

SWI-W

ANNUAL REPORT

OF

Syringa Water Company

NAME

PO Box 3064, Coeur d' Alene, Idaho 83816

ADDRESS

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IDAHO PUBLIC
UTILITIES COMMISSION

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED 2025

10:12 AM
02/25/26
Accrual Basis

Syringa Water
Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
Ordinary Income/Expense	
Income	
Sales	82,776.59
Sales Income	<u>55,166.43</u>
Total Income	<u>137,943.02</u>
Gross Profit	137,943.02
Expense	
Insurance Expense	2,664.00
Meals and Entertainment	570.91
Office Supplies	1,444.38
Professional Fees	71,463.04
Property tax	1,208.38
Repairs and Maintenance	25,181.83
Telephone Expense	1,215.75
Travel Expense	195.31
Utilities	<u>24,748.29</u>
Total Expense	<u>128,691.89</u>
Net Ordinary Income	<u>9,251.13</u>
Net Income	<u><u>9,251.13</u></u>

**ANNUAL REPORT FOR WATER UTILITIES
THE IDAHO PUBLIC UTILITIES COMMISSION
CALENDAR YEAR
(INSERT YEAR)**

**2025
COMPANY INFORMATION**

1 Give full name of utility Syringa Water Inc.
 2 Date of Organization _____
 3 Organized under the laws of the state of Idaho
 4 Address of Principal Office (number & street) _____
 5 P.O. Box (if applicable) P.O. Box 3064
 6 City Coeur d'Alene
 7 State Idaho
 8 Zip Code 83816
 9 Organization (proprietor, partnership, corp.) Corp.
 10 Towns, Counties served Coeur d'Alene, Kootenai County

11 Are there any affiliated companies?
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Robert Hamilton	208-661-040
Vice President		
Secretary		
General Manager	Robert Hamilton	208-661-040
Complaints or Billing	Jennifer Newton	509-378-612
Engineering	Welch Comer - independant contracting	208-664-938
Emergency Service	Jon Aune - Watermaster	208-277-854
Accounting	Jennifer Newton	509-378-612

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? No
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

14 Where are the Company's books and records kept?
 Street Address 8875 N. Finucane Drive
 City Hayden
 State Idaho
 Zip 83835

**ANNUAL REPORT FOR WATER UTILITIES
REVENUE & EXPENSE DETAIL**

ACCT #	DESCRIPTION		
<u>400 REVENUES</u>			
1	460	Unmetered Water Revenue	0
2	461.1	Metered Water Revenue - Residential	<u>137,943.02</u>
3	461.2	Metered Water Revenue - Commercial	<u>0</u>
4	462	Fire Protection Revenue	<u>0</u>
5	464	Other Sales to Public Authorities	<u>0</u>
6	465	Sales to Irrigation Customers	<u>0</u>
7	466	Sales for Resale	<u>0</u>
8	400	Total Revenue	<u>\$ 137,943.02</u>
9	* DEQ Fees Billed separately to customers		0 Booked to Acct # _____
10	** Hookup or Connection Fees Collected		0 Booked to Acct # _____
11	***Commission Approved Surcharges Collected		0 Booked to Acct # _____
<u>401 OPERATING EXPENSES</u>			
12	601.1-6	Salaries & Wages - Operation & Maintenance	<u>0</u>
13	601.7	Salaries & Wages - Customer Accounts	<u>0</u>
14	601.8	Salaries & Wages - Administrative & General	<u>0</u>
15	603	Salaries - Officers & Directors	<u>0</u>
16	604	Employee Pensions & Benefits	<u>0</u>
17	610	Purchased Water	<u>0</u>
18	615-16	Purchased Power & Fuel for Power Prod.	<u>24,748.29</u>
19	618	Chemicals	<u>0</u>
20	620.1-6	Materials & Supplies - Operation & Maint.	<u>25,181.83</u>
21	620.7-8	Materials & Supplies - Customer Accts. & A&G	<u>0</u>
22	630-634	Contractual Services - Professional	<u>71,463.04</u>
23	635	Contractual Services - Testing	<u>0</u>
24	636	Contract Services - Other	<u>0</u>
25	641-42	Rental-Real Property & Equipment	<u>0</u>
26	650	Transportation Expenses	<u>195.31</u>
27	656-59	Insurance-Vehicle/Gen.Liab/WorkComp/Other	<u>2,664.00</u>
28	660	Advertising	<u>0</u>
29	666	Reg. Comm Exp-Amort. of Rate Case Exp.	<u>0</u>
30	667	Reg. Comm. Exp. - Other	<u>0</u>
31	668	Water Resource Conservation Expense	<u>0</u>
32	670	Bad Debt Expense	<u>0</u>
33	675	Miscellaneous Expenses	<u>3231.04</u>
34		Total Operating Expenses	<u>\$ 105,213.51</u>

