BLUE RIDGE
DOMESTIC WATER IMPROVEMENT DISTRICT
2297 Starlight Drive
Happy Jack, AZ 86024

August 2026 Financial Report

Financial Summary for the period ending August 31, 2026.

- Revenues are ~9.6% (-$7,616.36) less than budget plan. Contributing factors include the reverse flow meters, 43 late paying customers, and 1 meter install vs 2 in budget plan.
- Expenses are ~36% ($12,090) over budget plan, primarily due to insurance amortization and repairs.
- Annual financial review by Haynie & Company draft is complete. Expect the final report by next meeting.

Bank Balances at the end of August 2026:

6897-NBAZ WIFA Debt Service	$86,913.90	contributing $3,305/month – on target to meet loan reserve requirement
6905 NBAZ Capital Improvement	$130,128.26	contributing $12,164/month
6913 NBAZ WIFA L/P Savings	$48,299.71	contributing $13,222/month. Over funded – moving $21k to Capital Improvement.
6889 NBAZ Operating Account	$71,942.13	

Highlights:

- 835 Active Accounts plus 2 accounts transferring to new owner. 5 active accounts with property sold but no new account owner setup yet. Door tags hung to advise water will be shut off.
- Significant Expenditures for August:
    - $10,145.00 – insurance renewal
    - $15,017.97 – Repairs & Maintenance – replace SP ARV's, check valves, mainline repairs, and generator PM's.

Revenues:

Metered Water Sales	$67,060.41	
Interest:	$2.07	
Other Water Revenue	$4,201.16	Late fees, meter installs
Other Income	$30.00	Misc income, ADOR credit
Total Income:	***$71,293.64***	

Expenses:

Management Fees:	$6,875.42	DM & Utility Billing
Loan fees, insurance, int exp	$10,145.00	
Other Contractual Services	$0.00	Legal Expense
Office Supplies & Expenses:	$81.04	NBAZ account fees, dues, website
Operations/Field Work:	$28,396.36	Operator, supplies, power, and repairs
Other Expenses:	$0	
Total Expenses:	***$45,497.82***	
Net Other Income:	***$45.69***	
Net Income:	**$25,841.51**	

BLUE RIDGE DWID
Balance Sheet
As of August 31, 2026

		Aug 31, 26
ASSETS		
Current Assets		
Checking/Savings		
NATIONAL BANK OF ARIZONA ACCTS		
6897-NBAZ WIFA Debt Service	86,913.90	
6905 NBAZ Capital Improvement	130,128.26	
6913 NBAZ WIFA L/P Savings	48,299.71	
6889 NBAZ Operating Account	71,942.13	
Total NATIONAL BANK OF ARIZONA ACCTS		337,284.00
Total Checking/Savings		337,284.00
Other Current Assets		
13-1411-Customer A/R		33,393.07
13-1412 Allowence for Cr Loss		-5,000.00
PREPAID ACCOUNTS		
162.2 Prepaid Insurance	336.44	
Total PREPAID ACCOUNTS		336.44
Total Other Current Assets		28,729.51
Total Current Assets		366,013.51
Fixed Assets		
303 FIXED ASSETS		
303 Land & Land Rights	16,000.00	
304 Structures & Improvements	58,954.49	
307 Wells & Springs	166,254.98	
311 Pumping Equipment	71,820.85	
330.1 Storage Tanks	219,039.96	
331 Transmission & Distribution	1,063,085.24	
333 Services	92,501.17	
334 Meters & Meter Installation	443,210.91	
335 Hydrants	142,092.40	
340 Office Furnature/Equip	2,152.42	
341 Transportation Equipment	3,067.46	
343 Tools, Shop & Garage Equip	1,385.00	
348 Other Tangible Property	94.64	
Total 303 FIXED ASSETS		2,279,659.52
ACCUMULATED DEPRECIATION		
108-304 A/D-Structures & Improv	-22,438.98	
108-307 A/D Wells & Springs	-28,043.58	
108-311 A/D Pumping Equipment	-25,214.33	
108-330.1 A/D Storage Tanks	-37,993.45	
108-331 A/D Transmission/Distri	-110,192.05	
108-333 A/D Services	-10,827.12	
108-334 A/D Meter & Meter Insta	-9,846.72	
108-335 A/D Hydrants	-22,523.91	
108-343 A/D Tools/Shop/Garage	-750.41	
108-348 A/D Other Tangible	-19.49	
Total ACCUMULATED DEPRECIATION		-267,850.04
Total Fixed Assets		2,011,809.48
Other Assets		
174 Goodwill		1,021,660.41
174.2 A/D Goodwill		-285,781.23
Total Other Assets		735,879.18
TOTAL ASSETS		**3,113,702.17**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		

