

BOX SPRINGS MUTUAL WATER COMPANY

21740 Dracaea Avenue, Moreno Valley, CA 92553
(951) 653-6419

Tuesday, January 20, 2026 - 4:30 pm

Board Meeting Agenda

I. CALL TO ORDER

II. ROLL CALL

<u>President</u>	(Mac) John McDermott
<u>Vice President</u>	Ron Gonzales
<u>Secretary</u>	Valentina Schafer
<u>Treasurer</u>	Misty Rose
<u>Director</u>	Charles Campbell

III. PUBLIC COMMENTS

IV. REVIEW PREVIOUS BOARD MEETING MINUTES

V. GENERAL MANAGERS REPORT

a. Financial Review

- i. P&L Report
- ii. Budget Status Report
- iii. Bank Accounts
- iv. Proposed 2026 Budget

b. Billing Update

- i. Total Billed
- ii. Total Received
- iii. Past Due - Water Service
 - o 30 to 60 days
 - o >60 days
- iv. Past Due – Assessment Only

c. New Development Projects

- i. LDC – Day Street
- ii. SAWPA Grants
 - o New 1.1 MG
 - o New Well
- iii. Cottonwood Apartments
- iv. New Apartments on Cottonwood

d. Employee Manual Revisions

VI. CLOSED SESSION

VII. ADJOURNMENT

Note:

There are no Board Minutes for approval to present at the January 20, 2026, Board Meeting due to the absence of the Office Manager.

Minutes from the December 16, 2025, Board Meeting will be submitted for review and approval at the February 17, 2026, Meeting.

Statement of Activity

Box Springs Mutual Water Company

December 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
700 Water Revenue	
703 Service Charge	
704 Water Charge	20,276.76
710 Add Meter Revenue	37,259.91
715 Add Unit Revenue	0.00
725 Other Revenue	4,034.56
720 Late Fees, Penalties	1,516.31
726 Member Other Revenue	378.99
Total for 725 Other Revenue	\$1,895.30
Total for 700 Water Revenue	\$63,466.53
735 Shareholder Assessments	24,259.52
736 Assessment-Late Penalty	0.00
Total for Income	\$87,726.05
Gross Profit	\$87,726.05
Expenses	
820 Parts, Supplies, Tools	1,827.39
830 Repairs & Maintenance	181.40
840 USAS	10.00
850 WMWD	14,857.66
860 Pumping-Electricity	5,961.83
870 Laboratory Fees	928.63
880 Chlorine	1,052.68
881 Outside Services -COGS	18,252.50
906 Auto, Truck Expenses	
907 Fuel	947.32
913 Vehicle Repairs & Maintenance	1,615.33
Total for 906 Auto, Truck Expenses	\$2,562.65
908 Bank Service Charges	470.04
912 Dues, Subscriptions	2,405.72
915 Computer Fees & Services	3,240.34
932 Equipment Rental	267.71
934 Insurance	
935 Insurance Auto	
936 Workers Comp	3,784.57
937 Vision	42.06
939 Health	2,069.30
941 D&O, EPI	7,403.76
Total for 935 Insurance Auto	\$13,299.69
Total for 934 Insurance	\$13,299.69

Statement of Activity

Box Springs Mutual Water Company

December 2025

DISTRIBUTION ACCOUNT	TOTAL
942 Licenses, Permits, Fees	18.00
943 Meals & Entertainment	510.93
944 Office Expense	3,739.75
945 Payroll Expenses	
810 Operator Salaries	18,829.64
904 Administrative Salaries	35,296.79
946 Payroll Processing Fees	1,532.66
948 Payroll Taxes	4,140.69
Total for 945 Payroll Expenses	\$59,799.78
947 Outside Services - General	80.00
950 Postage, Delivery	502.25
952 Telephone	429.60
958 Utilities	176.72
959 Professional Fees	
902 Accounting	325.00
961 Legal Services	597.00
Total for 959 Professional Fees	\$922.00
Total for Expenses	\$131,497.27
Net Operating Income	-\$43,771.22
Net Other Income	
Net Income	-\$43,771.22

