

Cougar Bay Water Association, Inc.

Balance Sheet

05/14/26

As of April 30, 2026

Accrual Basis

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Mountain West Bank	
1001 · MWB - Operating Funds	79,752.75
1002 · MWB - Membership Capital Funds	89,000.00
Total 1000 · Mountain West Bank	168,752.75
1009 · CD #2 - Northwest Bank 7/2/26	60,250.30
1010 · CD #3 - Northwest Bank 1/5/27	113,925.37
1011 · CD #4 - Northwest Bank 6/12/26	104,066.65
1012 · Wells Fargo - Reserve Funds	507,575.93
Total Checking/Savings	954,571.00
Accounts Receivable	
11000 · Accounts Receivable	-1,464.40
Total Accounts Receivable	-1,464.40
Other Current Assets	
1100 · Prepaid Insurance	
1101 · Prepaid Property & Gen Liab Ins	1,836.00
1102 · Prepaid D&O Insurance	224.00
Total 1100 · Prepaid Insurance	2,060.00
1120 · Prepaid Idaho Income Tax	470.00
1121 · Prepaid Federal Income Tax	1,161.00
Total Other Current Assets	3,691.00
Total Current Assets	956,797.60
Other Assets	
1300 · Prepaid Capital Membership	40,000.00
Total Other Assets	40,000.00
TOTAL ASSETS	996,797.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	431.89
Total Accounts Payable	431.89
Total Current Liabilities	431.89
Long Term Liabilities	
2000 · Capitalization Fee Due Reserve	40,000.00
2009 · Future Reserve Exp - CD #2	60,250.30
2010 · Future Reserve Exp - CD #3	113,925.37
2011 · Future Reserve Exp - CD #4	104,066.65
2012 · Future Reserv Exp - Wells Fargo	507,278.13
2016 · Unrealized Gain(Loss)	297.80
Total Long Term Liabilities	825,818.25
Total Liabilities	826,250.14
Equity	
3100 · Prior Period Adjustments	-796.00
32000 · Retained Earnings	180,285.50
Net Income	-8,942.04
Total Equity	170,547.46
TOTAL LIABILITIES & EQUITY	996,797.60

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

	Apr 26
Ordinary Income/Expense	
Income	
4000 · Assessment Income	
4010 · Operating Assessment	6,104.65
4020 · Reserve Assessment	4,235.00
4030 · Annual Base Rent	1,010.35
Total 4000 · Assessment Income	11,350.00
4200 · Other Income	
4230 · Water Overage Fee	0.00
4256 · Reserve Interest	2,321.10
Total 4200 · Other Income	2,321.10
Total Income	13,671.10
Gross Profit	13,671.10
Expense	
6300 · Insurance Expense	
6310 · Property & Gen Liability Policy	918.00
6311 · D & O Policy	112.00
Total 6300 · Insurance Expense	1,030.00
6500 · Water System Expenses	
6510 · Water Manager Labor&Travel	1,733.00
6512 · Locates	146.35
6520 · Water Testing	40.00
Total 6500 · Water System Expenses	1,919.35
6600 · Professional Expenses	
6610 · Management Fee	1,611.86
6611 · CPA - Taxes	220.00
6635 · Website	625.00
6641 · GPS Annual Software Fee	825.00
Total 6600 · Professional Expenses	3,281.86
6800 · Admin. Material Expenses	
6810 · Postage and Delivery	69.52
6811 · Printing and Reproduction	41.80
6820 · Misc. Supplies	39.80
6830 · Bank & Finance Charge	15.00
6840 · Storage - Rental	40.00
Total 6800 · Admin. Material Expenses	206.12
7000 · Utilities	
7010 · Electricity	431.89
7030 · Telephones	67.77
Total 7000 · Utilities	499.66
7500 · Taxes	
7502 · State Taxes	830.00
7503 · Federal Taxes	4,643.00
Total 7500 · Taxes	5,473.00
Total Expense	12,409.99
Net Ordinary Income	1,261.11
Other Income/Expense	
Other Expense	
8000 · Reserve Expenses	
8012 · Reserve Interest Expense	2,321.10
Total 8000 · Reserve Expenses	2,321.10
8700 · Reserve Replacement Expense	
8016 · Reserve Study - 2025/2026	1,310.00
8799 · Reimbursement to Operating	-1,310.00
Total 8700 · Reserve Replacement Expense	0.00
Total Other Expense	2,321.10
Net Other Income	-2,321.10
Net Income	-1,059.99

