

Clos CheValle Homeowners Association (CCHOA)
12/31/25 Financial Statements
2026 Budget

PROFIT & LOSS STATEMENT (final)		
	FINAL 2025	Budget 2026
REVENUE		
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
TOTAL REVENUE	132,217	134,349
EXPENSES		
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
Total Maintenance	102,751	111,158
Insurance, Licenses & Fees	4,578	4,862
Professional Services	7,722	7,375
Depreciation Expense	815	1,087
Misc. Admin Expenses	791	1,624
Total Administrative	13,907	14,948
TOTAL EXPENSES	116,658	126,106
NET OPERATING INCOME/(LOSS)	15,558	8,243

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