

**Clos CheValle Homeowners Association (CCHOA)**  
**12/31/23 Financial Statements**  
**2024 Budget**

<b>PROFIT &amp; LOSS STATEMENT</b>		
	<b>FINAL 2023</b>	<b>Budget 2024</b>
<b>REVENUE</b>		
CCHOA Fees	103,850	103,850
Vacant Lot Maintenance	5,400	5,400
Transfer Fees	-	-
Remote Transmitters & Other Fees	512	-
Grandview Parks & Trails (P&T) Contribution	8,787	8,448
Interest Income	2,484	3,694
<b>TOTAL REVENUE</b>	<b>121,033</b>	<b>121,392</b>
<b>EXPENSES</b>		
General Maintenance	20,635	32,886
Vacant Lot Maintenance	5,890	6,166
Special Projects	3,815	4,900
PUD Utilities & Irrigation Water	21,583	22,671
Parks & Trail General Maintenance	37,715	36,732
<b>Total Maintenance</b>	<b>89,638</b>	<b>103,355</b>
Insurance, Licenses & Fees	4,630	4,352
Professional Services	4,692	4,920
Misc. Admin Expenses	780	914
<b>Total Administrative</b>	<b>10,102</b>	<b>10,186</b>
<b>TOTAL EXPENSES</b>	<b>99,740</b>	<b>113,541</b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b>21,292</b>	<b>7,851</b>

<b>BALANCE SHEET (FINAL) 12/31/2023</b>	
Checking/Savings	32,123
Certificate of Deposit	72,093
<b>Total Checking/Savings</b>	<b>104,216</b>
Undeposited Funds	1,427
<b>TOTAL ASSETS</b>	<b>105,643</b>
Accounts Payable	3,364
Liabilities	-
Equity	102,279
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>105,643</b>