	6,107.90	14,708.96	42,704.80	27,995.84	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	4,030.00	4,030.00	.00	9,680.00
08780	RESERVES INTEREST CONT	13.69	.00	(13.69)	65.96	.00	(65.96)	.00
	TOTAL CONTRIBUTIONS TO RESERV	819.69	806.00	(13.69)	4,095.96	4,030.00	(65.96)	9,680.00
	TOTAL EXPENSES	3,292.95	9,387.16	6,094.21	18,804.92	46,734.80	27,929.88	104,544.00
	CURR YR NET INCOME/(LOSS)	(2,586.26)	(9,387.16)	6,800.90	88,332.04	57,809.20	30,522.84	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/26 Cutoff date: 08/31/26

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
MEMBER DUES & FEES	85208	4656	10368	2688	576	0	0	0	0	0	0	0	103496
COLLECTION INCOME	1076	108	975	474	102	0	0	0	0	0	0	0	2735
PENALTY & INTEREST FEES	105	75	510	135	15	0	0	0	0	0	0	0	840
INTEREST	13	13	13	14	14	0	0	0	0	0	0	0	66
TOTAL INCOME	86402	4852	11866	3311	707	0	0	0	0	0	0	0	107137
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
MANAGEMENT	600	600	600	600	600	0	0	0	0	0	0	0	3000
COLLECTIONS	0	602	60	1698	704	0	0	0	0	0	0	0	3064
POSTAGE, COPYING& PRINTIN	1335	1476	104	789	198	0	0	0	0	0	0	0	3903
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	1502	0	0	0	0	0	0	0	10992
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	268	0	0	0	0	0	0	0	1165
WATER	94	97	101	568	665	0	0	0	0	0	0	0	1526
WASTE	38	0	38	0	38	0	0	0	0	0	0	0	113
TOTAL UTILITIES	344	282	359	847	971	0	0	0	0	0	0	0	2803
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	2473	0	0	0	0	0	0	0	14709
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	806	0	0	0	0	0	0	0	4030
RESERVES INTEREST CONT	13	13	13	14	14	0	0	0	0	0	0	0	66
TOTAL CONTRIBUTIONS TO RE	819	819	819	820	820	0	0	0	0	0	0	0	4096
TOTAL EXPENSES	3706	3780	3272	4754	3293	0	0	0	0	0	0	0	18805

CURR YR NET INCOME/(LOSS)	82696	1072	8594	1444-	2586-	0	0	0	0	0	0	0	88332

CASH DISBURSEMENTS

Starting Check Date: 8/01/26 Cash Account #: 1034
Ending Check Date: 8/31/26

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/03/26	1442	BEAVAL	BEAVER VALLEY WATER CO	665.44	1103
8/03/26	1443	CLIHOG	CLIFTON HOGUE	33.00	REUND P/O LOT#3100
8/03/26	1444	PDS	PLANNED DEVELOPMENT SERVICES	902.16	JULY ADMIN
8/03/26	1445	ROARUB	ROADRUNNER RUBBISH, LLC	37.50	08.01-09.30
			Totals:	1,638.10	

-- End of report --

1,638.1 +
600. +
mgt 268.16 +
Electric 33.--
Refund
002
2,473.26 *

BEAVER VALLEY IMPROVEMENT ASSOCIATION
AGED OWNER BALANCES: AS OF Aug. 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	7064.00	7064.00
01		Late Fees	5015	0.00	0.00	0.00	390.00	390.00
03		Admin. Fees	5011	0.00	30.00	538.00	3836.00	4404.00
			GRAND TOTAL:	0.00	30.00	538.00	11290.00	11858.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05015	PENALTY & INTEREST FEES	390.00
05010	MEMBER DUES & FEES	7064.00
05011	COLLECTION INCOME	4404.00
	T O T A L	$11858.00

-- End of report --