

BOX SPRINGS MUTUAL WATER COMPANY

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

Tuesday, December 16, 2025 - 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

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. Directors Matters

- a. General Manager Raise and Bonus

VII. CLOSED SESSION

VIII. ADJOURNMENT

BOX SPRINGS MUTUAL WATER COMPANY

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

Tuesday, November 18, 2025 - 4:30 pm

Board Meeting Minutes

I. CALL TO ORDER

II. ROLL CALL

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

III. PUBLIC COMMENTS - none

IV. REVIEW PREVIOUS BOARD MEETING MINUTES – the minutes were reviewed. Misty motioned to approve, Valentina Schafer seconded. The minutes were accepted unanimously.

V. GENERAL MANAGERS REPORT

a. Financial Review

- i. P&L Report – distributed and reviewed
- ii. Budget Status Report - distributed and reviewed, discussed construction in progress
- iii. Bank Accounts - distributed and reviewed
- iv. Banking changes – work is in progress to change from Citizens Business Bank to the Banc of California.

b. Billing Update

i. Total Billed	\$101,089.63
ii. Total Received	\$ 96,716.27
iii. Past Due - Water Service	
o 30 to 60 days	\$ 5,167.91
o >60 days	\$ 2,377.88
Past Due – Assessment Only	\$ 77,215.11

c. New Development Projects

- i. LDC – Day Street – witnessed a fireflow test, testing will be redone
- ii. SAWPA Grants
 - o New 1.1 MG Tank – there are enough funds to finish the tank and complete the exterior paint. We were able to obtain additional funds from another project that was cancelled.
 - o New Well – we will borrow funds from the well project to complete the connection from the new well to the new tank. WHWC will provide assistance in the form of labor.

- iii. **Cottonwood Apartments** –work is progressing well after the difficulties of the intersection of Day Street and Cottonwood Avenue. The pipeline replacement continues east on Cottonwood. There are 250-300 feet of pipe remaining to be laid. Mark is continuing to work on getting some of the funds back from the costs for inspection services from the City.
- iv. **New Apartments on Cottonwood** – the developer has requested miscellaneous project costs from Mark but hasn't made any additional request or progress.

VI. CLOSED SESSION –

VII. ADJOURNMENT Adjourned at 5:00 pm

Next Meeting Tuesday, December 16, 2025 – 12:30 pm

Statement of Activity

Box Springs Mutual Water Company

November 2025

DISTRIBUTION ACCOUNT		TOTAL
Income		
700 Water Revenue		
703 Service Charge		20,286.63
704 Water Charge		48,305.08
715 Add Unit Revenue		4,205.14
725 Other Revenue		
720 Late Fees, Penalties		1,424.42
726 Member Other Revenue		349.55
Total for 725 Other Revenue		\$1,773.97
Total for 700 Water Revenue		\$74,570.82
735 Shareholder Assessments		24,549.69
736 Assessment-Late Penalty		42.65
Total for Income		\$99,163.16
Gross Profit		\$99,163.16
Expenses		
820 Parts, Supplies, Tools		834.41
840 USAS		18.00
850 WMWD		18,641.72
860 Pumping-Electricity		6,342.98
870 Laboratory Fees		3,127.78
881 Outside Services -COGS		13,447.50
906 Auto, Truck Expenses		
907 Fuel		831.01
913 Vehicle Repairs & Maintenance		161.93
Total for 906 Auto, Truck Expenses		\$992.94
908 Bank Service Charges		431.48
912 Dues, Subscriptions		10.00
915 Computer Fees & Services		3,175.34
932 Equipment Rental		250.00
934 Insurance		
935 Insurance Auto		1,380.00
936 Workers Comp		21.03
937 Vision		2,069.30
939 Health		
Total for 935 Insurance Auto		\$3,470.33
Total for 934 Insurance		\$3,470.33
942 Licenses, Permits, Fees		50.00
944 Office Expense		865.69

