

Extended to May 15, 2025

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form 990

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.

2023

Open to Public Inspection

Department of the Treasury Internal Revenue Service

A For the 2023 calendar year, or tax year beginning JUL 1, 2023 and ending JUN 30, 2024

B Check if applicable: C Name of organization CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC. D Employer identification number 74-1468225
E Telephone number 281-488-0360
G Gross receipts \$ 1,406,473.
H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
I Tax-exempt status: 501(c)(3) 501(c)(4) 4947(a)(1) or 527
J Website: CLCCA.ORG
K Form of organization: Corporation Trust Association Other
L Year of formation: 1963
M State of legal domicile: TX

Part I Summary

Table with 3 columns: Description, Prior Year, Current Year. Rows include: 1 Briefly describe the organization's mission or most significant activities: SOCIAL WELFARE/CIVIC ORGANIZATION; 2-7a Activities & Governance; 8-12 Revenue; 13-19 Expenses; 20-22 Net Assets or Fund Balances.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here: Signature of officer GLENDA STROUD, TREASURER
Date
Print/Type preparer's name CRYSTAL J CHANG
Preparer's signature CRYSTAL J CHANG
Date 05/30/25
Check if self-employed
PTIN P01271000
Preparer Use Only: Firm's name CRYSTAL CHANG CPA PC
Firm's EIN 92-1391553
Firm's address 4971 VALKEITH HOUSTON, TX 770964234
Phone no. (713) 857-6300

May the IRS discuss this return with the preparer shown above? See instructions Yes No

LHA For Paperwork Reduction Act Notice, see the separate instructions.

332001 12-21-23

Form 990 (2023)

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission: TO PROMOTE THE RECREATION, SAFETY, HEALTH AND WELFARE OF THE OWNERS OF THE PROPERTIES AND FOR THE IMPROVEMENTS AND MAINTENANCE OF THE PROPERTIES.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 226,070. including grants of \$) (Revenue \$ 620,038.) MAINTENANCE OF THE COMMON AREAS.

4b (Code:) (Expenses \$ 1,377,893. including grants of \$) (Revenue \$ 786,435.) PROVIDING SERVICES TO PROMOTE THE SOCIAL WELFARE SUCH AS POOL, RECREATION, AND ACTIVITIES

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 1,603,963.

**CLEAR LAKE CITY COMMUNITY ASSOCIATION,
INC.**

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Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>		X
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b	Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

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INC.**

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Part IV Checklist of Required Schedules *(continued)*

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
24b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
24c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
24d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
25b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
28a	a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
28b	b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
28c	c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29	Did the organization receive more than \$25,000 in noncash contributions? <i>If "Yes," complete Schedule M</i>		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
35b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19?	X	

Note: All Form 990 filers are required to complete Schedule O

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		29
1b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		0
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 61		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7 Organizations that may receive deductible contributions under section 170(c).			
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
9 Sponsoring organizations maintaining donor advised funds.			
a	Did the sponsoring organization make any taxable distributions under section 4966?		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10 Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 10a		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11 Section 501(c)(12) organizations. Enter:			
a	Gross income from members or shareholders 11a		
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041? 12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b		
13 Section 501(c)(29) qualified nonprofit health insurance issuers.			
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b		
c	Enter the amount of reserves on hand 13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		X
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.		

CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

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Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

				(A)	(B)	(C)	(D)	
				Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns	1a					
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e					
	f	All other contributions, gifts, grants, and similar amounts not included above	1f					
	g	Noncash contributions included in lines 1a-1f	1g \$					
	h Total. Add lines 1a-1f							
Program Service Revenue	2 a	MAINTENANCE ASSESSMENT	Business Code	531310	620,038.	620,038.		
	b	RECREATION AND PROGRAM	Business Code	531310	239,469.	239,469.		
	c	TRANSFER FEES	Business Code	531310	151,101.	151,101.		
	d	RENTAL	Business Code	531310	144,414.	144,414.		
	e	LEGAL FEES REIMBURSEME	Business Code	531310	137,002.	137,002.		
	f	All other program service revenue	Business Code	531310	90,899.	90,899.		
	g Total. Add lines 2a-2f				1,382,923.			
	Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)			23,550.	23,550.	
4		Income from investment of tax-exempt bond proceeds						
5		Royalties						
6 a		Gross rents	6a	(i) Real				
				(ii) Personal				
b		Less: rental expenses	6b					
c		Rental income or (loss)	6c					
d		Net rental income or (loss)						
7 a		Gross amount from sales of assets other than inventory	7a	(i) Securities				
				(ii) Other				
b		Less: cost or other basis and sales expenses	7b					
c		Gain or (loss)	7c					
d		Net gain or (loss)						
8 a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a						
b	Less: direct expenses	8b						
c	Net income or (loss) from fundraising events							
9 a	Gross income from gaming activities. See Part IV, line 19	9a						
b	Less: direct expenses	9b						
c	Net income or (loss) from gaming activities							
10 a	Gross sales of inventory, less returns and allowances	10a						
b	Less: cost of goods sold	10b						
c	Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a		Business Code					
	b							
	c							
	d	All other revenue						
	e Total. Add lines 11a-11d							
12 Total revenue. See instructions				1,406,473.	1,406,473.	0.	0.	

