BEAVER VALLEY IMPROVEMENT ASSOCIATION

BALANCE SHEET

As of 09/30/25

	ASSETS		
	CURRENT ASSETS		
	BANK ACCOUNTS		
	OPERATING FUNDS		
1034	AAB OPERATING AZ	$ 127,479.53	
	TOTAL OPERATING FUNDS		$ 127,479.53
	RESERVES		
1020	AAB MONEY MARKET	$ 24,148.05	
	TOTAL RESERVE FUNDS		$ 24,148.05
	OTHER ASSETS		
1040	SECURITY DEPOSIT	$ 110.00	
	TOTAL OTHER ASSETS		$ 110.00
	TOTAL ASSETS		$ 151,737.58
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	LIABILITIES AND EQUITY		
	LIABILITIES		
2975	PREPAID ASSESSMENTS (CURR)	$ 5,742.53	
	TOTAL LIABILITIES		$ 5,742.53
	RESERVES		
3030	MEMBER'S EQUITY	$ 19,295.82	
3032	RESERVES -CURRENT YEAR	4,852.23	
	TOTAL RESERVES		$ 24,148.05
	EQUITY		
4010	RETAINED EARNINGS	$ 36,467.20	
	CURRENT YEAR NET INCOME/(LOSS)	85,379.80	
	SUBTOTAL EQUITY		$ 121,847.00
	TOTAL LIABILITIES & EQUITY		$ 151,737.58
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BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 09/01/25 to 09/30/25

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	288.00	.00	288.00	102,357.00	104,544.00	(2,187.00)	104,544.00
05011	COLLECTION INCOME	(30.00)	.00	(30.00)	2,352.00	.00	2,352.00	.00
05015	PENALTY & INTEREST FEES	15.00	.00	15.00	705.00	.00	705.00	.00
05040	INTEREST	2.91	.00	2.91	16.23	.00	16.23	.00
	TOTAL INCOME	275.91	.00	275.91	105,430.23	104,544.00	886.23	104,544.00
			EXPENSES					
MANDATORY EXPENSES								
ADMINISTRATION								
08400	INSURANCE	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
08410	MANAGEMENT	568.00	568.00	.00	3,408.00	3,408.00	.00	6,816.00
08420	COLLECTIONS	.00	208.00	208.00	2,478.00	1,248.00	(1,230.00)	2,500.00
08427	BOOKKEEPING	.00	50.00	50.00	53.00	300.00	247.00	600.00
08445	BANK CHARGES	.00	10.00	10.00	20.00	60.00	40.00	120.00
08455	POSTAGE, COPYING& PRINTING	69.04	291.00	221.96	3,523.09	1,746.00	(1,777.09)	3,500.00
08470	PROPERTY TAXES	.00	100.00	100.00	.00	100.00	100.00	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	246.00	203.82	500.00
	TOTAL ADMINISTRATION EXPENSES	637.04	1,268.00	630.96	9,714.27	11,908.00	2,193.73	18,936.00
LEGAL								
08430	LEGAL FEES-GENERAL	.00	166.00	166.00	300.00	996.00	696.00	2,000.00
	TOTAL LEGAL	.00	166.00	166.00	300.00	996.00	696.00	2,000.00
PROPERTY MAINTENANCE								
08011	GENERATOR INSPECTION	.00	.00	.00	.00	175.00	175.00	350.00
08021	PROPANE TANK RENTAL	.00	.00	.00	150.71	.00	(150.71)	53.00
08022	FILL PROPANE TANK	.00	.00	.00	.00	350.00	350.00	700.00
	TOTAL MAINTENANCE/SUPPLIES	.00	.00	.00	150.71	525.00	374.29	1,103.00
UTILITIES								
08300	ELECTRIC	245.78	250.00	4.22	1,497.24	1,500.00	2.76	3,000.00
08320	WATER	92.10	183.00	90.90	546.28	1,098.00	551.72	2,203.00
08345	WASTE	.00	37.00	37.00	112.50	111.00	(1.50)	222.00
	TOTAL UTILITIES	337.88	470.00	132.12	2,156.02	2,709.00	552.98	5,425.00
DISCRETIONARY EXPENSES								
08505	BUILDING MAINTENANCE	.00	166.00	166.00	2,333.96	996.00	(1,337.96)	2,000.00
08508	ROAD MAINTENANCE	.00	4,166.00	4,166.00	48.24	24,996.00	24,947.76	50,000.00
08511	LANDSCAPE AND PARK MAINTENANC	.00	100.00	100.00	495.00	500.00	5.00	800.00
08541	CULVERTS & DRAINAGE	.00	1,166.00	1,166.00	.00	6,996.00	6,996.00	14,000.00
08555	ROAD SIGNS	.00	.00	.00	.00	300.00	300.00	600.00
	TOTAL DISCREDTIONARY EXPENES	.00	5,598.00	5,598.00	2,877.20	33,788.00	30,910.80	67,400.00
	TOTAL EXPENSES BEFORE RESERVE	974.92	7,502.00	6,527.08	15,198.20	49,926.00	34,727.80	94,864.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION
Income/Expense Statement
Period: 09/01/25 to 09/30/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
CONTRRIBUTIONS TO RESERVES								
08775	RESERVES ALLOCATION	806.00	806.00	.00	4,836.00	4,836.00	.00	9,680.00
08780	RESERVES INTEREST CONT	2.91	.00	(2.91)	16.23	.00	(16.23)	.00
	TOTAL CONTRIBUTIONS TO RESERV	808.91	806.00	(2.91)	4,852.23	4,836.00	(16.23)	9,680.00
	TOTAL EXPENSES	1,783.83	8,308.00	6,524.17	20,050.43	54,762.00	34,711.57	104,544.00
	CURR YR NET INCOME/(LOSS)	(1,507.92)	(8,308.00)	6,800.08	85,379.80	49,782.00	35,597.80	.00

