



2297 Starlight Drive
Happy Jack, AZ 86024

February 2026 Financial Report

Financial Summary for the period ending February 28, 2026.

Overall budget is running about 5.6% over budget plan. This over budget condition is a result of lost revenue when we changed to Tier 1 billing for 4 months (~\$10k) and several repairs including the PC Well Pump motor replacement (\$42k), storage tank inspections (\$9.8k), repairs resulting from electronic meter installation (\$25.8k), and main water line repairs (\$16.8k).

Bank Balances end of February 2026:

6897-NBAZ WIFA Debt Service	\$67,080.04	contributing \$3,305/month – on target to meet loan requirement
6905 NBAZ Capital Improvement	\$63,447.58	contributing \$10,587/month
6913 NBAZ WIFA L/P Savings	\$106,081.34	contributing \$13,222/month – on target for July payment
6889 NBAZ Operating Account	\$44,833.17	

Highlights:

- 822 Active Accounts
- Emergency main line repairs totaled \$16,769.10.
 - Round Up Circle \$6,855.25
 - Round Up Lane \$9,913.85

Revenues:

Metered Water Sales	\$57,510.78	
Interest:	\$1.64	
Other Water Revenue	\$4,319.47	Late fees, meter installs
Other Income	\$795.10	APS deposits credited back

Total Income: \$62,626.99

Expenses:

Management Fees:	\$6,621.30	DM & Utility Billing
Office Supplies & Expenses:	\$54.86	NBAZ account fees
Operations/Field Work:	\$31,567.51	Operator and repairs
Other Expenses:	\$22,238.37	Refunds, depreciation

Total Expenses: \$60,482.04

Net Income: \$2,144.95

BLUE RIDGE DWID
Balance Sheet
As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
NATIONAL BANK OF ARIZONA ACCTS	
6897-NBAZ WIFA Debt Service	67,080.04
6905 NBAZ Capital Improvement	63,447.58
6913 NBAZ WIFA L/P Savings	106,081.34
6889 NBAZ Operating Account	44,833.17
Total NATIONAL BANK OF ARIZONA ACCTS	<u>281,442.13</u>
Total Checking/Savings	281,442.13
Other Current Assets	
13-1411-Customer A/R	32,405.61
13-1412 Allowence for Cr Loss	-5,000.00
13-1413 CONVERSION DIFFERENCES	364.16
PREPAID ACCOUNTS	
162.2 Prepaid Insurance	336.44
Total PREPAID ACCOUNTS	<u>336.44</u>
Total Other Current Assets	<u>28,106.21</u>
Total Current Assets	309,548.34
Fixed Assets	
303 FIXED ASSETS	
303 Land & Land Rights	16,000.00
304 Structures & Improvements	58,954.49
307 Wells & Springs	118,651.98
311 Pumping Equipment	71,820.85
330.1 Storage Tanks	219,039.96
331 Transmission & Distribution	1,051,979.60
333 Services	92,501.17
334 Meters & Meter Installation	448,401.91
335 Hydrants	142,092.40
340 Office Furniture/Equip	2,152.42
341 Transportation Equipment	1,385.08
348 Other Tangible Property	94.64
Total 303 FIXED ASSETS	<u>2,223,074.50</u>
ACCUMULATED DEPRECIATION	
108-304 A/D-Structures & Improv	-19,765.02
108-307 A/D Wells & Springs	-23,421.90
108-311 A/D Pumping Equipment	-20,997.21
108-330.1 A/D Storage Tanks	-33,876.53
108-331 A/D Transmission/Distri	-92,697.53
108-333 A/D Services	-9,108.64
108-334 A/D Meter & Meter Insta	-11,975.12
108-335 A/D Hydrants	-19,839.83
108-341 A/D Transportation	3,067.38
108-343 A/D Tools/Shop/Garage	-681.53
108-348 A/D Other Tangible	-17.33
Total ACCUMULATED DEPRECIATION	<u>-229,313.26</u>
Total Fixed Assets	1,993,761.24
Other Assets	
174 Goodwill	1,021,660.41
174.2 A/D Goodwill	-251,725.87
Total Other Assets	<u>769,934.54</u>
TOTAL ASSETS	<u><u>3,073,244.12</u></u>
LIABILITIES & EQUITY	
Liabilities	