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INC.**

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Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX X

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	536,155.	536,155.		
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal	145,276.	130,962.	14,314.	
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion	2,206.	2,206.		
13 Office expenses	49,930.		49,930.	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	55,099.	55,099.		
23 Insurance	184,652.	184,652.		
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a CAPITAL IMPROVEMENT	158,457.	158,457.		
b LANDSCAPE & GROUNDS MAI	153,442.	153,442.		
c UTILITIES	79,078.	79,078.		
d MAINTENANCE AND REPAIR	72,628.	72,628.		
e All other expenses <u>See Sch O</u>	231,284.	231,284.		
25 Total functional expenses. Add lines 1 through 24e	1,668,207.	1,603,963.	64,244.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**CLEAR LAKE CITY COMMUNITY ASSOCIATION,
INC.**

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Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year	
Assets	1 Cash - non-interest-bearing	266,275.	1	415,540.	
	2 Savings and temporary cash investments	905,543.	2	454,600.	
	3 Pledges and grants receivable, net		3		
	4 Accounts receivable, net	247,124.	4	284,048.	
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5		
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6		
	7 Notes and loans receivable, net		7		
	8 Inventories for sale or use		8		
	9 Prepaid expenses and deferred charges	24,230.	9	16,543.	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	4,007,081.			
	b Less: accumulated depreciation	1,713,865.			
	11 Investments - publicly traded securities	2,348,315.	10c	2,293,216.	
	12 Investments - other securities. See Part IV, line 11		11		
	13 Investments - program-related. See Part IV, line 11		12		
	14 Intangible assets		13		
	15 Other assets. See Part IV, line 11	0.	14	37,683.	
16 Total assets. Add lines 1 through 15 (must equal line 33)	3,791,487.	15	3,501,630.		
Liabilities	17 Accounts payable and accrued expenses	77,191.	16	58,861.	
	18 Grants payable		17		
	19 Deferred revenue		18		
	20 Tax-exempt bond liabilities		19		
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		20		
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		21		
	23 Secured mortgages and notes payable to unrelated third parties		22		
	24 Unsecured notes and loans payable to unrelated third parties		23		
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	452,658.	24	442,865.	
	26 Total liabilities. Add lines 17 through 25	529,849.	25	501,726.	
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 27, 28, 32, and 33.				
	27 Net assets without donor restrictions		26		
	28 Net assets with donor restrictions		27		
	Organizations that do not follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 29 through 33.				
	29 Capital stock or trust principal, or current funds	0.	28	0.	
	30 Paid-in or capital surplus, or land, building, or equipment fund	0.	29	0.	
	31 Retained earnings, endowment, accumulated income, or other funds	3,261,638.	30	2,999,904.	
	32 Total net assets or fund balances	3,261,638.	31	2,999,904.	
33 Total liabilities and net assets/fund balances	3,791,487.	32	3,501,630.		

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**CLEAR LAKE CITY COMMUNITY ASSOCIATION,
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Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,406,473.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,668,207.
3	Revenue less expenses. Subtract line 2 from line 1	3	-261,734.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	3,261,638.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	2,999,904.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

Form **990** (2023)

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

Employer identification number 74-1468225

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate values, and yes/no questions about donor advisement.

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include purpose(s) of conservation easements, number of easements, and monitoring details.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include reporting requirements for art and historical treasures.

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2023

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____%
 - b Permanent endowment _____%
 - c Term endowment _____%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations? | 3a(i) | |
| (ii) Related organizations? | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,837,308.		1,837,308.
b Buildings		1,176,754.	911,757.	264,997.
c Leasehold improvements				
d Equipment				
e Other		993,019.	802,108.	190,911.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				2,293,216.

