

Cougar Bay Water Association, Inc.

Balance Sheet

02/23/26

As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1000 · Mountain West Bank	
1001 · MWB - Operating Funds	76,559.28
1002 · MWB - Membership Capital Funds	89,000.00
Total 1000 · Mountain West Bank	165,559.28
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	497,662.06
Total Checking/Savings	938,865.16
Accounts Receivable	
11000 · Accounts Receivable	-1,173.30
Total Accounts Receivable	-1,173.30
Other Current Assets	
1100 · Prepaid Insurance	
1101 · Prepaid Property & Gen Liab Ins	1,836.00
1102 · Prepaid D&O Insurance	560.00
Total 1100 · Prepaid Insurance	2,396.00
1120 · Prepaid Idaho Income Tax	1,300.00
1121 · Prepaid Federal Income Tax	5,572.00
12000 · Undeposited Funds	300.00
Total Other Current Assets	9,568.00
Total Current Assets	947,259.86
Other Assets	
1300 · Prepaid Capital Membership	40,000.00
Total Other Assets	40,000.00
TOTAL ASSETS	987,259.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	296.59
Total Accounts Payable	296.59
Total Current Liabilities	296.59
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	497,662.06
Total Long Term Liabilities	813,305.88
Total Liabilities	813,602.47
Equity	
3100 · Prior Period Adjustments	-796.00
32000 · Retained Earnings	180,285.50
Net Income	-5,832.11
Total Equity	173,657.39
TOTAL LIABILITIES & EQUITY	987,259.86

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

	Jan 26
Ordinary Income/Expense	
Income	
4000 · Assessment Income	
4010 · Operating Assessment	6,074.65
4020 · Reserve Assessment	4,235.00
4030 · Annual Base Rent	1,010.35
Total 4000 · Assessment Income	11,320.00
4200 · Other Income	
4230 · Water Overage Fee	0.00
4256 · Reserve Interest	1,141.02
Total 4200 · Other Income	1,141.02
Total Income	12,461.02
Gross Profit	12,461.02
Expense	
6300 · Insurance Expense	
6310 · Property & Gen Liability Policy	918.00
6311 · D & O Policy	112.00
Total 6300 · Insurance Expense	1,030.00
6400 · Property Rent	12,100.00
6500 · Water System Expenses	
6510 · Water Manager Labor&Travel	1,733.00
6512 · Locates	113.89
6520 · Water Testing	40.00
Total 6500 · Water System Expenses	1,886.89
6600 · Professional Expenses	
6610 · Management Fee	1,611.86
Total 6600 · Professional Expenses	1,611.86
6800 · Admin. Material Expenses	
6810 · Postage and Delivery	45.36
6811 · Printing and Reproduction	21.40
6820 · Misc. Supplies	37.20
6830 · Bank & Finance Charge	15.00
6840 · Storage - Rental	40.00
Total 6800 · Admin. Material Expenses	158.96
7000 · Utilities	
7010 · Electricity	296.59
7030 · Telephones	67.81
Total 7000 · Utilities	364.40
Total Expense	17,152.11
Net Ordinary Income	-4,691.09
Other Income/Expense	
Other Expense	
8000 · Reserve Expenses	
8012 · Reserve Interest Expense	1,141.02
Total 8000 · Reserve Expenses	1,141.02
8700 · Reserve Replacement Expense	
8016 · Reserve Study - 2025/2026	8,311.25
8799 · Reimbursement to Operating	-8,311.25
Total 8700 · Reserve Replacement Expense	0.00

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02/23/26

Accrual Basis

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

	<u>Jan 26</u>
Total Other Expense	<u>1,141.02</u>
Net Other Income	<u>-1,141.02</u>
Net Income	<u><u>-5,832.11</u></u>