**ANNUAL REPORT FOR WATER UTILITIES
INCOME STATEMENT**

ACCT #	DESCRIPTION		
1	400	Revenue	<u>\$ 105,213.51</u>
2	401	Operating Expenses	<u>\$ 128691.89</u>
3	403	Depreciation Expense	_____
4	406	Amortization of Utility Plant Aquisition Adj.	_____
5	407.1-5	Amortization Expense	_____
6	408	Taxes Other Than Income	_____
7	408.10	Utility Regulatory Assessment Fees	_____
8	408.11	Property Taxes	<u>1208.38</u>
9	408.12	Payroll Taxes	_____
10	408.13	Other Taxes and Licenses	_____
11		DEQ	<u>370.00</u>
12			_____
13			_____
14	409.10	Federal Income Taxes	_____
15	409.11	State Income Taxes	_____
16	410.10	Provision for Deferred Income Tax - Federal	_____
17	410.11	Provision for Deferred Income Tax - State	_____
18	411	Provision for Deferred Utility Income Tax Credits	_____
19	412	Investment Tax Credits - Utility	_____
20		Total Expenses from operations before interest	<u>\$ 130,270.27</u>
21	413	Income From Utility Plant Leased to Others	<u>0</u>
22	414	Gains (Losses) From Disposition of Utility Plant	<u>0</u>
23		Net Operating Income	<u>\$ 7672.75</u>
24	415	Revenues, Merchandizing Jobbing and Contract Work	_____
25	416	Expenses, Merchandizing, Jobbing & Contracts	_____
26	419	Interest & Dividend Income	_____
27	420	Allowance for Funds used During Construction	_____
28		Net Non-Utility Income	<u>\$ -</u>
29		Gross Income	<u>\$ 7672.75</u>
30	427.1-4	Interest Expense	_____
31		NET INCOME	\$ 7672.75

**ANNUAL REPORT FOR WATER UTILITIES
PLANT IN SERVICE DETAIL - ACCOUNT 101**

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1	301	Organization			-
2	302	Franchises			-
3	303	Land & Land Rights			-
4	304	Structures and Improvements			-
5	305	Collecting & Impounding Reservoirs			-
6	306	Lake, River & Other Intakes			-
7	307	Wells and Springs			-
8	308	Infiltration Galleries & Tunnels			-
9	309	Supply Mains			-
10	310	Power Generation Equipment			-
11	311	Pumping Equipment			-
12	320	Water Treatment Equipment			-
13	330	Distribution Reservoirs & Standpipes			-
14	331	Transmission & Distribution Mains			-
15	333	Services			-
16	334	Meters and Meter Installations			-
17	335	Hydrants			-
18	336	Backflow Prevention Devices			-
19	337	Owned/Lease Property On Cust. Premises			-
20	339	Other Plant & Misc. Equipment			-
21	340	Office Furniture and Equipment			-
22	341	Transportation Equipment			-
23	342	Stores Equipment			-
24	343	Tools, Shop and Garage Equipment			-
25	344	Laboratory Equipment			-
26	345	Power Operated Equipment			-
27	346	Communication Equipment			-
28	347	Miscellaneous Equipment			-
29	348	Other Tangible Property			-
30	TOTAL PLANT IN SERVICE	0 .	0 .	0 .	0 .

