Sweetwater Golf Course HOA
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Zions Checking	451,176.77
Zions Savings	159,370.03
Total Checking/Savings	610,546.80
Accounts Receivable	
Accounts Receivable	14,502.52
Accounts Receivable-CSL	19,751.53
Total Accounts Receivable	34,254.05
Other Current Assets	
Undeposited Funds	25.00
Total Other Current Assets	25.00
Total Current Assets	644,825.85
Other Assets	
Investments Bear Lake Water	910.00
Total Other Assets	910.00
TOTAL ASSETS	**645,735.85**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,681.65
Total Accounts Payable	6,681.65
Other Current Liabilities	
Prepaid Dues	23,161.72
Building Permit Deposits	12,000.00
Total Other Current Liabilities	35,161.72
Total Current Liabilities	41,843.37
Total Liabilities	41,843.37
Equity	
Reserve for Roads	159,370.03
Reserve for Building Deposits	12,000.00
Retained Earnings	194,922.47
Net Income	237,599.98
Total Equity	603,892.48
TOTAL LIABILITIES & EQUITY	**645,735.85**

No assurance is provided on these financial statements.
The financial statements do not include a cash flow statement.
Management has elected to omit substantially all disclosures required by accounting principles generally accepted in the United States.

Sweetwater Golf Course HOA
Profit & Loss
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Fines	500.00
Short-Term Rental Permit Fee	-27,900.00
Transfer Fee	1,600.00
Building Permits	180,200.00
Fee Settlements	-1,551.67
Interest Income	205.64
Late Fees	4,295.20
SGCHOA Fees	182,460.00
Total Income	339,809.17
Cost of Goods Sold	
Building Permit Costs	6,562.91
Total COGS	6,562.91
Gross Profit	333,246.26
Expense	
Accounting Services	8,065.20
Bank Charges	191.04
Board Meetings	720.00
Collection Costs	734.30
Dumpster Improvement	32.14
Insurance Expense	4,869.00
Legal Services	1,141.50
Licenses	10.00
Mag-Water	23,161.20
Other Expense	2,725.00
Postage	1,971.88
Printing & Newsletter	1,412.25
Property Taxes	1,969.39
Road Maintenance	167,464.57
Snow Plowing	23,525.00
Water Assessment Expense	110.50
Weed Control	1,143.00
Total Expense	239,245.97
Net Ordinary Income	94,000.29
Other Income/Expense	
Other Income	
Sale of Lot	143,599.69
Total Other Income	143,599.69
Net Other Income	143,599.69
Net Income	**237,599.98**

No assurance is provided on these financial statements.
The financial statements do not include a cash flow statement.
Management has elected to omit substantially all disclosures required by accounting principles generally accepted in the United States.