

Country Club West Homeowners Assn.
Balance Sheets - Modified Cash Basis
As of the Dates Presented Below

	Dec 31, 25	Dec 31, 24
ASSETS		
Current Assets		
Checking/Savings		
Charter Bank - Checking	27,239.12	26,003.41
Charter Bank - CDs		
Charter Bank - CD 1015	17,015.08	16,361.12
Charter Bank - CD 1316	28,359.14	0.00
Charter Bank - CD 1352	14,476.79	13,873.54
Charter Bank - CD 1353	28,297.45	27,550.13
Charter Bank - CD 9800	0.00	27,322.84
Total Charter Bank - CDs	88,148.46	85,107.63
Total Checking/Savings	115,387.58	111,111.04
Accounts Receivable		
Accounts Receivable	13,311.00	12,995.00
Total Accounts Receivable	13,311.00	12,995.00
Other Current Assets		
Income Tax Deposits	529.00	211.00
Total Other Current Assets	529.00	211.00
Total Current Assets	129,227.58	124,317.04
TOTAL ASSETS	129,227.58	124,317.04
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Income Taxes	167.00	242.00
Total Other Current Liabilities	167.00	242.00
Total Current Liabilities	167.00	242.00
Total Liabilities	167.00	242.00
Equity		
Retained Earnings	124,075.04	140,816.33
Net Income	4,985.54	-16,741.29
Total Equity	129,060.58	124,075.04
TOTAL LIABILITIES & EQUITY	129,227.58	124,317.04

Country Club West Homeowners Assn.
Statements of Income (YTD) - Modified Cash Basis
For the Periods Presented Below

	<u>Jan - Dec 25</u>	<u>Jan - Dec 24</u>
Ordinary Income/Expense		
Income		
Membership Dues	26,000.00	26,000.00
Late Fees	3,738.00	2,900.00
Fines Income	-1,220.00	1,420.00
Total Income	<u>28,518.00</u>	<u>30,320.00</u>
Gross Profit	28,518.00	30,320.00
Expense		
Accounting Fees	5,221.55	4,345.49
Bad Debt	40.00	40.00
Bank Charges	56.44	5.00
Insurance	6,069.00	5,416.00
Landscaping	1,027.20	6,850.20
Lawn Maintenance	10,414.91	17,131.25
Legal Fees	168.00	0.00
Office Supplies	304.76	400.78
Penalties	16.00	9.00
Postage	941.93	824.87
Real Estate Taxes	158.50	168.25
Repairs & Maintenance	0.00	13,800.00
Snow Removal	470.00	300.00
Web Hosting	636.00	636.00
Total Expense	<u>25,524.29</u>	<u>49,926.84</u>
Net Ordinary Income	2,993.71	-19,606.84
Other Income/Expense		
Other Income		
Interest Income	3,040.83	4,396.55
Total Other Income	<u>3,040.83</u>	<u>4,396.55</u>
Other Expense		
Income Tax	1,049.00	1,531.00
Total Other Expense	<u>1,049.00</u>	<u>1,531.00</u>
Net Other Income	<u>1,991.83</u>	<u>2,865.55</u>
Net Income	<u><u>4,985.54</u></u>	<u><u>-16,741.29</u></u>