**ANNUAL REPORT FOR WATER UTILITIES
ACCUMULATED DEPRECIATION - ACCOUNT 108**

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	304	Structures and Improvements			-
2	305	Collecting & Impounding Reservoirs			-
3	306	Lake, River & Other Intakes			-
4	307	Wells and Springs			-
5	308	Infiltration Galleries & Tunnels			-
6	309	Supply Mains			-
7	310	Power Generation Equipment			-
8	311	Pumping Equipment			-
9	320	Water Treatment Equipment			-
10	330	Distribution Reservoirs & Standpipes			-
11	331	Transmission & Distribution Mains			-
12	333	Services			-
13	334	Meters and Meter Installations			-
14	335	Hydrants			-
15	336	Backflow Prevention Devices			-
16	337	Owned/Lease Property On Cust. Premises			-
17	339	Other Plant & Misc. Equipment			-
18	340	Office Furniture and Equipment			-
19	341	Transportation Equipment			-
20	342	Stores Equipment			-
21	343	Tools, Shop and Garage Equipment			-
22	344	Laboratory Equipment			-
23	345	Power Operated Equipment			-
24	346	Communication Equipment			-
25	347	Miscellaneous Equipment			-
26	348	Other Tangible Property			-
27		TOTALS		-	-

Please See attached depreciation schedule.

CLIENT 2042

SYRINGA WATER COMPANY, INC.

74-3083279

3/06/26

08:26AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179/ SDA	PRIOR 179/ SDA/ DEPR.	METHOD	LIFE	CURRENT DEPR.
FORM 1120S										
1	WATER SYSTEM	7/01/99		527,767			527,767	150DB HY	15	0
2	MAJOR REPAIRS	5/01/03		11,429			11,429	150DB HY	15	0
3	SEWER SYSTEM	6/01/04		10,702			10,702	150DB HY	15	0
4	WATER PUMP	5/21/04		3,000			3,000	150DB HY	15	0
5	IMPROVEMENTS	6/01/05		292,208			292,208	150DB HY	15	0
6	IMPROVEMENTS	7/01/06		202,153			202,153	150DB HY	15	0
7	MAJOR REPAIRS	8/07/07		7,307			7,307	150DB HY	15	0
8	LAKE PUMP	12/31/11		10,430			9,271	150DB MQ	15	616
9	LAKE PUMP	3/15/13		5,799			5,199	150DB HY	15	171
10	WATER PLANT	7/13/21		2,168			2,168	150DB HY	15	0
11	WATER PLANT	7/20/21		3,042			3,042	150DB HY	15	0
12	WATER PLANT	8/04/21		4,393			4,393	150DB HY	15	0
13	WATER PLANT	6/30/23		41,695			6,046	150DB HY	15	3,565
14	PUMPS AND LINES	4/17/24		33,389			2,087	150DB MQ	15	3,132
15	PUMPS AND LINES	10/02/24		4,474			56	150DB MQ	15	442
16	COMPUTER AND MACHINERY	10/21/24		34,278			1,714	200DB MQ	5	13,026
17	IMPROVEMENTS	6/25/25		32,156				150DB HY	15	1,608
TOTAL				1,226,390		0	1,088,542			22,560
TOTAL DEPRECIATION				<u>1,226,390</u>		<u>0</u>	<u>1,088,542</u>			<u>22,560</u>
GRAND TOTAL DEPRECIATION				<u>1,226,390</u>		<u>0</u>	<u>1,088,542</u>			<u>22,560</u>