**CLEAR LAKE CITY COMMUNITY ASSOCIATION,
INC.**

Schedule D (Form 990) 2023

74-1468225 Page 3

Part VII Investments - Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ASSESSMENTS RECEIVED IN ADVANCE	401,450.
(3) OTHER	3,732.
(4) OPERATING LEASE LIABILITY	37,683.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	442,865.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

Schedule D (Form 990) 2023

**SCHEDULE O
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023
Open to Public
Inspection

Name of the organization

CLEAR LAKE CITY COMMUNITY ASSOCIATION,
INC.

Employer identification number
74-1468225

Form 990, Part VI, Section A, line 6:

THE UNIT OWNERS WHO OWNING LOTS ARE THE MEMBERS OF THE ORGANIZATION.

Form 990, Part VI, Section A, line 7a:

THE MEMBERS HAVE THE POWER TO VOTE FOR THE BOARD MEMBERS.

Form 990, Part VI, Section B, line 11b:

THE TREASURER AND OTHER MEMBERS OF THE BOARD REVIEW THE TAX RETURN
PRIOR TO FILING.

Form 990, Part VI, Section B, Line 12c:

Annually board members are required to sign an affidavit stating whether or
not they have engaged in activities
that would be considered a conflict of interest.

Form 990, Part VI, Section B, Line 15b:

General manager review committee shall review comparative data and make a
recommendation to the board. The board of directors shall review and
approve executive compensation and shall contemporaneously substantiate its
deliberation in the minutes. This shall be at least once annually.

Form 990, Part VI, Section C, Line 19:

Governing documents, conflict of interest policy and financial statements
are available in the office during normal business hours.

Form 990, Part IX, Line 24e, All Other Functional Expenses:

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990) 2023

LHA 332211 11-14-23

Name of the organization	CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.	Employer identification number	74-1468225
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POOL:

Program service expenses	61,049.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	61,049.

ACCOUNTING SOFTWARE:

Program service expenses	38,632.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	38,632.

CONTRACT LABOR:

Program service expenses	31,000.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	31,000.

JANITOR AND SHOP SUPPLIES:

Program service expenses	25,238.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	25,238.

PROGRAMMING AND EVENTS:

Program service expenses	18,155.
Management and general expenses	0.
Fundraising expenses	0.

Name of the organization	CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.	Employer identification number	74-1468225
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Total expenses	18,155.
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EQUIPMENT RENTAL:

Program service expenses	12,614.
--------------------------	---------

Management and general expenses	0.
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Fundraising expenses	0.
----------------------	----

Total expenses	12,614.
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PROFESSIONAL SERVICES:

Program service expenses	12,251.
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Management and general expenses	0.
---------------------------------	----

Fundraising expenses	0.
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Total expenses	12,251.
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BAD DEBT:

Program service expenses	12,008.
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Management and general expenses	0.
---------------------------------	----

Fundraising expenses	0.
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Total expenses	12,008.
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POSTAGE:

Program service expenses	8,188.
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Management and general expenses	0.
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Fundraising expenses	0.
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Total expenses	8,188.
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SECURITY:

Program service expenses	7,694.
--------------------------	--------

Name of the organization	CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.	Employer identification number	74-1468225
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Management and general expenses	0.
Fundraising expenses	0.
Total expenses	7,694.

PROPERTY TAX:

Program service expenses	2,698.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	2,698.

PHONE, PAGER, WEBSITE:

Program service expenses	1,128.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	1,128.

PERMITS, DUES & SUBSCRIPTIONS:

Program service expenses	629.
Management and general expenses	0.
Fundraising expenses	0.
Total expenses	629.

Total Other Expenses on Form 990, Part IX, line 24e, Col A 231,284.

Form 990, Part XII, Line 2c:

THE AUDIT COMMITTEE ASSUMES RESPONSIBILITY FOR OVERSIGHT OF THE AUDIT.

