

**Clos CheValle Homeowners Association (CCHOA)**

**12/31/25 Financial Statements**

**2026 Budget**

<b>PROFIT &amp; LOSS STATEMENT (final)</b>		
<b>REVENUE</b>	<b>FINAL 2025</b>	<b>Budget 2026</b>
CCHOA Fees	110,550	113,900
Vacant Lot Maintenance	5,525	5,250
Remote Transmitters	150	-
Other Fees	132	200
Grandview Parks & Trails (P&T)		
Contribution	10,987	11,302
Interest Income	4,872	3,697
<b>TOTAL REVENUE</b>	<b>132,217</b>	<b>134,349</b>
<b>EXPENSES</b>		
General Maintenance & Landscaping	20,955	20,148
Snow Removal	3,263	10,363
Vacant Lot Maintenance	6,987	6,747
PUD Utilities & Irrigation Water	23,776	24,761
Parks & Trail General Maintenance	47,771	49,139
<b>Total Maintenance</b>	<b>102,751</b>	<b>111,158</b>
Insurance, Licenses & Fees	4,578	4,862
Professional Services	7,722	7,375
Depreciation Expense	815	1,087
Misc. Admin Expenses	791	1,624
<b>Total Administrative</b>	<b>13,907</b>	<b>14,948</b>
<b>TOTAL EXPENSES</b>	<b>116,658</b>	<b>126,106</b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b>15,558</b>	<b>8,243</b>

<b>BALANCE SHEET (final) 12/31/2025</b>		
Checking/Money Market		17,261
Certificate of Deposit		109,890
<b>Total Checking/Money Market &amp; CD</b>		<b>127,152</b>
Accounts Receivable		-
Fixed Assets		4,620
<b>TOTAL ASSETS</b>		<b>131,772</b>
Accounts Payable	dec invoices	43
Liabilities		-
Equity		131,728
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>131,772</b>