BLUE RIDGE DWID
Balance Sheet
As of August 31, 2026

	Aug 31, 26
Accounts Payable	
Accounts Payable	32,882.38
Total Accounts Payable	32,882.38
Other Current Liabilities	
13-2341 Meter Deposit	38,351.00
13-2362-Incorrect Sales Tax	-0.16
13-2363 Cust Security Deposits	17,209.51
Total Other Current Liabilities	55,560.35
Total Current Liabilities	88,442.73
Long Term Liabilities	
224 L/T Loan WIFA	1,994,888.19
225 · L/T WIFA #2 (450K)	449,999.51
271 Contributions in Aid Const	402,500.00
Total Long Term Liabilities	2,847,387.70
Total Liabilities	2,935,830.43
Equity	
Retained Earnings	34,210.24
32000 · Unrestricted Net Assets	81,007.98
Net Income	62,653.52
Total Equity	177,871.74
TOTAL LIABILITIES & EQUITY	**3,113,702.17**

BLUE RIDGE DWID
Profit & Loss YTD Comparison
August 2026

	Aug 26	Jul - Aug 26
Ordinary Income/Expense		
Income		
13-460 Metered Water Sales	67,060.41	130,907.50
45000 · Investments		
45030 · Interest-Savings, Short-term CD	2.07	3.88
Total 45000 · Investments	2.07	3.88
46400 · Other Types of Income		
46430 · Miscellaneous Revenue	30.00	430.00
Total 46400 · Other Types of Income	30.00	430.00
OTHER WATER REVENUE		
13-4231 Late Fee	251.16	539.39
13-4602 Hookup Fees	2,000.00	2,000.00
13-4603 Meter Install Fees	1,250.00	1,250.00
13-4621 Establishment Fees	700.00	1,500.00
Total OTHER WATER REVENUE	4,201.16	5,289.39
Total Income	71,293.64	136,630.77
Gross Profit	71,293.64	136,630.77
Expense		
Cleraring/Refunds	0.00	0.00
657 Insurance General Liability	10,145.00	10,145.00
MANAGEMENT FEES		
634.2 District Manager	2,112.56	4,148.96
634.2 Management Fees AUBS	4,762.86	9,492.26
Total MANAGEMENT FEES	6,875.42	13,641.22
OFFICE SUPPLIES & EXPENSE		
621.8 Bank Service Charges	81.04	183.76
Total OFFICE SUPPLIES & EXPENSE	81.04	183.76
OPERATIONS/FIELD WORK		
620 · Materials & Supplies	228.78	1,100.79
615 Purchased Power	3,484.61	7,456.18
620.1 Repairs & Maintenance	15,017.97	22,209.57
635 Water Testing	120.00	240.00
636.3 Field Operator	9,545.00	19,090.00
Total OPERATIONS/FIELD WORK	28,396.36	50,096.54
Total Expense	45,497.82	74,066.52
Net Ordinary Income	25,795.82	62,564.25
Other Income/Expense		
Other Income		
419 Interest Income	0.63	1.31
422 Acctg Credit ADOR	45.06	87.96
Total Other Income	45.69	89.27
Net Other Income	45.69	89.27
Net Income	**25,841.51**	**62,653.52**

