

Clos CheValle Homeowners Association (CCHOA)
 12/31/22 Financial Statements
 2023 Budget

PROFIT & LOSS STATEMENT		
	Actual 2022	Budget 2023
REVENUE		
CCHOA Fees	90,450	103,850
Vacant Lot Maintenance	5,250	5,400
Transfer Fees	300	-
Remote Transmitters & Other Fees	862	400
Grandview Parks & Trails (P&T) Contribution	8,024	8,039
Interest Income	347	756
TOTAL REVENUE	105,233	118,445
EXPENSES		
General Maintenance	28,000	33,738
Vacant Lot Maintenance	5,577	5,982
Special Projects	4,000	3,364
PUD Utilities & Irrigation Water	19,306	21,687
Parks & Trail General Maintenance	34,888	34,951
Total Maintenance	91,771	99,722
Insurance, Licenses & Fees	4,032	4,319
Professional Services	5,039	6,180
Misc. Admin Expenses	790	865
Total Administrative	9,861	11,364
TOTAL EXPENSES	101,632	111,086
NET OPERATING INCOME/(LOSS)	3,602	7,359

BALANCE SHEET 12/31/2022		
Checking/Savings		37,718
Certificate of Deposit		56,029
Total Checking/Savings		93,747
Accounts Receivable		-
TOTAL ASSETS		93,747
Accounts Payable	<i>dec snow removal</i>	8,260
Liabilities	<i>dispute settlement + YE</i>	4,500
Equity	<i>accruals</i>	80,987
TOTAL LIABILITIES & EQUITY		93,747