2023 DEPRECIATION AND AMORTIZATION REPORT

FORM 990 Page 10

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
1	LAND	06/30/70	L				1,837,308.				1,837,308.			0.	
2	BUILDING	06/30/70	SL	19.00		16	522,402.				522,402.	522,402.		0.	522,402.
3	BUILDING IMPROVEMENTS	06/30/96	SL	39.00	MM	16	183,140.				183,140.	131,488.		4,696.	136,184.
4	BUILDING IMPROVEMENTS	06/28/02	SL	39.00	MM	16	161,262.				161,262.	140,970.		4,135.	145,105.
5	BUILDING IMPROVEMENTS	04/16/03	SL	39.00	MM	16	143,386.				143,386.	127,217.		3,677.	130,894.
6	BUILDING IMPROVEMENTS	06/30/09	SL	39.00	MM	16	106,662.				106,662.	91,025.		2,735.	93,760.
7	BUILDING IMPROVEMENTS	07/13/16	SL	39.00	MM	16	16,250.				16,250.	3,336.		417.	3,753.
8	BUILDING IMPROVEMENTS	06/30/07	SL	39.00	MM	16	78,665.				78,665.	67,437.		2,017.	69,454.
9	BUILDING IMPROVEMENTS	06/08/96	SL	39.00	MM	16	241,492.				241,492.	237,152.		4,340.	241,492.
10	BUILDING IMPROVEMENTS	06/30/09	SL	39.00	MM	16	97,739.				97,739.	72,222.		2,506.	74,728.
11	BUILDING IMPROVEMENTS	06/30/20	SL	39.00	MM	16	46,438.				46,438.	4,764.		1,191.	5,955.
12	BUILDING IMPROVEMENTS	06/23/21	SL	39.00	MM	16	101,720.				101,720.	7,824.		2,608.	10,432.
13	OFFICE EQUIPMENTS	07/19/18	SL	5.00		16	9,687.				9,687.	9,687.		0.	9,687.
14	OFFICE EQUIPMENTS	03/01/20	SL	5.00		16	615.				615.	492.		123.	615.
15	OFFICE EQUIPMENTS	06/01/21	SL	5.00		16	1,039.				1,039.	624.		208.	832.
16	MICHINERY & EQUIPMENTS	06/15/16	SL	5.00		16	56,306.				56,306.	56,306.		0.	56,306.
17	MICHINERY & EQUIPMENTS	02/28/17	SL	5.00		16	11,283.				11,283.	10,531.		0.	10,531.
18	MICHINERY & EQUIPMENTS	04/15/18	SL	5.00		16	17,187.				17,187.	17,187.		0.	17,187.

32B111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2023 DEPRECIATION AND AMORTIZATION REPORT

Form 990 Page 10

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
19	MICHINERY & EQUIPMENTS	08/16/19	SL	5.00		16	1,768.				1,768.	1,768.		0.	1,768.
20	MICHINERY & EQUIPMENTS	11/23/20	SL	5.00		16	9,055.				9,055.	5,433.		1,811.	7,244.
21	MICHINERY & EQUIPMENTS	03/11/21	SL	5.00		16	53,145.				53,145.	31,887.		10,629.	42,516.
22	MICHINERY & EQUIPMENTS	04/01/22	SL	5.00		16	1,299.				1,299.	325.		260.	585.
23	FURNITURES & FIXTURES	11/17/05	SL	5.00		16	31,703.				31,703.	31,703.		0.	31,703.
24	FURNITURES & FIXTURES	06/04/18	SL	5.00		16	37,923.				37,923.	37,292.		0.	37,292.
25	FURNITURES & FIXTURES	08/20/19	SL	5.00		16	1,012.				1,012.	809.		203.	1,012.
26	FURNITURES & FIXTURES	04/01/21	SL	5.00		16	146.				146.	87.		29.	116.
27	RECREATION EQUIPMENT	07/16/15	SL	5.00		16	41,181.				41,181.	41,181.		0.	41,181.
28	RECREATION EQUIPMENT	07/10/19	SL	5.00		16	1,182.				1,182.	945.		237.	1,182.
29	RECREATION EQUIPMENT	12/06/18	SL	5.00		16	2,590.				2,590.	2,590.		0.	2,590.
30	RECREATION EQUIPMENT	04/01/20	SL	5.00		16	432.				432.	345.		87.	432.
31	MACHINERY & EQUIPMENT	07/01/22	SL	5.00		16	2,399.				2,399.	480.		480.	960.
32	NEW 4" PLUMBING LINE OUTSIDE CD ROOM	12/19/22	SL	15.00		16	12,500.				12,500.	417.		833.	1,250.
33	PRIMO AIR-GYM HVAC PARTIAL PAYMENT	04/05/23	SL	15.00		16	104,600.				104,600.	1,743.		6,973.	8,716.
34	DIAMOND BRITE POOL PLASTER: SLIDE, DIVE, LAP POOL	04/13/23	SL	15.00		16	61,040.				61,040.	1,017.		4,069.	5,086.
35	INDOOR POOL DECK REMODEL AND PAINT	05/01/23	SL	15.00		16	7,200.				7,200.	80.		480.	560.
36	RUUD HVAC SYSTEM FOR FITNESS ROOM AND MENS LR	06/26/23	SL	15.00		16	5,325.				5,325.			355.	355.

328111 04-01-23

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

