

**Clos CheValle Homeowners Association (CCHOA)**  
**12/31/24 Financial Statements**  
**2025 Budget**

<b>PROFIT &amp; LOSS STATEMENT</b>		
	<b>FINAL 2024</b>	<b>Budget 2025</b>
<b>REVENUE</b>		
CCHOA Fees	103,850	110,550
Vacant Lot Maintenance	5,100	5,525
Transfer Fees	400	-
Remote Transmitters & Other Fees	385	300
Grandview Parks & Trails (P&T) Contribution	10,251	10,071
Interest Income	3,975	3,807
<b>TOTAL REVENUE</b>	<b>123,962</b>	<b>130,253</b>
<b>EXPENSES</b>		
General Maintenance	22,747	35,172
Vacant Lot Maintenance	6,243	6,802
Special Projects	2,597	-
PUD Utilities & Irrigation Water	22,655	23,795
Parks & Trail General Maintenance	44,571	43,787
<b>Total Maintenance</b>	<b>98,812</b>	<b>109,556</b>
Insurance, Licenses & Fees	4,320	4,522
Professional Services	5,899	6,910
Depreciation Expense	-	813
Misc. Admin Expenses	1,039	987
<b>Total Administrative</b>	<b>11,259</b>	<b>13,232</b>
<b>TOTAL EXPENSES</b>	<b>110,071</b>	<b>122,788</b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b>13,891</b>	<b>7,465</b>

<b>BALANCE SHEET 12/31/2024</b>	
Checking/Money Market	30,571
Certificate of Deposit	90,469
Total Checking/Money Market & CD	121,041
Accounts Receivable	-
<b>TOTAL ASSETS</b>	<b>121,041</b>
Accounts Payable	<i>dec invoices</i> 4,871
Liabilities	-
Equity	116,170
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>121,041</b>