

## Cougar Bay Water Association, Inc.

## Balance Sheet

03/24/26

As of February 28, 2026

Accrual Basis

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Mountain West Bank	
1001 · MWB - Operating Funds	82,076.02
1002 · MWB - Membership Capital Funds	89,000.00
Total 1000 · Mountain West Bank	171,076.02
1009 · CD #2 - Northwest Bank 7/2/26	59,658.94
1010 · CD #3 - Northwest Bank 1/5/27	112,896.34
1011 · CD #4 - Northwest Bank 6/12/26	103,088.54
1012 · Wells Fargo - Reserve Funds	495,731.33
Total Checking/Savings	942,451.17
Accounts Receivable	
11000 · Accounts Receivable	200.70
Total Accounts Receivable	200.70
Other Current Assets	
1100 · Prepaid Insurance	
1101 · Prepaid Property & Gen Liab Ins	918.00
1102 · Prepaid D&O Insurance	448.00
Total 1100 · Prepaid Insurance	1,366.00
1120 · Prepaid Idaho Income Tax	1,300.00
1121 · Prepaid Federal Income Tax	5,572.00
12000 · Undeposited Funds	820.00
Total Other Current Assets	9,058.00
Total Current Assets	951,709.87
Other Assets	
1300 · Prepaid Capital Membership	40,000.00
Total Other Assets	40,000.00
<b>TOTAL ASSETS</b>	<b><u>991,709.87</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	1,855.34
Total Accounts Payable	1,855.34
Total Current Liabilities	1,855.34
Long Term Liabilities	
2000 · Capitalization Fee Due Reserve	40,000.00
2009 · Future Reserve Exp - CD #2	59,658.94
2010 · Future Reserve Exp - CD #3	112,896.34
2011 · Future Reserve Exp - CD #4	103,088.54
2012 · Future Reserv Exp - Wells Fargo	494,938.23
2016 · Unrealized Gain(Loss)	793.10
Total Long Term Liabilities	811,375.15
Total Liabilities	813,230.49
Equity	
3100 · Prior Period Adjustments	-796.00
32000 · Retained Earnings	180,285.50
Net Income	-1,010.12
Total Equity	178,479.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>991,709.87</u></b>

**Cougar Bay Water Association, Inc.**  
**Income & Expense Report**  
February 2026

	Feb 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>4000 · Assessment Income</b>	
4010 · Operating Assessment	6,104.65
4020 · Reserve Assessment	4,235.00
4030 · Annual Base Rent	1,010.35
<b>Total 4000 · Assessment Income</b>	11,350.00
<b>4200 · Other Income</b>	
4230 · Water Overage Fee	0.00
4256 · Reserve Interest	1.17
<b>Total 4200 · Other Income</b>	1.17
<b>Total Income</b>	11,351.17
<b>Gross Profit</b>	11,351.17
<b>Expense</b>	
<b>6300 · Insurance Expense</b>	
6310 · Property & Gen Liability Policy	918.00
6311 · D & O Policy	112.00
<b>Total 6300 · Insurance Expense</b>	1,030.00
<b>6500 · Water System Expenses</b>	
6510 · Water Manager Labor&Travel	1,733.00
6512 · Locates	145.08
6520 · Water Testing	40.00
<b>Total 6500 · Water System Expenses</b>	1,918.08
<b>6600 · Professional Expenses</b>	
6610 · Management Fee	1,611.86
6630 · Legal Expense	1,490.00
<b>Total 6600 · Professional Expenses</b>	3,101.86
<b>6800 · Admin. Material Expenses</b>	
6810 · Postage and Delivery	2.96
6811 · Printing and Reproduction	1.40
6820 · Misc. Supplies	35.20
6830 · Bank & Finance Charge	50.00
6840 · Storage - Rental	40.00
<b>Total 6800 · Admin. Material Expenses</b>	129.56
<b>7000 · Utilities</b>	
7010 · Electricity	280.70
7030 · Telephones	67.81
<b>Total 7000 · Utilities</b>	348.51
<b>Total Expense</b>	6,528.01
<b>Net Ordinary Income</b>	4,823.16
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
<b>8000 · Reserve Expenses</b>	
8012 · Reserve Interest Expense	1.17
<b>Total 8000 · Reserve Expenses</b>	1.17
<b>8700 · Reserve Replacement Expense</b>	
8016 · Reserve Study - 2025/2026	2,725.00
8799 · Reimbursement to Operating	-2,725.00
<b>Total 8700 · Reserve Replacement Expense</b>	0.00

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03/24/26

Accrual Basis

**Cougar Bay Water Association, Inc.**  
**Income & Expense Report**  
February 2026

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	<u>Feb 26</u>
Total Other Expense	<u>1.17</u>
Net Other Income	<u>-1.17</u>
Net Income	<u><u>4,821.99</u></u>