INCOME	Oct	Nov	Dec	2025 YTD	2024 YTD	2025 Budget	2026 Budget	% of 2025
Operating Income								
700 Water Revenue				\$ -	\$ 150,423	\$ 157,945	\$ -	
702 Non-Member Water				\$ -	\$ -	\$ -	\$ -	
703 Service Charge	\$ 19,206	\$ 20,287	\$ 20,277	\$ 237,190	\$ 141,048	\$ 173,976	\$ 253,793	107.0%
704 Water Charge	\$ 43,985	\$ 48,305	\$ 37,260	\$ 494,146	\$ 310,844	\$ 368,248	\$ 528,736	107.0%
710 Add Meter Revenue				\$ -	\$ 3,636	\$ 3,818	\$ -	100.0%
715 Add Unit Revenue	\$ 3,892	\$ 4,205	\$ 4,035	\$ 45,562	\$ 31,628	\$ 37,237	\$ 48,751	107.0%
717 Connection Fees				\$ -	\$ 222,805	\$ 222,805	\$ 100,000	100.0%
720 Late Fees, Penalties	\$ 2,052	\$ 1,424	\$ 1,516	\$ 15,754	\$ 6,938	\$ 9,147	\$ 15,754	100.0%
722 BS CC Payment Fee				\$ -	\$ -	\$ -	\$ -	100.0%
725 Other Revenue - Other				\$ -	\$ 175	\$ 1,858	\$ -	100.0%
726 Member Other Revenue	\$ 573	\$ 350	\$ 379	\$ 5,386	\$ 7,802	\$ 7,802	\$ 5,386	100.0%
727 Non-Member Other Revenue				\$ -	\$ -	\$ -	\$ -	
735 Shareholder Assessment	\$ 19,879	\$ 24,550	\$ 24,260	\$ 255,858	\$ 214,450	\$ 247,716	\$ 273,768	107.0%
736 Assessment - Late Penalty		\$ 43		\$ 446	\$ -	\$ -	\$ 446	100.0%
990 Interest Revenue				\$ -	\$ 2	\$ 2	\$ -	100.0%