2025

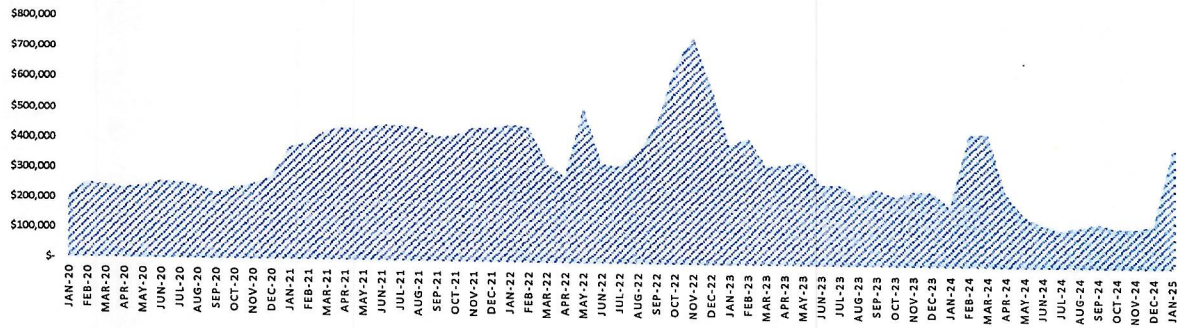
INCOME												2025 YTD		2024 YTD		2025 Budget	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
Operating Income																	
700 Water Revenue	\$ 19,980	\$ 19,588	\$ 18,697	\$ 21,710	\$ 18,316	\$ 19,770	\$ 19,797	\$ 20,061	\$ 19,500	\$ 19,206	\$ 20,287		\$ -	\$ 150,423	\$ -	\$ 157,945	
702 Non-Member Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	
703 Service Charge	\$ 40,322	\$ 43,020	\$ 33,169	\$ 34,103	\$ 33,168	\$ 42,287	\$ 42,547	\$ 50,906	\$ 45,075	\$ 43,985	\$ 48,305		\$ 216,913	\$ 141,048	\$ 173,976		
710 Add Meter Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 456,886	\$ 310,844	\$ 368,248		
715 Add Unit Revenue	\$ 3,349	\$ 3,520	\$ 3,771	\$ 3,375	\$ 4,415	\$ 3,601	\$ 3,664	\$ 3,863	\$ 3,872	\$ 3,892	\$ 4,205		\$ -	\$ 3,636	\$ 3,818		
717 Connection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 41,527	\$ 31,628	\$ 37,237		
720 Late Fees, Penalties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 222,805	\$ 222,805		
722 85 CC Payment Fee	\$ 1,023	\$ 930	\$ 1,216	\$ 1,827	\$ 867	\$ 2,093	\$ 644	\$ 577	\$ 1,585	\$ 2,052	\$ 1,424		\$ 14,238	\$ 6,938	\$ 9,147		
725 Other Revenue - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
726 Member Other Revenue	\$ 675	\$ 726	\$ 292	\$ 289	\$ 1,000	\$ 458	\$ 632	\$ 24	\$ (11)	\$ 573	\$ 350		\$ 5,007	\$ 7,802	\$ 7,802		
727 Non-Member Other Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
735 Shareholder Assessment	\$ 21,833	\$ 20,881	\$ 20,866	\$ 21,396	\$ 19,446	\$ 19,598	\$ 20,342	\$ 20,757	\$ 22,050	\$ 19,879	\$ 24,550		\$ 231,599	\$ 214,450	\$ 247,716		
736 Assessment - Late Penalty	\$ -	\$ 19	\$ -	\$ 213	\$ -	\$ -	\$ 53	\$ -	\$ 119	\$ -	\$ 43		\$ 446	\$ -	\$ -		
990 Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 2		

Total INCOME \$ 87,182 \$ 88,685 \$ 78,012 \$ 82,913 \$ 77,212 \$ 87,806 \$ 87,678 \$ 96,188 \$ 94,189 \$ 89,587 \$ 99,163 \$ - \$ 966,616 \$ 1,089,750 \$ 1,230,553