BLUE RIDGE DWID
Profit & Loss Budget Performance
August 2026

	MONTHLY BUDGET VS ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
	Aug 26 Actual	Aug 26 Budget	$ Over Budget	% of Budget	Jul - Aug 26 Actual	YTD Budget	$ Over Budget	% of Budget	Annual Budget	$ Over Budget
Ordinary Income/Expense										
Income										
13-460 Metered Water Sales	67,060.41	72,010.00	-4,949.59	93.13%	130,907.50	138,676.00	-7,768.50	94.4%	764,648.00	17.12%
13-4614 · Hydrant/Bulk Sales	0.00	100.00	-100.00	0.0%	0.00	200.00	-200.00	0.0%	400.00	0.0%
45000 · Investments										
45030 · Interest-Savings, Short-term CD	2.07				3.88					
Total 45000 · Investments	2.07				3.88					
46400 · Other Types of Income										
46430 · Miscellaneous Revenue	30.00				430.00					
Total 46400 · Other Types of Income	30.00				430.00					
OTHER WATER REVENUE										
13-4231 Late Fee	251.16	100.00	151.16	251.16%	539.39	200.00	339.39	269.7%	1,200.00	44.95%
13-4602 Hookup Fees	2,000.00	4,000.00	-2,000.00	50.0%	2,000.00	4,000.00	-2,000.00	50.0%	16,000.00	12.5%
13-4603 Meter Install Fees	1,250.00	2,500.00	-1,250.00	50.0%	1,250.00	2,500.00	-1,250.00	50.0%	10,000.00	12.5%
13-4621 Establishment Fees	700.00	200.00	500.00	350.0%	1,500.00	200.00	1,300.00	750.0%	800.00	187.5%
Total OTHER WATER REVENUE	4,201.16	6,800.00	-2,598.84	61.78%	5,289.39	6,900.00	-1,610.61	76.66%	28,000.00	18.89%
Total Income	71,293.64	78,910.00	-7,616.36	90.35%	136,630.77	145,776.00	-9,145.23	93.73%	793,048.00	17.23%
Gross Profit	71,293.64	78,910.00	-7,616.36	90.35%	136,630.77	145,776.00	-9,145.23	93.73%	793,048.00	17.23%
Expense										
Clferaring/Refunds	0.00				0.00					
667-Interest Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
657 Insurance General Liability	10,145.00	958.33	9,186.67	1,058.61%	10,145.00	1,916.70	8,228.30	529.3%	11,500.00	88.22%
62100 · Contract Services										
62140 · Legal Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
62150 · Outside Contract Services	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%	0.00	0.00	0.00	0.0%	11,500.00	0.0%

BLUE RIDGE DWID
Profit & Loss Budget Performance
August 2026

	MONTHLY BUDGET VS ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
	Aug 26 Actual	Aug 26 Budget	$ Over Budget	% of Budget	Jul - Aug 26 Actual	YTD Budget	$ Over Budget	% of Budget	Annual Budget	$ Over Budget
633 Legal Fees	0.00	2,000.00	-2,000.00	0.0%	0.00	4,000.00	-4,000.00	0.0%	8,000.00	0.0%
634 · Contractual Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,600.00	0.0%
Total CONTRACTUAL SERVICES	0.00	2,000.00	-2,000.00	0.0%	0.00	4,000.00	-4,000.00	0.0%	21,100.00	0.0%
62800 · Facilities and Equipment										
62810 · Depr and Amort - Allowable	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
Total 62800 · Facilities and Equipment	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
MANAGEMENT FEES										
634.2 District Manager	2,112.56	5,600.00	-3,487.44	37.72%	4,148.96	11,200.00	-7,051.04	37.04%	67,200.00	6.17%
634.2 Management Fees AUBS	4,762.86	4,921.00	-158.14	96.79%	9,492.26	9,831.00	-338.74	96.55%	59,328.00	16.0%
Total MANAGEMENT FEES	6,875.42	10,521.00	-3,645.58	65.35%	13,641.22	21,031.00	-7,389.78	64.86%	126,528.00	10.78%
OFFICE SUPPLIES & EXPENSE										
621.2 Postage & Delivery	0.00	637.00	-637.00	0.0%	0.00	1,270.00	-1,270.00	0.0%	7,676.00	0.0%
621.4 Forms,supplies,bank fee	0.00	250.00	-250.00	0.0%	0.00	500.00	-500.00	0.0%	3,000.00	0.0%
621.5 Termination Notices	0.00	30.00	-30.00	0.0%	0.00	60.00	-60.00	0.0%	360.00	0.0%
621.7 Dues/Subscriptions/Permit	0.00	50.00	-50.00	0.0%	0.00	100.00	-100.00	0.0%	700.00	0.0%
621.8 Bank Service Charges	81.04	95.00	-13.96	85.31%	183.76	190.00	-6.24	96.72%	1,140.00	16.12%
636.2 Website	0.00	400.00	-400.00	0.0%	0.00	800.00	-800.00	0.0%	4,800.00	0.0%
Total OFFICE SUPPLIES & EXPENSE	81.04	1,462.00	-1,380.96	5.54%	183.76	2,920.00	-2,736.24	6.29%	17,676.00	1.04%
65000 · Operations										
65040 · Supplies	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
Total 65000 · Operations	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
OPERATIONS/FIELD WORK										
620 · Materials & Supplies	228.78	0.00	228.78	100.0%	1,100.79	0.00	1,100.79	100.0%	0.00	
615 Purchased Power	3,484.61	3,500.33	-15.72	99.55%	7,456.18	7,000.70	455.48	106.51%	42,004.00	17.75%
620.1 Repairs & Maintenance	15,017.97	5,000.00	10,017.97	300.36%	22,209.57	10,000.00	12,209.57	222.1%	60,000.00	37.02%
635 Water Testing	120.00	490.08	-370.08	24.49%	240.00	980.20	-740.20	24.49%	5,881.00	4.08%
636.3 Field Operator	9,545.00	9,476.00	69.00	100.73%	19,090.00	18,929.00	161.00	100.85%	114,264.00	16.71%
Total OPERATIONS/FIELD WORK	28,396.36	18,466.41	9,929.95	153.77%	50,096.54	36,909.90	13,186.64	135.73%	222,149.00	22.55%