Total INCOME	\$ 89,587	99,163	\$ 87,726	\$ 1,054,342	\$ 1,089,750	\$ 1,230,553	\$ 1,226,635	116.3%
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EXPENSES	Oct	Nov	Dec	2025 YTD	2024 YTD	2025 Budget	2026 Budget	
810 Operator Salaries	\$ 18,853	\$ 12,797	\$ 18,830	\$ 159,601	\$ 132,697	\$ 142,541	\$ 167,581	105.0%
820 Parts, Supplies, Tools	\$ 384	\$ 834	\$ 1,827	\$ 21,838	\$ 82,802	\$ 12,505	\$ 15,287	70.0%
830 Repairs & Maintenance	\$ 3,042		\$ 181	\$ 7,763	\$ 34,799	\$ 34,799	\$ 7,763	100.0%
840 USAS	\$ 12	\$ 18	\$ 10	\$ 173	\$ 249	\$ 263	\$ 173	100.0%
850 WMWD	\$ 18,688	\$ 18,642	\$ 14,858	\$ 199,786	\$ 199,634	\$ 225,348	\$ 209,775	105.0%
860 Pumping - Electricity	\$ 12,876	\$ 6,343	\$ 5,962	\$ 83,998	\$ -	\$ -	\$ 86,518	103.0%
870 Laboratory Fees	\$ 3,399	\$ 3,128	\$ 928	\$ 17,158	\$ 25,815	\$ 19,185	\$ 17,158	100.0%
880 Chlorine			\$ 1,053	\$ 5,297	\$ 14,927	\$ 12,844	\$ 5,297	100.0%
881 Outside Services	\$ 15,358	\$ 13,448	\$ 18,253	\$ 165,490	\$ 133,737	\$ 134,287	\$ 132,392	80.0%
902 Accounting		\$ 325	\$ 325	\$ 18,602	\$ 5,150	\$ 5,475	\$ 18,602	100.0%
904 Administrative Salaries	\$ 13,624	\$ 8,735	\$ 35,297	\$ 145,213	\$ 121,248	\$ 129,679	\$ 152,474	105.0%
906 Auto, Truck Expenses	\$ 508			\$ 2,995	\$ 772	\$ 1,464	\$ 1,947	65.0%
907 Fuel	\$ 391	\$ 831	\$ 947	\$ 6,672	\$ 10,195	\$ 10,650	\$ 6,873	103.0%
908 Bank Service Charges	\$ 425	\$ 431	\$ 470	\$ 5,261	\$ 2,435	\$ 2,435	\$ 5,261	100.0%
912 Dues and Subscriptions	\$ 10	\$ 10	\$ 2,406	\$ 7,347	\$ 6,770	\$ 6,780	\$ 7,347	100.0%
913 Vehicle Maint and Repairs	\$ 57	\$ 162	\$ 1,615	\$ 2,584	\$ 1,912	\$ -	\$ 1,809	70.0%
915 Computer Fees and Services	\$ 2,568	\$ 3,175	\$ 3,240	\$ 39,786	\$ 30,510	\$ 33,293	\$ 31,829	80.0%
925 Engineering				\$ -	\$ -	\$ -	\$ -	100.0%
932 Equipment Rental		\$ 250	\$ 268	\$ 7,411	\$ 10,981	\$ 9,597	\$ 7,041	95.0%
935 Insurance Auto	\$ 2,085			\$ 13,920	\$ 7,215	\$ 14,078	\$ 14,477	104.0%
936 Workers Comp	\$ 21	\$ 1,380	\$ 3,785	\$ 15,651	\$ 15,990	\$ 17,453	\$ 15,964	102.0%
937 Vision		\$ 21	\$ 42	\$ 237	\$ 300	\$ 334	\$ 256	108.0%
938 Liability				\$ -	\$ 10,890	\$ -	\$ -	
939 Health	\$ 4,139	\$ 2,069	\$ 2,069	\$ 20,270	\$ 41,765	\$ 46,574	\$ 21,891	108.0%
940 Dental				\$ 107	\$ 8,849	\$ 9,203	\$ 116	108.0%
941 D&O, EPI	\$ 7,614		\$ 7,404	\$ 43,496	\$ 16,300	\$ 24,668	\$ 43,496	100.0%
942 Licenses, Permits, Fees		\$ 50	\$ 18	\$ 1,365	\$ 1,187	\$ 1,187	\$ 1,365	100.0%
943 Meals & Entertainment	\$ 50		\$ 511	\$ 1,013	\$ 1,480	\$ 1,179	\$ 1,013	100.0%
944 Office Expense	\$ 668	\$ 866	\$ 3,740	\$ 16,623	\$ 32,767	\$ 24,092	\$ 14,960	90.0%
946 Payroll Processing Fee	\$ 2,319	\$ 1,533	\$ 1,533	\$ 18,551	\$ 14,131	\$ 14,769	\$ 18,551	100.0%
947 Outside Services - General	\$ 2,085	\$ 200	\$ 80	\$ 11,762	\$ -	\$ -	\$ 10,000	
948 Payroll Taxes	\$ 2,485	\$ 1,647	\$ 4,141	\$ 26,678	\$ 17,082	\$ 17,707	\$ 26,678	100.0%
950 Postage, Delivery	\$ 461	\$ 502	\$ 502	\$ 6,185	\$ 6,386	\$ 7,157	\$ 6,185	100.0%
952 Telephone	\$ 453	\$ 175	\$ 430	\$ 3,936	\$ 3,432	\$ 3,653	\$ 3,936	100.0%
956 Uniforms				\$ 814	\$ -	\$ (57)	\$ 814	100.0%
958 Utilities	\$ 1,324	\$ 136	\$ 177	\$ 3,553	\$ 74,870	\$ 77,278	\$ 3,660	103.0%
959 Professional Fees	\$ 2,425			\$ 2,723	\$ 4,495	\$ -	\$ -	
961 Legal Services	\$ 7,819		\$ 597	\$ 41,265	\$ 29,078	\$ 29,078	\$ 41,265	100.0%
962 Attorney Settlement				\$ -	\$ -	\$ -	\$ -	0.0%
996 State Income Tax				\$ 9,371	\$ -	\$ -	\$ -	
749 Property Tax	\$ 45			\$ 45	\$ 45	\$ -	\$ -	
Total EXPENSES	\$ 124,188	\$ 77,709	\$ 131,497	\$ 1,134,579	\$ 1,100,854	\$ 1,068,979	\$ 1,099,752	96.9%

