

Cougar Bay Water Association, Inc.

Balance Sheet

04/23/26

As of March 31, 2026

Accrual Basis

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1000 · Mountain West Bank	
1001 · MWB - Operating Funds	74,356.07
1002 · MWB - Membership Capital Funds	89,000.00
Total 1000 · Mountain West Bank	163,356.07
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	104,066.65
1012 · Wells Fargo - Reserve Funds	509,772.10
Total Checking/Savings	949,750.10
Accounts Receivable	
11000 · Accounts Receivable	-864.40
Total Accounts Receivable	-864.40
Other Current Assets	
1100 · Prepaid Insurance	
1101 · Prepaid Property & Gen Liab Ins	2,754.00
1102 · Prepaid D&O Insurance	336.00
Total 1100 · Prepaid Insurance	3,090.00
1120 · Prepaid Idaho Income Tax	1,300.00
1121 · Prepaid Federal Income Tax	5,572.00
Total Other Current Assets	9,962.00
Total Current Assets	958,847.70
Other Assets	
1300 · Prepaid Capital Membership	40,000.00
Total Other Assets	40,000.00
TOTAL ASSETS	998,847.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	846.22
Total Accounts Payable	846.22
Total Current Liabilities	846.22
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	104,066.65
2012 · Future Reserv Exp - Wells Fargo	507,887.42
2016 · Unrealized Gain(Loss)	1,884.68
Total Long Term Liabilities	826,394.03
Total Liabilities	827,240.25
Equity	
3100 · Prior Period Adjustments	-796.00
32000 · Retained Earnings	180,285.50
Net Income	-7,882.05
Total Equity	171,607.45
TOTAL LIABILITIES & EQUITY	998,847.70

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

	Mar 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
4251 · Finance & Late Fees	59.90
4256 · Reserve Interest	1,222.30
Total 4200 · Other Income	1,282.20
Total Income	12,632.20
Gross Profit	12,632.20
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	147.62
6520 · Water Testing	40.00
Total 6500 · Water System Expenses	1,920.62
6600 · Professional Expenses	
6610 · Management Fee	1,611.86
6630 · Legal Expense	595.00
Total 6600 · Professional Expenses	2,206.86
6800 · Admin. Material Expenses	
6810 · Postage and Delivery	0.74
6811 · Printing and Reproduction	15.00
6820 · Misc. Supplies	37.20
6830 · Bank & Finance Charge	15.00
6840 · Storage - Rental	40.00
Total 6800 · Admin. Material Expenses	107.94
7000 · Utilities	
7010 · Electricity	243.60
7030 · Telephones	67.81
Total 7000 · Utilities	311.41
Total Expense	5,576.83
Net Ordinary Income	7,055.37
Other Income/Expense	
Other Expense	
8000 · Reserve Expenses	
8009 · Budgeted Reserve Transfers	12,705.00
8012 · Reserve Interest Expense	1,222.30
Total 8000 · Reserve Expenses	13,927.30
Total Other Expense	13,927.30
Net Other Income	-13,927.30
Net Income	-6,871.93