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Accrual Basis

BLUE RIDGE DWID

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
Current Liabilities	
Accounts Payable	
Accounts Payable	20,606.05
Total Accounts Payable	20,606.05
Other Current Liabilities	
13-2341 Meter Deposit	38,351.00
13-2362-Incorrect Sales Tax	-5,027.16
13-2363 Cust Security Deposits	11,959.51
Total Other Current Liabilities	45,283.35
Total Current Liabilities	65,889.40
Long Term Liabilities	
224 L/T Loan WIFA	2,111,253.00
225 · L/T WIFA #2 (450K)	449,999.51
271 Contributions in Aid Const	402,500.00
Total Long Term Liabilities	2,963,752.51
Total Liabilities	3,029,641.91
Equity	
Retained Earnings	35,212.24
Net Income	8,389.97
Total Equity	43,602.21
TOTAL LIABILITIES & EQUITY	<u>3,073,244.12</u>

BLUE RIDGE DWID
Profit & Loss YTD Comparison
February 2026

	Feb 26	Jul '25 - Feb 26
Ordinary Income/Expense		
Income		
13-460 Metered Water Sales	57,510.78	486,639.16
13-4600 Metered Water Revenue	0.00	0.00
45000 · Investments		
45030 · Interest-Savings, Short-term CD	1.64	8.17
Total 45000 · Investments	1.64	8.17
46400 · Other Types of Income		
46430 · Miscellaneous Revenue	0.00	210.00
Total 46400 · Other Types of Income	0.00	210.00
OTHER WATER REVENUE		
13-4231 Late Fee	569.47	1,395.25
13-4602 Hookup Fees	2,000.00	13,500.00
13-4603 Meter Install Fees	1,250.00	7,600.00
13-4621 Establishment Fees	500.00	2,600.00
Total OTHER WATER REVENUE	4,319.47	25,095.25
Total Income	61,831.89	511,952.58
Gross Profit	61,831.89	511,952.58
Expense		
428- · WIFA Loan Fees	0.00	15,911.97
427 · .1 WIFA- Loan Interest	0.00	4,841.69
Interest Exp, (Deposit Refunds)	0.00	0.01
Cleraring/Refunds	4,559.18	0.00
657 Insurance General Liability	0.00	10,840.50
657.1 Director/Officer Ins.	0.00	895.76
665 Commission Expense	0.00	250.00
9999 SUSPENSE	0.00	0.00
CONTRACTUAL SERVICES		
632 Accounting	0.00	11,500.00
633 Legal Fees	0.00	7,095.00
634 · Contractual Other	0.00	1,961.37
Total CONTRACTUAL SERVICES	0.00	20,556.37
MANAGEMENT FEES		
634.1 Management Fees SUM	0.00	18,603.74
634.2 District Manager	2,027.33	18,916.27
634.2 Management Fees AUBS	4,593.97	32,215.18
Total MANAGEMENT FEES	6,621.30	69,735.19
OFFICE SUPPLIES & EXPENSE		
621.2 Postage & Delivery	0.00	1,891.60
621.4 Forms,supplies,bank fee	0.00	2,067.12
621.5 Termination Notices	0.00	25.92
621.7 Dues/Subscriptions/Permit	0.00	600.00
621.8 Bank Service Charges	54.86	1,132.39
636.2 Website	0.00	1,249.16
Total OFFICE SUPPLIES & EXPENSE	54.86	6,966.19
65000 · Operations		
65020 · Postage, Mailing Service	0.00	0.00
65050 · Telephone, Telecommunications	0.00	1,174.83
Total 65000 · Operations	0.00	1,174.83
OPERATIONS/FIELD WORK		
620 · Materials & Supplies	42.43	296.84
615 Purchased Power	3,076.93	22,786.28
620.1 Repairs & Maintenance	17,875.65	123,231.52
635 Water Testing	315.00	2,425.41

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Accrual Basis

BLUE RIDGE DWID
Profit & Loss YTD Comparison
February 2026

	<u>Feb 26</u>	<u>Jul '25 - Feb 26</u>
636.3 Field Operator	10,257.50	83,558.00
Total OPERATIONS/FIELD WORK	31,567.51	232,298.05
65100 · Other Types of Expenses	0.00	96.06
Total Expense	42,802.85	363,566.62
Net Ordinary Income	19,029.04	148,385.96
Other Income/Expense		
Other Income		
9990- · Misc Income	0.00	300.00
419 Interest Income	756.46	760.69
422 Acctg Credit ADOR	38.64	376.84
Total Other Income	795.10	1,437.53
Other Expense		
690.1 Depreciation Expense	9,165.35	73,322.80
690.2 Depreciation Exp Goodwill	8,513.84	68,110.72
Total Other Expense	17,679.19	141,433.52
Net Other Income	-16,884.09	-139,995.99
Net Income	<u><u>2,144.95</u></u>	<u><u>8,389.97</u></u>