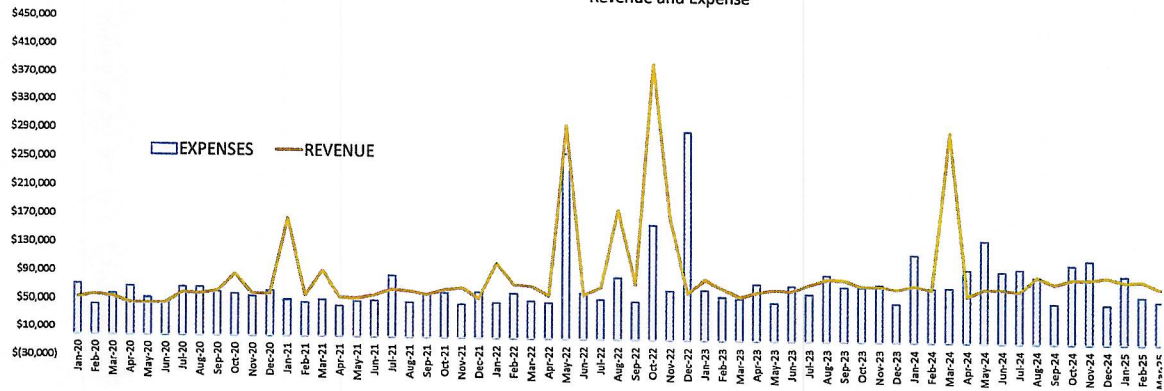
EXPENSES												2025 YTD		2024 YTD		2025 Budget	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
810 Operator Salaries	\$ 11,023	\$ 11,094	\$ 9,231	\$ 11,007	\$ 18,719	\$ 13,387	\$ 12,576	\$ 10,638	\$ 11,446	\$ 18,853	\$ 12,797		\$ 140,771	\$ 132,697	\$ 142,541		
820 Parts, Supplies, Tools	\$ 1,696	\$ 933	\$ 459	\$ 683	\$ 3,491	\$ 465	\$ 8,379	\$ 673	\$ 2,014	\$ 384	\$ 834		\$ 20,011	\$ 82,802	\$ 12,505		
830 Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,554	\$ -	\$ 2,026	\$ 959	\$ -	\$ -	\$ 3,042	\$ -		\$ 7,582	\$ 34,799	\$ 34,799		
840 USAS	\$ 19	\$ 15	\$ 4	\$ 7	\$ 15	\$ 11	\$ 13	\$ 22	\$ 28	\$ 12	\$ 18		\$ 163	\$ 249	\$ 263		
850 WMMWD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 184,928	\$ 199,634	\$ 225,348		
860 Pumping - Electricity	\$ 14,278	\$ 15,188	\$ 13,718	\$ 14,863	\$ 13,737	\$ 17,492	\$ 15,472	\$ 21,542	\$ 21,309	\$ 18,688	\$ 18,642		\$ 78,036	\$ -	\$ -		
870 Laboratory Fees	\$ 16,873	\$ 5,880	\$ -	\$ 10,658	\$ 5,923	\$ 6,028	\$ 7,078	\$ 6,377	\$ 548	\$ 3,999	\$ 3,128		\$ 16,230	\$ 25,815	\$ 19,185		
880 Chlorine	\$ -	\$ 1,128	\$ -	\$ 3,389	\$ 477	\$ -	\$ 985	\$ 1,877	\$ 876	\$ -	\$ -		\$ 4,244	\$ 14,927	\$ 12,844		
881 Outside Services	\$ 5,745	\$ 5,710	\$ 7,190	\$ 12,560	\$ 3,920	\$ 10,560	\$ 43,632	\$ 13,070	\$ 16,045	\$ 15,358	\$ 13,448		\$ 147,237	\$ 133,737	\$ 134,287		
902 Accounting	\$ 325	\$ 325	\$ 325	\$ 325	\$ 7,452	\$ 2,825	\$ 5,125	\$ 925	\$ 325	\$ 325	\$ 325		\$ 18,277	\$ 5,150	\$ 5,475		
904 Administrative Salaries	\$ 9,599	\$ 9,207	\$ 9,447	\$ 9,714	\$ 14,122	\$ 9,065	\$ 8,522	\$ 8,833	\$ 9,047	\$ 13,624	\$ 8,735		\$ 109,916	\$ 121,248	\$ 129,679		
906 Auto, Truck Expenses	\$ -	\$ -	\$ 380	\$ -	\$ -	\$ -	\$ 2,107	\$ -	\$ -	\$ 508	\$ -		\$ 2,995	\$ 772	\$ 1,464		
907 Fuel	\$ 448	\$ 811	\$ 6	\$ 430	\$ 515	\$ 474	\$ 915	\$ 408	\$ 495	\$ 391	\$ 831		\$ 5,725	\$ 10,195	\$ 10,650		
908 Bank Service Charges	\$ 490	\$ 466	\$ 454	\$ 402	\$ 401	\$ 435	\$ 425	\$ 458	\$ 404	\$ 425	\$ 431		\$ 4,791	\$ 2,435	\$ 2,435		
909 Cashier Over/Short	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
910 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
912 Dues and Subscriptions	\$ 2,379	\$ 985	\$ 535	\$ 10	\$ 10	\$ 10	\$ 10	\$ 792	\$ 190	\$ 10	\$ 10		\$ 4,941	\$ 6,770	\$ 6,780		
913 Vehicle Maint and Repairs	\$ -	\$ 56	\$ 42	\$ 23	\$ -	\$ 33	\$ 207	\$ 389	\$ 39	\$ 57	\$ 162		\$ 969	\$ 1,912	\$ -		
914 Square Merch Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 39	\$ 3	\$ -		
915 Computer Fees and Services	\$ 2,689	\$ 3,005	\$ 9,205	\$ 2,687	\$ 2,602	\$ 2,772	\$ 2,675	\$ 2,716	\$ 2,450	\$ 2,568	\$ 3,175		\$ 36,545	\$ 30,510	\$ 33,293		
925 Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
930 Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
932 Equipment Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