BEAVER VALLEY IMPROVEMENT ASSOCIATION

Income/Expense Statement

Actual spreadsheet Start date: 04/01/25 Cutoff date: 09/30/25

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
INCOME:													
05010	82950	8820	7731	2280	288	288	0	0	0	0	0	0	102357
05011	958	438	896	90	0	30-	0	0	0	0	0	0	2352
05015	60	315	285	30	0	15	0	0	0	0	0	0	705
05040	2	3	3	3	3	3	0	0	0	0	0	0	16
05050	0	0	752	752-	0	0	0	0	0	0	0	0	0
TOTAL INCOME	83970	9576	9667	1651	291	276	0	0	0	0	0	0	105430
					EXPENSES								
MANDATORY EXPENSES													
ADMINISTRATION													
08410	568	568	568	568	568	568	0	0	0	0	0	0	3408
08420	0	180	1226	642	430	0	0	0	0	0	0	0	2478
08427	53	0	0	0	0	0	0	0	0	0	0	0	53
08445	0	0	20	0	0	0	0	0	0	0	0	0	20
08455	1124	1293	173	672	192	69	0	0	0	0	0	0	3523
08475	45	45	0	0	0	0	0	0	0	0	0	0	90
08480	0	0	0	100	0	0	0	0	0	0	0	0	100
08335	0	0	0	0	42	0	0	0	0	0	0	0	42
TOTAL ADMINISTRATION EXPE	1790	2086	1987	1982	1232	637	0	0	0	0	0	0	9714
LEGAL													
08430	0	0	200	0	100	0	0	0	0	0	0	0	300
TOTAL LEGAL	0	0	200	0	100	0	0	0	0	0	0	0	300
PROPERTY MAINTENANCE													
08021	0	0	0	0	151	0	0	0	0	0	0	0	151
TOTAL MAINTENANCE/SUPPLIE	0	0	0	0	151	0	0	0	0	0	0	0	151
UTILITIES													
08300	262	241	220	294	236	246	0	0	0	0	0	0	1497
08317	0	0	0	0	0	0	0	0	0	0	0	0	0
08320	70	92	92	108	92	92	0	0	0	0	0	0	546
08345	38	0	38	0	38	0	0	0	0	0	0	0	113
TOTAL UTILITIES	369	332	349	402	366	338	0	0	0	0	0	0	2156
DISCRETIONARY EXPENSES													
08505	0	0	0	834	1500	0	0	0	0	0	0	0	2334
08508	0	0	48	0	0	0	0	0	0	0	0	0	48
08511	0	0	495	0	0	0	0	0	0	0	0	0	495
TOTAL DISCREDTIONARY EXPE	0	0	543	834	1500	0	0	0	0	0	0	0	2877
TOTAL EXPENSES BEFORE RES	2159	2418	3079	3218	3349	975	0	0	0	0	0	0	15198
RESERVE EXPENSES													
TOTAL RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0

CONTRRIBUTIONS TO RESERVES													
08775	806	806	806	806	806	806	0	0	0	0	0	0	4836
08780	2	3	3	3	3	3	0	0	0	0	0	0	16
TOTAL CONTRIBUTIONS TO RE	808	809	809	809	809	809	0	0	0	0	0	0	4852
TOTAL EXPENSES	2967	3227	3888	4027	4158	1784	0	0	0	0	0	0	20050
CURR YR NET INCOME/(LOSS)	81003	6349	5779	2376-	3867-	1508-	0	0	0	0	0	0	85380

CASH DISBURSEMENTS

Starting Check Date: 9/01/25 Cash Account #: 1034
Ending Check Date: 9/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/02/25	1393	BEAVAL	BEAVER VALLEY WATER CO	92.10	1102-2
9/02/25	1394	PDS	PLANNED DEVELOPMENT SERVICES	69.04	AUGUST ADMINI
			Totals:	161.14	

-- End of report --

161•14 +
mgt 568• +
Electric 245•73 +
003••••••••••••••
974•92 *

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	465.00	465.00
03		Admin. Fees	5011	0.00	18.00	18.00	4447.00	4483.00
			GRAND TOTAL:	0.00	18.00	18.00	12011.00	12047.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
05010	MEMBER DUES & FEES	7099.00
05015	PENALTY & INTEREST FEES	465.00
05011	COLLECTION INCOME	4483.00
	T O T A L	$12047.00

-- End of report --