Net Income	\$ (34,601)	\$ 21,454	\$ (43,771)	\$ (80,238)	\$ (11,104)	\$ 161,575	\$ 126,882	
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Exhibit 1 Cash Reserves (In Bank)	\$ 277,703	\$ 358,636	\$ 288,262	\$ 141,424				
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2025

Meter Reads and Payment Data

Prior Read	End Read	# Days in Cycle	Accts	Started Reads	Closing Totals	\$ Received	Difference	QB Rcv'd	Postage	Pieces Sent	Bills Sent	E-Bills Sent	Total Penalties Applied	Accts Past Due 30-60 Days	Accts Past Due >60 Days	Asmnt Past Due
12/27	1/29	33	639	1/27	\$ 100,277.92	\$ 94,566.25	\$ 5,711.67	\$ 95,937.05	\$ 441.77	636	1/29/2025	0	\$ 1,022.83	\$ 10,116.69	\$ 6,687.42	\$ 75,931.08
1/29	2/27	29	639	2/24	\$ 87,308.24	\$ 95,470.90	\$ (8,162.66)	\$ 96,215.21	\$ 476.69	667	2/27/2025	113	\$ 948.56	\$ 669.13	\$ 683.37	\$ 77,588.00
2/28	3/28	30	639	3/26	\$ 103,536.09	\$ 86,679.65	\$ 16,856.44	\$ 86,697.78	\$ 458.74	656	3/31/2025	57	\$ 525.00	\$ 1,723.03	\$ 1,252.03	\$ 78,618.12
3/29	4/29	30	639	4/24	\$ 74,730.31	\$ 89,140.64	\$ (14,410.33)	\$ 89,807.52	\$ 458.74	656	4/30/2025	56	\$ 1,827.42	\$ 1,648.33	\$ 266.02	\$ 76,259.32
4/30	5/29	29	642	5/27	\$ 81,145.47	\$ 83,345.70	\$ (2,200.23)	\$ 83,016.58	\$ 444.69	630	5/30/2025	59	\$ 1,140.00	\$ 6,067.91	\$ 303.28	\$ 74,626.67
5/30	6/30	30	683	6/26	\$ 102,165.23	\$ 96,520.88	\$ 5,644.35	\$ 96,520.88	\$ 463.13	643	6/30/2025	49	\$ 905.06	\$ 5,887.15	\$ 1,051.09	\$ 75,117.02
7/1	7/31	31	658	7/28	\$ 102,902.57	\$ 95,462.92	\$ 7,439.65	\$ 95,462.92	\$ 454.39	640	7/31/2025	36	\$ 643.81	\$ 8,924.61	\$ 2,838.74	\$ 78,047.19
8/1	8/29	28	639	8/26	\$ 99,181.63	\$ 98,697.26	\$ 484.37	\$ 102,650.53	\$ 455.13	641	8/29/2025	58	\$ 576.96	\$ 12,406.04	\$ 415.06	\$ 78,869.07
8/30	9/30	31	640	9/24	\$ 90,365.28	\$ 97,000.65	\$ (6,635.37)	\$ 99,286.53	\$ 420.89	561	9/30/2025	40	\$ 2,082.32	\$ 5,167.91	\$ 2,377.88	\$ 77,215.11
10/1	10/28	27	642	10/27	\$ 101,089.63	\$ 94,995.99	\$ (4,079.74)	\$ 96,716.27	\$ 463.13	643	10/31/2025	45	\$ 2,655.26	\$ 11,993.39	\$ 2,375.33	\$ 77,554.20
10/29	11/30	33	641	11/24	\$ 91,163.79	\$ 105,582.03	\$ (14,418.24)	\$ 105,169.37	\$ 464.19	620	11/30/2025	45	\$ 1,467.07			