**Cougar Bay Water Association, Inc.**  
**Income & Expense Budget Performance**  
January through February 2026

	Actual Jan - Feb 2026	Budget Jan -Feb 2026	+/- YTD Variance	Annual Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Assessment Income				
4010 · Operating Assessment	12,179.30	12,095.80	83.50	72,535.80
4020 · Reserve Assessment	8,470.00	8,470.00	0.00	50,820.00
4030 · Annual Base Rent	2,020.70	2,024.20	-3.50	12,124.20
<b>Total 4000 · Assessment Income</b>	<b>22,670.00</b>	<b>22,590.00</b>	<b>80.00</b>	<b>135,480.00</b>
4200 · Other Income				
4230 · Water Overage Fee	0.00	0.00	0.00	17,500.00
4256 · Reserve Interest	1,142.19	1,670.00	-527.81	10,000.00
4263 · Wells Fargo Reserve Interest	0.00	840.00	-840.00	5,000.00
<b>Total 4200 · Other Income</b>	<b>1,142.19</b>	<b>2,510.00</b>	<b>-1,367.81</b>	<b>32,500.00</b>
<b>Total Income</b>	<b>23,812.19</b>	<b>25,100.00</b>	<b>-1,287.81</b>	<b>167,980.00</b>
<b>Gross Profit</b>	<b>23,812.19</b>	<b>25,100.00</b>	<b>-1,287.81</b>	<b>167,980.00</b>
<b>Expense</b>				
6300 · Insurance Expense				
6310 · Property & Gen Liability Policy	1,836.00	1,950.00	-114.00	11,680.00
6311 · D & O Policy	224.00	240.00	-16.00	1,400.00
<b>Total 6300 · Insurance Expense</b>	<b>2,060.00</b>	<b>2,190.00</b>	<b>-130.00</b>	<b>13,080.00</b>
6400 · Property Rent	12,100.00	12,100.00	0.00	12,100.00
6500 · Water System Expenses				
6510 · Water Manager Labor&Travel	3,466.00	3,466.00	0.00	20,796.00
6512 · Locates	258.97	210.00	48.97	1,250.00
6520 · Water Testing	80.00	125.00	-45.00	750.00
6536 · Pumphouse Landscape	0.00	0.00	0.00	2,500.00
6540 · Water System Repair/Maintenance	0.00	340.00	-340.00	2,000.00
6541 · Back-flow Testing	0.00	0.00	0.00	5,200.00
<b>Total 6500 · Water System Expenses</b>	<b>3,804.97</b>	<b>4,141.00</b>	<b>-336.03</b>	<b>32,496.00</b>
6600 · Professional Expenses				
6610 · Management Fee	3,223.72	3,223.72	0.00	19,342.32
6611 · CPA - Taxes	0.00	0.00	0.00	200.00
6612 · Administrative Fees	0.00	190.00	-190.00	1,100.00
6615 · BOD Compensation	0.00	0.00	0.00	600.00
6630 · Legal Expense	1,490.00	125.00	1,365.00	750.00
6640 · Engineering Consulting Fees	0.00	70.00	-70.00	400.00
6641 · GPS Annual Software Fee	0.00	0.00	0.00	825.00
<b>Total 6600 · Professional Expenses</b>	<b>4,713.72</b>	<b>3,608.72</b>	<b>1,105.00</b>	<b>23,217.32</b>
6750 · Snow Removal	0.00	150.00	-150.00	300.00
6800 · Admin. Material Expenses				
6810 · Postage and Delivery	48.32	125.00	-76.68	750.00
6811 · Printing and Reproduction	22.80	140.00	-117.20	800.00
6820 · Misc. Supplies	72.40	100.00	-27.60	600.00

## Cougar Bay Water Association, Inc. Income & Expense Budget Performance January through February 2026

	Actual Jan - Feb 2026	Budget Jan -Feb 2026	+/- YTD Variance	Annual Budget
6830 · Bank & Finance Charge	65.00	40.00	25.00	200.00
6840 · Storage - Rental	80.00	90.00	-10.00	540.00
<b>Total 6800 · Admin. Material Expenses</b>	<b>288.52</b>	<b>495.00</b>	<b>-206.48</b>	<b>2,890.00</b>
<b>7000 · Utilities</b>				
7010 · Electricity	577.29	1,750.00	-1,172.71	10,500.00
7020 · Other Utilities	0.00	0.00	0.00	20.00
7030 · Telephones	135.62	137.50	-1.88	825.00
<b>Total 7000 · Utilities</b>	<b>712.91</b>	<b>1,887.50</b>	<b>-1,174.59</b>	<b>11,345.00</b>
<b>7500 · Taxes</b>				
7502 · State Taxes	0.00	0.00	0.00	1,500.00
7503 · Federal Taxes	0.00	0.00	0.00	6,000.00
7510 · Property Tax	0.00	0.00	0.00	2,000.00
<b>Total 7500 · Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,500.00</b>
<b>Total Expense</b>	<b>23,680.12</b>	<b>24,572.22</b>	<b>-892.10</b>	<b>104,928.32</b>
<b>Net Ordinary Income</b>	<b>132.07</b>	<b>527.78</b>	<b>-395.71</b>	<b>63,051.68</b>
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
<b>8000 · Reserve Expenses</b>				
8009 · Budgeted Reserve Transfers	0.00	0.00	0.00	50,820.00
8012 · Reserve Interest Expense	1,142.19	0.00	1,142.19	10,000.00
8015 · Wells Fargo Reserve Int Expense	0.00	840.00	-840.00	5,000.00
<b>Total 8000 · Reserve Expenses</b>	<b>1,142.19</b>	<b>840.00</b>	<b>302.19</b>	<b>65,820.00</b>
<b>8700 · Reserve Replacement Expense</b>				
8016 · Reserve Study - 2025/2026	11,036.25	0.00	11,036.25	0.00
8713 · Pump House Project	0.00	0.00	0.00	3,200.00
8799 · Reimbursement to Operating	-11,036.25	0.00	-11,036.25	-3,200.00
<b>Total 8700 · Reserve Replacement Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>1,142.19</b>	<b>840.00</b>	<b>302.19</b>	<b>65,820.00</b>
<b>Net Other Income</b>	<b>-1,142.19</b>	<b>-840.00</b>	<b>-302.19</b>	<b>-65,820.00</b>
<b>Net Income</b>	<b>-1,010.12</b>	<b>-312.22</b>	<b>-697.90</b>	<b>-2,768.32</b>