BLUE RIDGE DWID

Profit & Loss Budget Performance

February 2026

MONTHLY BUDGET VS. ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
Feb 26	Feb 26	\$ Over	% of	Jul '25 - Feb 26	YTD	\$ Over	% of	Annual	% of
Actual	Budget	Budget	Budget	Actual	Budget	Budget	Budget	Budget	Budget

Ordinary Income/Expense

Income

13-460 Metered Water Sales	57,510.78	60,358.00	-2,847.22	95.28%	486,639.16	504,191.00	-17,551.84	96.52%	753,087.00	64.62%
13-4614 · Hydrant/Bulk Sales	0.00	0.00	0.00	0.0%	0.00	300.00	-300.00	0.0%	500.00	0.00%
13-4600 Metered Water Revenue	0.00				0.00					
45000 · Investments										
45030 · Interest-Savings, Short-term CD	1.64				8.17					
Total 45000 · Investments	1.64				8.17					
46400 · Other Types of Income										
46430 · Miscellaneous Revenue	0.00				210.00					
Total 46400 · Other Types of Income	0.00				210.00					

OTHER WATER REVENUE

13-4231 Late Fee	569.47				1,395.25					
13-4602 Hookup Fees	2,000.00	0.00	2,000.00	100.0%	13,500.00	12,000.00	1,500.00	112.5%	16,000.00	84.38%
13-4603 Meter Install Fees	1,250.00	0.00	1,250.00	100.0%	7,600.00	7,500.00	100.00	101.33%	10,000.00	76.00%
13-4621 Establishment Fees	500.00	0.00	500.00	100.0%	2,600.00	600.00	2,000.00	433.33%	800.00	325.00%
Total OTHER WATER REVENUE	4,319.47	0.00	4,319.47	100.0%	25,095.25	20,100.00	4,995.25	124.85%	26,800.00	93.64%
Total Income	61,831.89	60,358.00	1,473.89	102.44%	511,952.58	524,591.00	-12,638.42	97.59%	780,387.00	65.60%

Gross Profit

Expense

428 · WIFA Loan Fees	0.00				15,911.97					
427 · .1 WIFA- Loan Interest	0.00				4,841.69					
Interest Exp, (Deposit Refunds)	0.00				0.01					
Claring/Refunds	4,559.18				0.00					
657 Insurance General Liability	0.00	1,331.00	-1,331.00	0.0%	10,840.50	10,648.00	192.50	101.81%	15,972.00	67.87%
657.1 Director/Officer Ins.	0.00				895.76					
665 Commission Expense	0.00				250.00					
9999 SUSPENSE	0.00				0.00					
62100 · Contract Services										