935 Insurance Auto	\$ 750	\$ 778	\$ 2,250	\$ 1,830	\$ 750	\$ 268	\$ -	\$ 268	\$ -	\$ 250	\$ -		\$ 7,144	\$ 10,981	\$ (520)		
936 Workers Comp	\$ 1,323	\$ 1,283	\$ 1,221	\$ 1,312	\$ 2,015	\$ 9,820	\$ -	\$ -	\$ -	\$ 2,085	\$ -		\$ 13,920	\$ 7,215	\$ 14,078		
937 Vision	\$ 6	\$ 21	\$ 21	\$ 42	\$ -	\$ 1,434	\$ 1,354	\$ 1,220	\$ 1,319	\$ 21	\$ 1,380		\$ 11,867	\$ 15,990	\$ 17,453		
938 Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ 21	\$ 21	\$ 21	\$ -	\$ 21		\$ 195	\$ 300	\$ 334		
939 Health	\$ 2,883	\$ -	\$ 107	\$ 725	\$ 2,069	\$ 2,069	\$ 2,069	\$ 2,069	\$ -	\$ 4,139	\$ 2,069		\$ -	\$ 10,890	\$ -		
940 Dental	\$ 18,765	\$ 107	\$ -	\$ -	\$ 60	\$ -	\$ 1,040	\$ 10,396	\$ 127	\$ 7,614	\$ -		\$ 18,200	\$ 41,765	\$ 46,574		
941 D&O, EPI	\$ 70	\$ (684)	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ 50	\$ 50		\$ 107	\$ 8,849	\$ 9,203		
942 Licenses, Permits, Fees	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,347	\$ 16,300	\$ 24,668		
943 Meals & Entertainment	\$ 809	\$ 1,469	\$ 266	\$ 1,540	\$ 2,080	\$ 143	\$ 2,432	\$ 2,072	\$ 538	\$ 688	\$ 866		\$ 502	\$ 1,187	\$ 1,187		
944 Office Expense	\$ 1,487	\$ 1,275	\$ 1,275	\$ 1,293	\$ 1,976	\$ 1,359	\$ 1,456	\$ 1,533	\$ 1,533	\$ 2,319	\$ 1,533		\$ 12,883	\$ 32,767	\$ 24,092		
946 Payroll Processing Fee	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ 3,075	\$ 1,550	\$ 2,152	\$ 870	\$ 2,085	\$ 200		\$ 17,018	\$ 14,131	\$ 14,131		
947 Outside Services - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 22,538	\$ -	\$ -		
948 Payroll Taxes	\$ 2,968	\$ 2,228	\$ 1,519	\$ 2,643	\$ 2,628	\$ 1,749	\$ 1,614	\$ 1,490	\$ 1,568	\$ 2,485	\$ 1,647		\$ 22,538	\$ 17,082	\$ 17,082		
950 Postage, Delivery	\$ -	\$ 705	\$ 502	\$ 604	\$ -	\$ 1,334	\$ 519	\$ 1,056	\$ 349	\$ 461	\$ 502		\$ 5,683	\$ 6,386	\$ 7,157		
952 Telephone	\$ 184	\$ 451	\$ 168	\$ 436	\$ 353	\$ 168	\$ 395	\$ 374	\$ 190	\$ 453	\$ 175		\$ 3,506	\$ 3,432	\$ 3,653		
955 Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -		\$ 814	\$ -	\$ (57)		
958 Utilities	\$ 368	\$ -	\$ 35	\$ 493	\$ 162	\$ 183	\$ 379	\$ 293	\$ -	\$ 1,324	\$ 136		\$ 3,376	\$ 74,870	\$ 77,278		
959 Professional Fees	\$ -	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,425	\$ -		\$ 2,723	\$ 4,495	\$ -		
961 Legal Services	\$ -	\$ 936	\$ 199	\$ -	\$ 398	\$ (1,917)	\$ (2,700)	\$ 36,833	\$ (900)	\$ 7,819	\$ -		\$ 40,668	\$ 29,078	\$ 29,078		
962 Attorney Settlement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
996 State Income Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
749 Property Tax	\$ -	\$ -	\$ -	\$ -	\$ 6,041	\$ -	\$ 3,330	\$ -	\$ -	\$ -	\$ -		\$ 9,371	\$ -	\$ -		
Total EXPENSES	\$ 95,269	\$ 66,880	\$ 60,010	\$ 79,231	\$ 90,986	\$ 85,270	\$ 124,214	\$ 128,229	\$ 71,096	\$ 124,188	\$ 77,709		\$ 1,003,083	\$ 1,100,854	\$ 1,068,979		
Net Income	\$ (8,086)	\$ 21,805	\$ 18,002	\$ 3,682	\$ (13,774)	\$ 2,536	\$ (36,536)	\$ (32,041)	\$ 21,093	\$ (34,601)	\$ 21,454		\$ (36,467)	\$ (11,104)	\$ 161,575		