DO NOT FILE

ANNUAL REPORT FOR WATER UTILITIES

**BALANCE SHEET
ASSETS**

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	101 Utility Plant in Service	-	-	-
2	102 Utility Plant Leased to Others			
3	103 Plant Held for Future Use			
4	104 Utility Plant Purchased or Sold			
5	105 Construction Work in Progress			
6	Subtotal	-	-	-
7	108.1 Accumulated Depreciation	-	-	-
8	108.2 Accum. Depr. - Utility Plant Lease to Others			
9	108.3 Accum. Depr. - Property Held for Future Use			
10	110 Accumulated Amortization			
11	Net Utility Plant	-	-	-
12	123 Investment in Associated Companies			
13	125 Other Investments			
14	Total Investments	-	-	-
15	131 Cash			
16	141 Customer Accounts Receivable			
17	142 Other Accounts Receivables			
18	145 Receivables from Associated Companies			
19	151 Plant Materials & Supplies			
20	162 Prepayments			
21	173 Accrued Utility Revenues			
22	143 Acc. Provision for Uncollectable Accounts			
23	Total Current	-	-	-
24	186.1 Deferred Rate Case Expenses			
25	186 Other Deferred Charges			
26	Total Assets	0 -	0 -	0 -

ANNUAL REPORT FOR WATER UTILITIES

**BALANCE SHEET
LIABILITIES**

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock	100	100	0
2	204-6 Preferred Stock			
3	214 Appropriated Retained Earnings			
4	215 Unappropriated Retained Earnings			
5	Total Equity Capital	-	-	-
6	221-2 Bonds			
7	223 Advances from Associated Companies			
8	224 Other Long-Term Debt			
9	231 Accounts Payable			
10	232 Notes Payable			
11	233 Accounts Payable - Associated Companies			
12	235 Customer Deposits			
13	236 Accrued Taxes			
14	237 Accrued Interest			
15	252 Advances for Construction			
16	253 Other Deferred Liabilities			
17	255.1 Accumulated Investment Tax Credits - Utility			
18	261-5 Operating Reserves			
19	271 Contributions in Aid of Construction**			
20	272 Accum. Amort. of Contrib. in Aid of Const.**			
21	281-3 Accumulated Deferred Income Taxes			
22	Total Liabilities	0 -	0 -	0 -
23	TOTAL LIABILITY & CAPITAL	-	-	-

** Commission Approval

ANNUAL REPORT FOR WATER UTILITIES

STATEMENT OF RETAINED EARNINGS

Acct #		
1	Retained Earnings Balance @ Beginning of Year	<u>00</u>
2	435 Amount Added from Current Year Income	\$ <u>-</u>
3	436 Appropriations of Retained Earnings	<u> </u>
4	437-438 Dividends Declared - Preferred Stock and Common Stock	<u> </u>
5	439 Adjustments to Retained Earnings	<u> </u>
6	Retained Earnings Balance @ End of Year	\$ <u>00</u>

CAPITAL STOCK DETAIL

Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid
<u>Common stock</u>	<u>100</u>	<u>0</u>	<u>0</u>

DETAIL OF LONG-TERM DEBT

Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
<u>NA</u>				

ANNUAL REPORT FOR WATER UTILITIES

SYSTEM ENGINEERING DATA

Provide an updated system map if significant changes have been made to the system during the year.

Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
<i>#2 - 20hs Lake pumps</i>	<i>225/225</i>			<i>Lake OWA</i>

System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
<i>100 000 Gal Reservoir</i>	<i>100</i>	<i>100</i>	<i>Elevated</i>	<i>Steel</i>

**ANNUAL REPORT FOR WATER UTILITIES
SYSTEM ENGINEERING DATA**

FEET OF MAINS

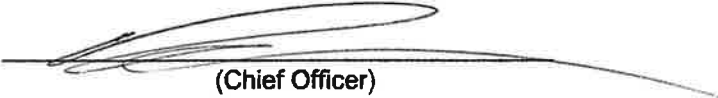
Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year

CUSTOMER STATISTICS

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
Metered:				
Residential	84	76	20246	27403
Commercial	0	0	0	0
Other	0	0	0	0
Flat Rate:				
Residential				
Commercial		NO		
Other				
Private Fire Protection				
Public Fire Protection		NONE		
Sprinkling Customers				
Municipal, Other				
Other Water Utilities				
TOTALS	84.	76.	.	.

