

BEAR LAKE WEST PROPERTY OWNERS' ASSOCIATION
Balance Sheet with Prior Year
As of April 30, 2023

	As of April 30, 2023	As of April 30, 2022 (PY)	Change
ASSETS			
Current Assets			
Bank Accounts			
Checking	0.00	3,460.91	(3,460.91)
Checking - MACU	33,868.98	15,892.18	17,976.80
Money Market - MACU	510,952.97	465,054.70	45,898.27
Savings	0.00	27,022.28	(27,022.28)
Savings - MACU	1.00	1.00	0.00
Total Bank Accounts	\$ 544,822.95	\$ 511,431.07	\$ 33,391.88
Accounts Receivable			
Accounts Receivable	35,135.70	24,751.90	10,383.80
Total Accounts Receivable	\$ 35,135.70	\$ 24,751.90	\$ 10,383.80
Other Current Assets			
Prepaid Expenses	0.00	0.00	0.00
Undeposited Funds	0.00	0.00	0.00
Total Other Current Assets	\$ 0.00	\$ 0.00	\$ 0.00
Total Current Assets	\$ 579,958.65	\$ 536,182.97	\$ 43,775.68
Fixed Assets			
Accumulated Depreciation	(279,051.00)	(244,760.00)	(34,291.00)
Auto/Transport Equipment	113,445.00	99,445.00	14,000.00
Buildings	42,361.00	42,361.00	0.00
Machinery & Equipment	184,657.64	172,277.57	12,380.07
Wells	248,546.00	248,546.00	0.00
Total Fixed Assets	\$ 309,958.64	\$ 317,869.57	\$ (7,910.93)
Other Assets			
Investment - BLW Amenities	248,307.00	248,307.00	0.00
Land - Lot C404	0.00	0.00	0.00
Total Other Assets	\$ 248,307.00	\$ 248,307.00	\$ 0.00
TOTAL ASSETS	\$ 1,138,224.29	\$ 1,102,359.54	\$ 35,864.75
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accounts Payable	34,687.90	15,109.03	19,578.87
Accrued expenses	0.00	0.00	0.00
Bear Lake West Amenities Corporation	109,089.00	95,013.00	14,076.00
Credit Balances	0.00	0.00	0.00
Deferred revenue	0.00	0.00	0.00
Performance Bonds	108,500.00	101,500.00	7,000.00
Security deposits	0.00	0.00	0.00
Total Other Current Liabilities	\$ 252,276.90	\$ 211,622.03	\$ 40,654.87
Total Current Liabilities	\$ 252,276.90	\$ 211,622.03	\$ 40,654.87
Total Liabilities	\$ 252,276.90	\$ 211,622.03	\$ 40,654.87
Equity			
Members' Equity	928,620.60	1,051,632.59	(123,011.99)
Opening Bal Equity	0.00	0.00	0.00
Net Income	(42,673.21)	(160,895.08)	118,221.87
Total Equity	\$ 885,947.39	\$ 890,737.51	\$ (4,790.12)
TOTAL LIABILITIES AND EQUITY	\$ 1,138,224.29	\$ 1,102,359.54	\$ 35,864.75

No assurance is provided on these financial statements

BEAR LAKE WEST PROPERTY OWNERS' ASSOCIATION
Budget vs. Actuals: 2023 Budget - FY23 P&L
 January - April, 2023