BLUE RIDGE DWID

Profit & Loss Budget Performance

February 2026

	MONTHLY BUDGET VS. ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
	Feb 26	Feb 26	\$ Over	% of	Jul '25 - Feb 26	YTD	\$ Over	% of	Annual	% of
	Actual	Budget	Budget	Budget	Actual	Budget	Budget	Budget	Budget	Budget
62110 · Accounting Fees	0.00				0.00	0.00	0.00	0.0%	0.00	
62140 · Legal Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
Total 62100 · Contract Services	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
CONTRACTUAL SERVICES										
632 Accounting	0.00	0.00	0.00	0.0%	11,500.00	12,000.00	-500.00	95.83%	12,000.00	95.83%
633 Legal Fees	0.00	0.00	0.00	0.0%	7,095.00	9,000.00	-1,905.00	78.83%	9,000.00	78.83%
634 · Contractual Other	0.00	600.00	-600.00	0.0%	1,961.37	4,800.00	-2,838.63	40.86%	7,200.00	27.24%
Total CONTRACTUAL SERVICES	0.00	600.00	-600.00	0.0%	20,556.37	25,800.00	-5,243.63	79.68%	28,200.00	72.89%
MANAGEMENT FEES										
634.1 Management Fees SUM	0.00				18,603.74	15,672.00	2,931.74	118.71%	15,672.00	118.71%
634.2 District Manager	2,027.33	2,000.00	27.33	101.37%	18,916.27	16,000.00	2,916.27	118.23%	24,000.00	78.82%
634.2 Management Fees AUBS	4,593.97	4,662.00	-68.03	98.54%	32,215.18	23,304.00	8,911.18	138.24%	42,024.00	76.66%
Total MANAGEMENT FEES	6,621.30	6,662.00	-40.70	99.39%	69,735.19	54,976.00	14,759.19	126.85%	81,696.00	85.36%
OFFICE SUPPLIES & EXPENSE										
621.2 Postage & Delivery	0.00				1,891.60					
621.4 Forms, supplies, bank fee	0.00	1,000.00	-1,000.00	0.0%	2,067.12	8,000.00	-5,932.88	25.84%	12,000.00	17.23%
621.5 Termination Notices	0.00				25.92					
621.7 Dues/Subscriptions/Permit	0.00	0.00	0.00	0.0%	600.00	100.00	500.00	600.0%	100.00	600.00%
621.8 Bank Service Charges	54.86				1,132.39					
636.2 Website	0.00				1,249.16					
Total OFFICE SUPPLIES & EXPENSE	54.86	1,000.00	-945.14	5.49%	6,966.19	8,100.00	-1,133.81	86.0%	12,100.00	57.57%
65000 · Operations										
65020 · Postage, Mailing Service	0.00				0.00					
65050 · Telephone, Telecommunications	0.00				1,174.83					
Total 65000 · Operations	0.00				1,174.83					
OPERATIONS/FIELD WORK										
620 · Materials & Supplies	42.43	300.00	-257.57	14.14%	296.84	2,400.00	-2,103.16	12.37%	3,600.00	8.25%
615 Purchased Power	3,076.93	1,844.00	1,232.93	166.86%	22,786.28	23,135.00	-348.72	98.49%	33,000.00	69.05%
620.1 Repairs & Maintenance	17,875.65	3,600.00	14,275.65	496.55%	123,231.52	60,300.00	62,931.52	204.36%	73,500.00	167.66%

BLUE RIDGE DWID

Profit & Loss Budget Performance

February 2026

	MONTHLY BUDGET VS. ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
	Feb 26	Feb 26	\$ Over	% of	Jul '25 - Feb 26	YTD	\$ Over	% of	Annual	% of
	Actual	Budget	Budget	Budget	Actual	Budget	Budget	Budget	Budget	Budget
635 Water Testing	315.00	100.00	215.00	315.0%	2,425.41	5,100.00	-2,674.59	47.56%	5,500.00	44.10%
636.3 Field Operator	10,257.50	9,908.00	349.50	103.53%	83,558.00	98,686.00	-15,128.00	84.67%	138,318.00	60.41%
Total OPERATIONS/FIELD W ORK	31,567.51	15,752.00	15,815.51	200.4%	232,298.05	189,621.00	42,677.05	122.51%	253,918.00	91.49%
65100 · Other Types of Expenses										
65120 · Insurance - Liability, D and O	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
65100 · Other Types of Expenses - Other	0.00				96.06					
Total 65100 · Other Types of Expenses	0.00	0.00	0.00	0.0%	96.06	0.00	96.06	100.0%	0.00	
Total Expense	42,802.85	25,345.00	17,457.85	168.88%	363,566.62	289,145.00	74,421.62	125.74%	391,886.00	92.77%
Net Ordinary Income	19,029.04	35,013.00	-15,983.96	54.35%	148,385.96	235,446.00	-87,060.04	63.02%	388,501.00	38.19%
Other Income/Expense										
Other Income										
9990- · Misc Income	0.00				300.00					
419 Interest Income	756.46				760.69					
422 Acctg Credit ADOR	38.64				376.84					
Total Other Income	795.10				1,437.53					
Other Expense										
690.1 Depreciation Expense	9,165.35	10,587.00	-1,421.65	86.57%	73,322.80	84,696.00	-11,373.20	86.57%	127,044.00	57.71%
690.2 Depreciation Exp Goodwill	8,513.84				68,110.72					
Total Other Expense	17,679.19	10,587.00	7,092.19	166.99%	141,433.52	84,696.00	56,737.52	166.99%	127,044.00	111.33%
Net Other Income	-16,884.09	-10,587.00	-6,297.09	159.48%	-139,995.99	-84,696.00	-55,299.99	165.29%	-127,044.00	110.19%
Net Income	2,144.95	24,426.00	-22,281.05	8.78%	8,389.97	150,750.00	-142,360.03	5.57%	261,457.00	3.21%