State of Idaho)
) ss
County of _____)

WE, the undersigned Robert L Hamilton
and Jessie Newton
of the Syringa Water
utility, on our oath do severally say that the foregoing report has been prepared under our direction,
from the original books, papers and records of said utility; that we have carefully examined same, and
declare the same to be a correct statement of the business and affairs of said utility for the period
covered by the report in respect to each and every matter and thing therein set forth, to the best of our
knowledge, information and belief.


(Chief Officer)


(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this _____ day of _____, _____

NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE

State of Idaho)
) ss
County of _____)

WE, the undersigned _____
and _____
of the _____
utility, on our oath do severally say that the foregoing report has been prepared under our direction,
from the original books, papers and records of said utility; that we have carefully examined same, and
declare the same to be a correct statement of the business and affairs of said utility for the period
covered by the report in respect to each and every matter and thing therein set forth, to the best of our
knowledge, information and belief.

(Chief Officer)

(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this _____ day of _____, _____

NOTARY PUBLIC

My Commission Expires _____

Kootenai County Fire & Rescue

Fire Marshal's Office

1590 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

September 26, 2022

Steve Cordes
Principal Engineer
Welch Comer
208.664.9382
scordes@welchcomer.com

RE: Syringa Heights Water System

To Whom it May Concern.

I have been asked to evaluate the current water system and provide guidance for future development. All current residential lots will fall under the code in place at the time of original subdivision. I have reviewed the provided information and found the current status of the Syringa Heights is as listed below. This follows the original approval of the subdivision. Any new residential lots will fall under the most current adopted code at time of lot creation. This will also apply for any commercial construction projects. The current 2018 IFC requirements are listed for reference.

Current System:

Current storage capacity: 100,000 Gallons

Current available fire flow: UNK (no recent testing has been recorded.)

For residential development fire flow requirements should follow the IFC Table B105.1. with a minimum of the following:

2018 Fire Code required storage capacity: 180,000 gallons

2018 Fire Code required fire flow: 1,500 gpm @ 20psi

2.9.2 SOURCE

The “Reliability and Emergency Operation” rule requires new sources to have either standby power or standby storage sufficient to provide 8 hours of average day production plus fire flow in the event of a power outage. This rule does not apply to the existing system.

Systems served by surface water must be capable of providing PHD or MDD, depending on how the system is pressurized. As discussed above, there are several facilities technically providing “source” to the system. These have been combined in Table 2-8, demonstrating the system’s capacity to meet MDP with the largest source offline.

Table 2-8: Source Capacity Analysis – MDP with Largest Source Offline

Source	Total Source Capacity (gpm)	EDUs	Current MDP (gpm)	Available Source Capacity with Largest Source Offline (gpm)	Source Capacity Surplus or Deficit (-) (gpm)
Lake Intake	400	74	135	200	65
Cliff House Booster	300	74	135	170	35
Sand Filter Bay	300	74	135	225	90
Transfer Pump	180	74	135	0	-135

As shown above, the current transfer pump requires redundancy to correct current capacity deficiencies. Other than the transfer pump, the system sources are sufficient for current demand while supplying the MDP.

In addition, the source capacity was analyzed based on simultaneously providing the MDP and fire flow to the entire system. Thus, the total available source capacity shown reflects the capacity of the submersible two lake pumps, the Cliff House boosters, filter bays, and the transfer pump. As can be seen in Table 2-9, under the current demands, the existing system is capable of providing the required fire flow (1,000 gpm for 1 hours).

Please see table 2-8 Source capacity analysis with largest source of line.

New information since this was printed

1. Lake intake 450 gpm with 225 gpm largest source off line , surplus 110 gpm
2. Cliff House source capacity , 225 gpm with largest source off line ,surplus 90 gpm.
3. Sand filter unchanged , surplus 90 gpm
4. Transfer pump now has a redundancy , available source capacity with largest source off line 225 gpm or plus 90 gpm.