	Actual	Budget	over Budget	% of Budget
Income				
Amenities Assessments				
402 Lots x \$310 - FY 2022	626.08		626.08	
402 Lots x \$310 - FY 2023	113,288.74	124,620.00	(11,331.26)	90.91%
Total Amenities Assessments	\$ 113,914.82	\$ 124,620.00	\$ (10,705.18)	91.41%
Annual Assessment				
405 Lots x \$265 - FY 2022	535.20		535.20	
405 Lots x \$265 - FY 2023	97,638.76	107,060.00	(9,421.24)	91.20%
Total Annual Assessment	\$ 98,173.96	\$ 107,060.00	\$ (8,886.04)	91.70%
Other Collections				
Account Transfer fees	50.00	600.00	(550.00)	8.33%
Bank Interest	5,535.91	6,000.00	(464.09)	92.27%
Building Applications	3,500.00	4,000.00	(500.00)	87.50%
Late Payment Fees	263.35	1,500.00	(1,236.65)	17.56%
Other Income		500.00	(500.00)	0.00%
Snow Removal	900.00	12,000.00	(11,100.00)	7.50%
Water Hookups	6,000.00	12,000.00	(6,000.00)	50.00%
Water Usage	3,282.50	55,000.00	(51,717.50)	5.97%
Total Other Collections	\$ 19,531.76	\$ 91,600.00	\$ (72,068.24)	21.32%
Unapplied Cash Payment Income	3,215.00		3,215.00	
Total Income	\$ 234,835.54	\$ 323,280.00	\$ (88,444.46)	72.64%
Gross Profit	\$ 234,835.54	\$ 323,280.00	\$ (88,444.46)	72.64%
Expenses				
Accountant	5,254.00	15,600.00	(10,346.00)	33.68%
Amenities Pass Through	76,386.00	124,620.00	(48,234.00)	61.30%
Contract Labor	22,640.72	60,000.00	(37,359.28)	37.73%
Insurance	8,839.00	15,400.00	(6,561.00)	57.40%
Other Administrative Expenses				
Bank Fees		60.00	(60.00)	0.00%
General Legal		1,300.00	(1,300.00)	0.00%
Income & Property Taxes	2,861.00	1,000.00	1,861.00	286.10%
Office Supplies, Telephone, Postage	1,462.57	8,300.00	(6,837.43)	17.62%
Total Other Administrative Expenses	\$ 4,323.57	\$ 10,660.00	\$ (6,336.43)	40.56%
Property Maintenance & Improvements				
Equipment Maintenance Materials	5,186.47	15,000.00	(9,813.53)	34.58%
Fuel	2,981.10	3,000.00	(18.90)	99.37%
General Maintenance Materials	5,399.48	14,000.00	(8,600.52)	38.57%
Road Contracted Maintenance/Upgrade	4,950.00	5,500.00	(550.00)	90.00%
Road Materials		10,000.00	(10,000.00)	0.00%
Water & Sewer Contracted Water Lab Testing	223.00	2,000.00	(1,777.00)	11.15%
Water & Sewer Materials		8,500.00	(8,500.00)	0.00%
Water Meter Materials	259.48	2,000.00	(1,740.52)	12.97%
Total Property Maintenance & Improvements	\$ 18,999.53	\$ 60,000.00	\$ (41,000.47)	31.67%
Utilities				
Electricity - General & Water Pumps	3,747.58	14,100.00	(10,352.42)	26.58%
Propane		2,900.00	(2,900.00)	0.00%
Total Utilities	\$ 3,747.58	\$ 17,000.00	\$ (13,252.42)	22.04%
Total Expenses	\$ 140,190.40	\$ 303,280.00	\$ (163,089.60)	46.22%
Net Operating Income	\$ 94,645.14	\$ 20,000.00	\$ 74,645.14	473.23%
Other Expenses				
Capital Improvement Fund		10,000.00	(10,000.00)	0.00%
Contingency Fund		10,000.00	(10,000.00)	0.00%
Water Tank Repairs	1,000.00		1,000.00	
Total Other Expenses	\$ 1,000.00	\$ 20,000.00	\$ (19,000.00)	5.00%
Net Other Income	\$ (1,000.00)	\$ (20,000.00)	\$ 19,000.00	5.00%
Net Income	\$ 93,645.14	\$ -	\$ 93,645.14	

No assurance is provided on these financial statements.

BEAR LAKE WEST PROPERTY OWNERS' ASSOCIATION
Profit and Loss
Apr-23

	Apr-23	Jan - Apr, 2023 (YTD)
Income		
Amenities Assessments		
402 Lots x \$310 - FY 2022	53.91	626.08
402 Lots x \$310 - FY 2023	6,139.34	113,288.74
Total Amenities Assessments	\$ 6,193.25	\$ 113,914.82
Annual Assessment		
405 Lots x \$265 - FY 2022	46.09	535.20
405 Lots x \$265 - FY 2023	5,248.16	97,638.76
Total Annual Assessment	\$ 5,294.25	\$ 98,173.96
Other Collections		
Account Transfer fees	0.00	50.00
Bank Interest	1,416.56	5,535.91
Building Applications	3,500.00	3,500.00
Late Payment Fees	128.84	263.35
Snow Removal	80.00	900.00
Water Hookups	6,000.00	6,000.00
Water Usage	135.00	3,282.50
Total Other Collections	\$ 11,260.40	\$ 19,531.76
Unapplied Cash Payment Income	153.55	3,215.00
Total Income	\$ 22,901.45	\$ 234,835.54
Gross Profit	\$ 22,901.45	\$ 234,835.54
Expenses		
Accountant	1,200.00	5,254.00
Amenities Pass Through	31,155.00	76,386.00
Contract Labor	5,796.68	22,640.72
Insurance	8,839.00	8,839.00
Other Administrative Expenses		
Income & Property Taxes	2,861.00	2,861.00
Office Supplies, Telephone, Postage	166.32	1,462.57
Total Other Administrative Expenses	\$ 3,027.32	\$ 4,323.57
Property Maintenance & Improvements		
Equipment Maintenance Materials	722.41	5,186.47
Fuel	0.00	2,981.10
General Maintenance Materials	3,057.65	5,399.48
Road Contracted Maintenance/Upgrade	0.00	4,950.00
Water & Sewer Contracted Water Lab Testing	74.10	223.00
Water System Upgrade Materials & Contracts	259.48	259.48
Total Property Maintenance & Improvements	\$ 4,113.64	\$ 18,999.53
Utilities		
Electricity - General	1,162.37	3,747.58
Total Utilities	\$ 1,162.37	\$ 3,747.58
Total Expenses	\$ 55,294.01	\$ 140,190.40
Net Operating Income	\$ (32,392.56)	\$ 94,645.14
Other Expenses		
Water Tank Repairs	0.00	1,000.00
Net Other Income	\$ -	\$ (1,000.00)
Net Income	\$ (32,392.56)	\$ 93,645.14

No assurance is provided on these financial statements.

