Sweetwater Golf Course HOA
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Zions Checking	414,633.44
Zions Savings	258,592.70
Total Checking/Savings	673,226.14
Accounts Receivable	
Accounts Receivable	41,199.58
Accounts Receivable-CSL	12,886.28
Total Accounts Receivable	54,085.86
Other Current Assets	
Undeposited Funds	400.00
Total Other Current Assets	400.00
Total Current Assets	727,712.00
Other Assets	
Investments Bear Lake Water	910.00
Total Other Assets	910.00
TOTAL ASSETS	**728,622.00**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,436.83
Total Accounts Payable	1,436.83
Other Current Liabilities	
Prepaid Dues	6,984.11
Building Permit Deposits	79,500.00
Total Other Current Liabilities	86,484.11
Total Current Liabilities	87,920.94
Total Liabilities	87,920.94
Equity	
Reserve for Roads	258,592.70
Retained Earnings	298,579.67
Net Income	83,528.69
Total Equity	640,701.06
TOTAL LIABILITIES & EQUITY	**728,622.00**

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 Budget vs. Actual
January through August 2026

	Jan - Aug 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Transfer Fee	850.00	1,200.00	-350.00	70.8%
Building Permits	73,600.00	60,000.00	13,600.00	122.7%
Fee Settlements	-3,334.85	-1,500.00	-1,834.85	222.3%
Interest Income	0.00	1,000.00	-1,000.00	0.0%
Late Fees	7,083.58	3,500.00	3,583.58	202.4%
SGCHOA Fees	367,200.00	367,200.00	0.00	100.0%
Total Income	445,398.73	431,400.00	13,998.73	103.2%
Cost of Goods Sold				
Building Permit Costs	5,389.60	5,000.00	389.60	107.8%
Total COGS	5,389.60	5,000.00	389.60	107.8%
Gross Profit	440,009.13	426,400.00	13,609.13	103.2%
Expense				
Accounting Services	7,419.00	8,500.00	-1,081.00	87.3%
Bank Charges	918.62	800.00	118.62	114.8%
Board Meetings	201.40	800.00	-598.60	25.2%
Collection Costs	728.00	2,000.00	-1,272.00	36.4%
Dumpster Improvement	1,201.95	1,000.00	201.95	120.2%
Federal Income Tax	512.00	1,000.00	-488.00	51.2%
Insurance Expense	4,484.00	5,000.00	-516.00	89.7%
Legal Services	7,676.28	5,000.00	2,676.28	153.5%
Licenses	18.00	50.00	-32.00	36.0%
Mag-Water	0.00	0.00	0.00	0.0%
Postage	1,623.14	1,800.00	-176.86	90.2%
Printing & Newsletter	1,220.52	200.00	1,020.52	610.3%
Property Taxes	0.00	2,300.00	-2,300.00	0.0%
Road Maintenance	317,954.43	350,000.00	-32,045.57	90.8%
Signage	1,598.56	5,500.00	-3,901.44	29.1%
Snow Plowing	10,720.00	35,000.00	-24,280.00	30.6%
State Income Tax	77.00	150.00	-73.00	51.3%
Water Assessment Expense	0.00	250.00	-250.00	0.0%
Website	127.54	3,500.00	-3,372.46	3.6%
Total Expense	356,480.44	422,850.00	-66,369.56	84.3%
Net Ordinary Income	83,528.69	3,550.00	79,978.69	2,352.9%
Other Income/Expense				
Other Expense				
Reserve Expense				
Budget Deficit Reserve	0.00	0.00	0.00	0.0%
Road Reserve	0.00	0.00	0.00	0.0%
Total Reserve Expense	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	**83,528.69**	**3,550.00**	**79,978.69**	**2,352.9%**

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