

**Country Club West Homeowners Assn.**

**Balance Sheet**

As of the Dates Presented Below

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Charter Bank - Checking	35,763.85	46,574.59
Charter Bank - MM	0.00	10,674.61
<b>Charter Bank - CDs</b>		
Charter Bank - CD 4597	16,292.03	15,935.67
Charter Bank - CD 9389	11,803.95	11,502.98
Charter Bank - CD 9390	12,798.48	12,487.68
Charter Bank - CD 9496	15,613.01	15,291.06
Charter Bank - CD 9575	26,391.09	15,325.49
Charter Bank - CD 9628	13,197.92	13,099.40
<b>Total Charter Bank - CDs</b>	<u>96,096.48</u>	<u>83,642.28</u>
<b>Total Checking/Savings</b>	<u>131,860.33</u>	<u>140,891.48</u>
<b>Accounts Receivable</b>		
Accounts Receivable	<u>10,145.00</u>	<u>6,463.00</u>
<b>Total Accounts Receivable</b>	<u>10,145.00</u>	<u>6,463.00</u>
<b>Other Current Assets</b>		
Income Tax Deposits	<u>0.00</u>	<u>282.00</u>
<b>Total Other Current Assets</b>	<u>0.00</u>	<u>282.00</u>
<b>Total Current Assets</b>	<u>142,005.33</u>	<u>147,636.48</u>
<b>TOTAL ASSETS</b>	<u><u>142,005.33</u></u>	<u><u>147,636.48</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
Accrued Income Taxes	<u>1,189.00</u>	<u>25.00</u>
<b>Total Other Current Liabilities</b>	<u>1,189.00</u>	<u>25.00</u>
<b>Total Current Liabilities</b>	<u>1,189.00</u>	<u>25.00</u>
<b>Total Liabilities</b>	<u>1,189.00</u>	<u>25.00</u>
<b>Equity</b>		
Retained Earnings	147,611.48	141,581.07
Net Income	<u>-6,795.15</u>	<u>6,030.41</u>
<b>Total Equity</b>	<u>140,816.33</u>	<u>147,611.48</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>142,005.33</u></u>	<u><u>147,636.48</u></u>

No Assurance Provided / All Disclosures Omitted

**Country Club West Homeowners Assn.**  
**Statement of Income**  
For the Periods Presented Below

	Jan - Dec 23	Jan - Dec 22
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Membership Dues	26,000.00	26,000.00
Late Fees	3,262.00	2,450.00
Fines Income	2,400.00	200.00
<b>Total Income</b>	<u>31,662.00</u>	<u>28,650.00</u>
<b>Gross Profit</b>	31,662.00	28,650.00
<b>Expense</b>		
Accounting Fees	4,943.22	4,639.25
Bad Debt	120.00	0.00
Bank Charges	5.00	0.00
Insurance	4,860.00	4,422.00
Landscaping	16,317.55	721.56
Lawn Maintenance	12,772.51	10,383.70
Legal Fees	-325.00	562.50
Office Supplies	265.52	102.39
Postage	872.94	900.87
Real Estate Taxes	180.00	184.00
Repairs & Maintenance	0.00	100.00
Snow Removal	600.00	288.28
Web Hosting	636.00	636.00
<b>Total Expense</b>	<u>41,247.74</u>	<u>22,940.55</u>
<b>Net Ordinary Income</b>	-9,585.74	5,709.45
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Sale of Land	2,500.00	0.00
Interest Income	1,779.59	451.96
<b>Total Other Income</b>	<u>4,279.59</u>	<u>451.96</u>
<b>Other Expense</b>		
Income Tax	1,489.00	131.00
<b>Total Other Expense</b>	<u>1,489.00</u>	<u>131.00</u>
<b>Net Other Income</b>	<u>2,790.59</u>	<u>320.96</u>
<b>Net Income</b>	<u><u>-6,795.15</u></u>	<u><u>6,030.41</u></u>

No Assurance Provided / All Disclosures Omitted