Cash Reserves (In Bank) \$ 388,652 \$ 420,832 \$ 435,524 \$ 457,598 \$ 420,527 \$ 413,428 \$ 388,665 \$ 448,615 \$ 370,405 \$ 277,703 \$ 358,636 \$ - \$ 330,932

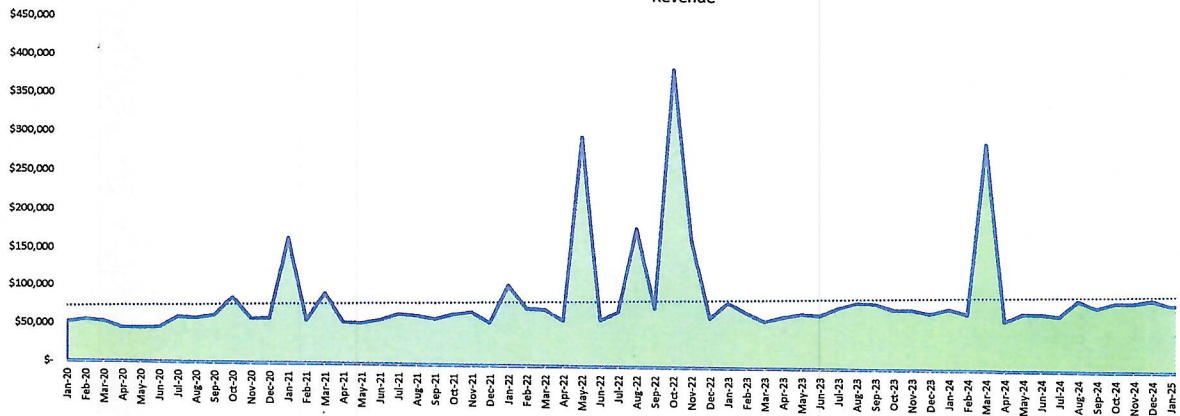
TOTAL BANK BALANCE



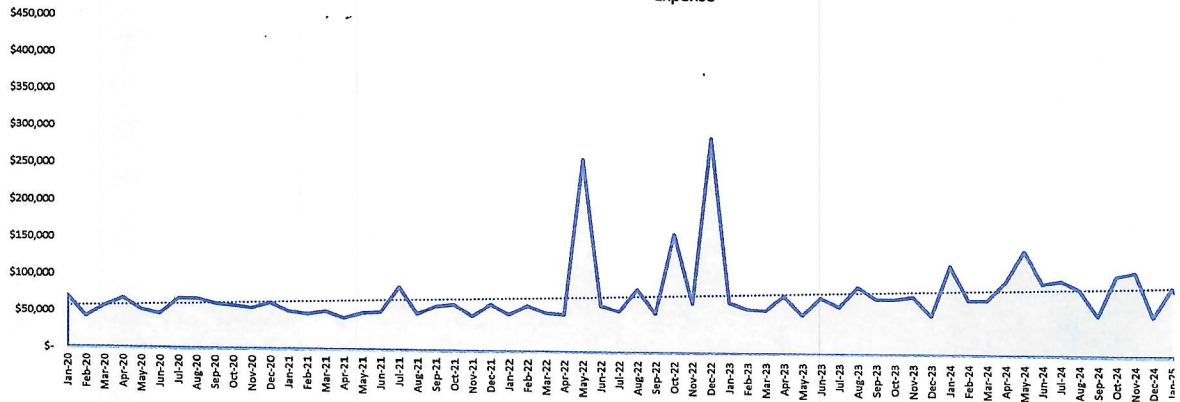
Revenue and Expense



Revenue



Expense



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