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

	Actual Jan - Apr 2026	Budget Jan - Apr 2026	+/- YTD Variance	Annual Budget
Ordinary Income/Expense				
Income				
4000 - Assessment Income				
4010 - Operating Assessment	24,388.60	24,183.80	204.80	72,535.80
4020 - Reserve Assessment	16,940.00	16,940.00	0.00	50,820.00
4030 - Annual Base Rent	4,041.40	4,044.20	-2.80	12,124.20
Total 4000 - Assessment Income	45,370.00	45,168.00	202.00	135,480.00
4200 - Other Income				
4230 - Water Overage Fee	0.00	2,920.00	-2,920.00	17,500.00
4251 - Finance & Late Fees	59.90	0.00	59.90	0.00
4256 - Reserve Interest	4,685.59	3,336.00	1,349.59	10,000.00
4263 - Wells Fargo Reserve Interest	0.00	1,672.00	-1,672.00	5,000.00
Total 4200 - Other Income	4,745.49	7,928.00	-3,182.51	32,500.00
Total Income	50,115.49	53,096.00	-2,980.51	167,980.00
Gross Profit	50,115.49	53,096.00	-2,980.51	167,980.00
Expense				
6300 - Insurance Expense				
6310 - Property & Gen Liability Policy	3,672.00	3,896.00	-224.00	11,680.00
6311 - D & O Policy	448.00	472.00	-24.00	1,400.00
Total 6300 - Insurance Expense	4,120.00	4,368.00	-248.00	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	6,932.00	6,932.00	0.00	20,796.00
6512 - Locates	552.94	418.00	134.94	1,250.00
6520 - Water Testing	160.00	250.00	-90.00	750.00
6536 - Pumphouse Landscape	0.00	0.00	0.00	2,500.00
6540 - Water System Repair/Maintenance	0.00	672.00	-672.00	2,000.00
6541 - Back-flow Testing	0.00	0.00	0.00	5,200.00
Total 6500 - Water System Expenses	7,644.94	8,272.00	-627.06	32,496.00
6600 - Professional Expenses				
6610 - Management Fee	6,447.44	6,447.44	0.00	19,342.32
6611 - CPA - Taxes	220.00	200.00	20.00	200.00
6612 - Administrative Fees	0.00	372.00	-372.00	1,100.00
6615 - BOD Compensation	0.00	0.00	0.00	600.00
6630 - Legal Expense	2,085.00	250.00	1,835.00	750.00
6635 - Website	625.00	0.00	625.00	0.00
6640 - Engineering Consulting Fees	0.00	136.00	-136.00	400.00
6641 - GPS Annual Software Fee	825.00	0.00	825.00	825.00
Total 6600 - Professional Expenses	10,202.44	7,405.44	2,797.00	23,217.32
6750 - Snow Removal	0.00	225.00	-225.00	300.00
6800 - Admin. Material Expenses				
6810 - Postage and Delivery	118.58	250.00	-131.42	750.00

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

	Actual Jan - Apr 2026	Budget Jan - Apr 2026	+/- YTD Variance	Annual Budget
6811 · Printing and Reproduction	79.60	272.00	-192.40	800.00
6820 · Misc. Supplies	149.40	200.00	-50.60	600.00
6830 · Bank & Finance Charge	95.00	72.00	23.00	200.00
6840 · Storage - Rental	160.00	180.00	-20.00	540.00
Total 6800 · Admin. Material Expenses	602.58	974.00	-371.42	2,890.00
7000 · Utilities				
7010 · Electricity	1,252.78	3,500.00	-2,247.22	10,500.00
7020 · Other Utilities	0.00	0.00	0.00	20.00
7030 · Telephones	271.20	275.00	-3.80	825.00
Total 7000 · Utilities	1,523.98	3,775.00	-2,251.02	11,345.00
7500 · Taxes				
7502 · State Taxes	830.00	1,500.00	-670.00	1,500.00
7503 · Federal Taxes	4,643.00	6,000.00	-1,357.00	6,000.00
7510 · Property Tax	0.00	0.00	0.00	2,000.00
Total 7500 · Taxes	5,473.00	7,500.00	-2,027.00	9,500.00
Total Expense	41,666.94	44,619.44	-2,952.50	104,928.32
Net Ordinary Income	8,448.55	8,476.56	-28.01	63,051.68
Other Income/Expense				
Other Expense				
8000 · Reserve Expenses				
8009 · Budgeted Reserve Transfers	12,705.00	12,705.00	0.00	50,820.00
8012 · Reserve Interest Expense	4,685.59	2,500.00	2,185.59	10,000.00
8015 · Wells Fargo Reserve Int Expense	0.00	1,672.00	-1,672.00	5,000.00
Total 8000 · Reserve Expenses	17,390.59	16,877.00	513.59	65,820.00
8700 · Reserve Replacement Expense				
8016 · Reserve Study - 2025/2026	12,346.25	0.00	12,346.25	0.00
8713 · Pump House Project	0.00	0.00	0.00	3,200.00
8799 · Reimbursement to Operating	-12,346.25	0.00	-12,346.25	-3,200.00
Total 8700 · Reserve Replacement Expense	0.00	0.00	0.00	0.00
Total Other Expense	17,390.59	16,877.00	513.59	65,820.00
Net Other Income	-17,390.59	-16,877.00	-513.59	-65,820.00
Net Income	-8,942.04	-8,400.44	-541.60	-2,768.32