

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

	Dec 31, 24	Dec 31, 23
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Charter Bank - Checking	26,003.41	35,763.85
Charter Bank - CDs		
Charter Bank - CD 4597	0.00	16,292.03
Charter Bank - CD 9389	0.00	11,803.95
Charter Bank - CD 9390	0.00	12,798.48
Charter Bank - CD 9496	0.00	15,613.01
Charter Bank - CD 9575	27,550.13	26,391.09
Charter Bank - CD 9628	13,873.54	13,197.92
Charter Bank - CD 9800	27,322.84	0.00
Charter Bank - CD 10079	16,361.12	0.00
Total Charter Bank - CDs	85,107.63	96,096.48
Total Checking/Savings	111,111.04	131,860.33
Accounts Receivable		
Accounts Receivable	12,995.00	10,145.00
Total Accounts Receivable	12,995.00	10,145.00
Other Current Assets		
Income Tax Deposits	211.00	0.00
Total Other Current Assets	211.00	0.00
Total Current Assets	124,317.04	142,005.33
<b>TOTAL ASSETS</b>	<b>124,317.04</b>	<b>142,005.33</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Income Taxes	242.00	1,189.00
Total Other Current Liabilities	242.00	1,189.00
Total Current Liabilities	242.00	1,189.00
Total Liabilities	242.00	1,189.00
Equity		
Retained Earnings	140,816.33	147,611.48
Net Income	-16,741.29	-6,795.15
Total Equity	124,075.04	140,816.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>124,317.04</b>	<b>142,005.33</b>

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

	Jan - Dec 24	Jan - Dec 23
Ordinary Income/Expense		
Income		
Membership Dues	26,000.00	26,000.00
Late Fees	2,900.00	3,262.00
Fines Income	1,420.00	2,400.00
Total Income	30,320.00	31,662.00
Gross Profit	30,320.00	31,662.00
Expense		
Accounting Fees	4,345.49	4,943.22
Bad Debt	40.00	120.00
Bank Charges	5.00	5.00
Insurance	5,416.00	4,860.00
Landscaping	6,850.20	16,317.55
Lawn Maintenance	17,131.25	12,772.51
Legal Fees	0.00	-325.00
Office Supplies	400.78	265.52
Penalties	9.00	0.00
Postage	824.87	872.94
Real Estate Taxes	168.25	180.00
Repairs & Maintenance	13,800.00	0.00
Snow Removal	300.00	600.00
Web Hosting	636.00	636.00
Total Expense	49,926.84	41,247.74
Net Ordinary Income	-19,606.84	-9,585.74
Other Income/Expense		
Other Income		
Sale of Land	0.00	2,500.00
Interest Income	4,396.55	1,779.59
Total Other Income	4,396.55	4,279.59
Other Expense		
Income Tax	1,531.00	1,489.00
Total Other Expense	1,531.00	1,489.00
Net Other Income	2,865.55	2,790.59
Net Income	-16,741.29	-6,795.15