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

	Actual Jan - Mar 2026	Budget Jan -Mar 2026	+/- YTD Variance	Annual Budget
Ordinary Income/Expense				
Income				
4000 - Assessment Income				
4010 - Operating Assessment	18,283.95	18,139.80	144.15	72,535.80
4020 - Reserve Assessment	12,705.00	12,705.00	0.00	50,820.00
4030 - Annual Base Rent	3,031.05	3,034.20	-3.15	12,124.20
Total 4000 - Assessment Income	34,020.00	33,879.00	141.00	135,480.00
4200 - Other Income				
4230 - Water Overage Fee	0.00	0.00	0.00	17,500.00
4251 - Finance & Late Fees	59.90	0.00	59.90	0.00
4256 - Reserve Interest	2,364.49	2,503.00	-138.51	10,000.00
4263 - Wells Fargo Reserve Interest	0.00	1,256.00	-1,256.00	5,000.00
Total 4200 - Other Income	2,424.39	3,759.00	-1,334.61	32,500.00
Total Income	36,444.39	37,638.00	-1,193.61	167,980.00
Gross Profit	36,444.39	37,638.00	-1,193.61	167,980.00
Expense				
6300 - Insurance Expense				
6310 - Property & Gen Liability Policy	2,754.00	2,923.00	-169.00	11,680.00
6311 - D & O Policy	336.00	356.00	-20.00	1,400.00
Total 6300 - Insurance Expense	3,090.00	3,279.00	-189.00	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	5,199.00	5,199.00	0.00	20,796.00
6512 - Locates	406.59	314.00	92.59	1,250.00
6520 - Water Testing	120.00	187.50	-67.50	750.00
6536 - Pumphouse Landscape	0.00	0.00	0.00	2,500.00
6540 - Water System Repair/Maintenance	0.00	506.00	-506.00	2,000.00
6541 - Back-flow Testing	0.00	0.00	0.00	5,200.00
Total 6500 - Water System Expenses	5,725.59	6,206.50	-480.91	32,496.00
6600 - Professional Expenses				
6610 - Management Fee	4,835.58	4,835.58	0.00	19,342.32
6611 - CPA - Taxes	0.00	200.00	-200.00	200.00
6612 - Administrative Fees	0.00	281.00	-281.00	1,100.00
6615 - BOD Compensation	0.00	0.00	0.00	600.00
6630 - Legal Expense	2,085.00	187.50	1,897.50	750.00
6640 - Engineering Consulting Fees	0.00	103.00	-103.00	400.00
6641 - GPS Annual Software Fee	0.00	0.00	0.00	825.00
Total 6600 - Professional Expenses	6,920.58	5,607.08	1,313.50	23,217.32
6750 - Snow Removal	0.00	225.00	-225.00	300.00

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

	Actual Jan - Mar 2026	Budget Jan -Mar 2026	+/- YTD Variance	Annual Budget
6800 · Admin. Material Expenses				
6810 · Postage and Delivery	49.06	187.50	-138.44	750.00
6811 · Printing and Reproduction	37.80	206.00	-168.20	800.00
6820 · Misc. Supplies	109.60	150.00	-40.40	600.00
6830 · Bank & Finance Charge	80.00	56.00	24.00	200.00
6840 · Storage - Rental	120.00	135.00	-15.00	540.00
Total 6800 · Admin. Material Expenses	396.46	734.50	-338.04	2,890.00
7000 · Utilities				
7010 · Electricity	820.89	2,625.00	-1,804.11	10,500.00
7020 · Other Utilities	0.00	0.00	0.00	20.00
7030 · Telephones	203.43	206.25	-2.82	825.00
Total 7000 · Utilities	1,024.32	2,831.25	-1,806.93	11,345.00
7500 · Taxes				
7502 · State Taxes	0.00	1,500.00	-1,500.00	1,500.00
7503 · Federal Taxes	0.00	6,000.00	-6,000.00	6,000.00
7510 · Property Tax	0.00	0.00	0.00	2,000.00
Total 7500 · Taxes	0.00	7,500.00	-7,500.00	9,500.00
Total Expense	29,256.95	38,483.33	-9,226.38	104,928.32
Net Ordinary Income	7,187.44	-845.33	8,032.77	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	2,364.49	2,500.00	-135.51	10,000.00
8015 · Wells Fargo Reserve Int Expense	0.00	1,256.00	-1,256.00	5,000.00
Total 8000 · Reserve Expenses	15,069.49	16,461.00	-1,391.51	65,820.00
8700 · Reserve Replacement Expense				
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
Total 8700 · Reserve Replacement Expense	0.00	0.00	0.00	0.00
Total Other Expense	15,069.49	16,461.00	-1,391.51	65,820.00
Net Other Income	-15,069.49	-16,461.00	1,391.51	-65,820.00
Net Income	-7,882.05	-17,306.33	9,424.28	-2,768.32