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

	Actual Jan 2026	Budget Jan 2026	+/- YTD Variance	Annual Budget
Ordinary Income/Expense				
Income				
4000 · Assessment Income				
4010 · Operating Assessment	6,074.65	6,051.80	22.85	72,535.80
4020 · Reserve Assessment	4,235.00	4,235.00	0.00	50,820.00
4030 · Annual Base Rent	1,010.35	1,014.20	-3.85	12,124.20
Total 4000 · Assessment Income	11,320.00	11,301.00	19.00	135,480.00
4200 · Other Income				
4230 · Water Overage Fee	0.00	0.00	0.00	17,500.00
4256 · Reserve Interest	1,141.02	837.00	304.02	10,000.00
4263 · Wells Fargo Reserve Interest	0.00	424.00	-424.00	5,000.00
Total 4200 · Other Income	1,141.02	1,261.00	-119.98	32,500.00
Total Income	12,461.02	12,562.00	-100.98	167,980.00
Gross Profit	12,461.02	12,562.00	-100.98	167,980.00
Expense				
6300 · Insurance Expense				
6310 · Property & Gen Liability Policy	918.00	977.00	-59.00	11,680.00
6311 · D & O Policy	112.00	124.00	-12.00	1,400.00
Total 6300 · Insurance Expense	1,030.00	1,101.00	-71.00	13,080.00
6400 · Property Rent	12,100.00	12,100.00	0.00	12,100.00
6500 · Water System Expenses				
6510 · Water Manager Labor&Travel	1,733.00	1,733.00	0.00	20,796.00
6512 · Locates	113.89	106.00	7.89	1,250.00
6520 · Water Testing	40.00	62.50	-22.50	750.00
6536 · Pumphouse Landscape	0.00	0.00	0.00	2,500.00
6540 · Water System Repair/Maintenance	0.00	174.00	-174.00	2,000.00
6541 · Back-flow Testing	0.00	0.00	0.00	5,200.00
Total 6500 · Water System Expenses	1,886.89	2,075.50	-188.61	32,496.00
6600 · Professional Expenses				
6610 · Management Fee	1,611.86	1,611.86	0.00	19,342.32
6611 · CPA - Taxes	0.00	0.00	0.00	200.00
6612 · Administrative Fees	0.00	99.00	-99.00	1,100.00
6615 · BOD Compensation	0.00	0.00	0.00	600.00
6630 · Legal Expense	0.00	62.50	-62.50	750.00
6640 · Engineering Consulting Fees	0.00	37.00	-37.00	400.00
6641 · GPS Annual Software Fee	0.00	0.00	0.00	825.00
Total 6600 · Professional Expenses	1,611.86	1,810.36	-198.50	23,217.32
6750 · Snow Removal	0.00	75.00	-75.00	300.00
6800 · Admin. Material Expenses				
6810 · Postage and Delivery	45.36	62.50	-17.14	750.00

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

	Actual Jan 2026	Budget Jan 2026	+/- YTD Variance	Annual Budget
6811 · Printing and Reproduction	21.40	74.00	-52.60	800.00
6820 · Misc. Supplies	37.20	50.00	-12.80	600.00
6830 · Bank & Finance Charge	15.00	24.00	-9.00	200.00
6840 · Storage - Rental	40.00	45.00	-5.00	540.00
Total 6800 · Admin. Material Expenses	158.96	255.50	-96.54	2,890.00
7000 · Utilities				
7010 · Electricity	296.59	875.00	-578.41	10,500.00
7020 · Other Utilities	0.00	0.00	0.00	20.00
7030 · Telephones	67.81	68.75	-0.94	825.00
Total 7000 · Utilities	364.40	943.75	-579.35	11,345.00
7500 · Taxes				
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
Total 7500 · Taxes	0.00	0.00	0.00	9,500.00
Total Expense	17,152.11	18,361.11	-1,209.00	104,928.32
Net Ordinary Income	-4,691.09	-5,799.11	1,108.02	63,051.68
Other Income/Expense				
Other Expense				
8000 · Reserve Expenses				
8009 · Budgeted Reserve Transfers	0.00	0.00	0.00	50,820.00
8012 · Reserve Interest Expense	1,141.02	0.00	1,141.02	10,000.00
8015 · Wells Fargo Reserve Int Expense	0.00	424.00	-424.00	5,000.00
Total 8000 · Reserve Expenses	1,141.02	424.00	717.02	65,820.00
8700 · Reserve Replacement Expense				
8016 · Reserve Study - 2025/2026	8,311.25	0.00	8,311.25	0.00
8713 · Pump House Project	0.00	0.00	0.00	3,200.00
8799 · Reimbursement to Operating	-8,311.25	0.00	-8,311.25	-3,200.00
Total 8700 · Reserve Replacement Expense	0.00	0.00	0.00	0.00
Total Other Expense	1,141.02	424.00	717.02	65,820.00
Net Other Income	-1,141.02	-424.00	-717.02	-65,820.00
Net Income	-5,832.11	-6,223.11	391.00	-2,768.32