BLUE RIDGE DWID
Profit & Loss Budget Performance
August 2026

	MONTHLY BUDGET VS ACTUAL				YEAR TO DATE BUDGET VS. ACTUAL				ANNUAL BUDGET	
	Aug 26 Actual	Aug 26 Budget	$ Over Budget	% of Budget	Jul - Aug 26 Actual	YTD Budget	$ Over Budget	% of Budget	Annual Budget	$ Over Budget
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	
65160 · Other Costs	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
Total 65100 · Other Types of Expenses	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	
Total Expense	45,497.82	33,407.74	12,090.08	136.19%	74,066.52	66,777.60	7,288.92	110.92%	398,953.00	18.57%
Net Ordinary Income	25,795.82	45,502.26	-19,706.44	56.69%	62,564.25	78,998.40	-16,434.15	79.2%	394,095.00	15.88%
Other Income/Expense										
Other Income										
419 Interest Income	0.63				1.31					
422 Acctg Credit ADOR	45.06				87.96					
Total Other Income	45.69				89.27					
Other Expense										
690.1 Depreciation Expense	0.00	12,164.00	-12,164.00	0.0%	0.00	24,328.00	-24,328.00	0.0%	145,968.00	100.0%
Total Other Expense	0.00	12,164.00	-12,164.00	0.0%	0.00	24,328.00	-24,328.00	0.0%	145,968.00	100.0%
Net Other Income	45.69	-12,164.00	12,209.69	-0.38%	89.27	-24,328.00	24,417.27	-0.37%	-145,968.00	
Net Income	**25,841.51**	**33,338.26**	**-7,496.75**	**77.51%**	**62,653.52**	**54,670.40**	**7,983.12**	**114.6%**	**248,127.00**	

BRDWID - CUSTOMER COUNTS			2026					
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
ACTIVE	823	826	825	824	831	826	830	835
OUT WITH BALANCE	2	4	2	4	3	7	2	2
CREDIT CARD PMTS	168	170	216	192	196	200	202	204
ONLINE ELECTRONIC PMTS	138	143	164	169	179	185	187	196
CHECKS RECEIVED	337	372	455	424	281	488	413	342
LATE FEES	100	87	67	64	57	67	48	39
USPS	650	638	638	637	636	624	622	619
EMAIL	175	187	189	191	198	209	210	216
30 DAYS A/R	44	54	18	27	22	24	19	29
60 DAYS A/R	12	7	5	4	5	5	6	7
90 DAYS A/R	4	3	1	3	3	3	2	5
120 DAYS A/R	4	4	3	3	3	3	2	2
DISCONNECTION LETTERS	10	10	37	19	11	11 **	18	12

** JUNE'S LETTERS WERE DONE THE FIRST WEEK OF JULY