BEAR LAKE WEST PROPERTY OWNERS' ASSOCIATION
Profit & Loss with Prior Year
 January - April, 2023

	Jan - Apr, 2023	Jan - Apr, 2022 (PY)	Change
Income			
Amenities Assessments			
402 Lots x \$310 - FY 2020	0.00	620.00	(620.00)
402 Lots x \$310 - FY 2021	0.00	780.44	(780.44)
402 Lots x \$310 - FY 2022	626.08	116,695.41	(116,069.33)
402 Lots x \$310 - FY 2023	113,288.74	0.00	113,288.74
Total Amenities Assessments	\$ 113,914.82	\$ 118,095.85	\$ (4,181.03)
Annual Assessment			
404 Lots x \$265 - FY 2020	0.00	530.00	(530.00)
405 Lots x \$265 - FY 2021	0.00	667.15	(667.15)
405 Lots x \$265 - FY 2022	535.20	100,550.84	(100,015.64)
405 Lots x \$265 - FY 2023	97,638.76	0.00	97,638.76
Total Annual Assessment	\$ 98,173.96	\$ 101,747.99	\$ (3,574.03)
Other Collections			
Account Transfer fees	50.00	350.00	(300.00)
Bank Interest	5,535.91	121.70	5,414.21
Building Applications	3,500.00	4,000.00	(500.00)
Late Payment Fees	263.35	768.28	(504.93)
Other Income	0.00	575.00	(575.00)
Refund - 2019 Amenities Surplus	0.00	(476.28)	476.28
Snow Removal	900.00	9,755.00	(8,855.00)
Special Assessment Sewer Improvement	0.00	728.03	(728.03)
Water Hookups	6,000.00	18,000.00	(12,000.00)
Water Usage	3,282.50	1,818.33	1,464.17
Total Other Collections	\$ 19,531.76	\$ 35,640.06	\$ (16,108.30)
Unapplied Cash Payment Income	3,215.00	1,612.99	1,602.01
Total Income	\$ 234,835.54	\$ 257,096.89	\$ (22,261.35)
Gross Profit	\$ 234,835.54	\$ 257,096.89	\$ (22,261.35)
Expenses			
Accountant	5,254.00	4,800.00	454.00
Amenities Pass Through	76,386.00	93,465.00	(17,079.00)
Contract Labor	22,640.72	21,732.37	908.35
Insurance	8,839.00	8,810.00	29.00
Other Administrative Expenses			
Bank Fees	0.00	10.00	(10.00)
Income & Property Taxes	2,861.00		2,861.00
Office Supplies, Telephone, Postage	1,462.57	2,045.78	(583.21)
Total Other Administrative Expenses	\$ 4,323.57	\$ 2,055.78	\$ 2,267.79
Property Maintenance & Improvements			
Equipment Maintenance Materials	5,186.47	990.44	4,196.03
Fuel	2,981.10	1,650.76	1,330.34
General Maintenance Materials	5,399.48	1,383.17	4,016.31
Road Contracted Maintenance/Upgrade	4,950.00		4,950.00
Road Materials	0.00	711.57	(711.57)
Water & Sewer Contracted Water Lab Testing	223.00	124.00	99.00
Water & Sewer Materials	0.00	941.35	(941.35)
Water System Upgrade Materials & Contracts	259.48	233.79	25.69
Total Property Maintenance & Improvements	\$ 18,999.53	\$ 6,035.08	\$ 12,964.45

Utilities				
Electricity - General	3,747.58		3,502.69	244.89
Total Utilities	\$ 3,747.58	\$	3,502.69	\$ 244.89
Total Expenses	\$ 140,190.40	\$	140,400.92	\$ (210.52)
Net Operating Income	\$ 94,645.14	\$	116,695.97	\$ (22,050.83)
Other Expenses				
Sewer Improvements	0.00		172,248.75	(172,248.75)
Water Tank Repairs	1,000.00			1,000.00
Net Other Income	\$ (1,000.00)	\$	(172,248.75)	\$ 171,248.75
Net Income	\$ 93,645.14	\$	(55,552.78)	\$ 149,197.92

No assurance is provided on these financial statements.