



Clearwood Community Association

Accounting Manager's Report

By Jennifer Spidle, CPA

Owner of Spidle Office Solutions

As of 10/31/2025

Collections: 79% through October 31, 2025 and 80% this time last year. This accounts for fully funding reserves at 100%.

2026 Budget: Ratified at the Annual General Meeting.

2024 Financial Audit: Complete.

Reserve Study: The 2026 reserve study is with the Association and waiting my review and comment prior to finalization.

Other:

- Ran regular payroll.
 - Internally audited payroll deductions to ensure accuracy.
- Association liability insurance renewed higher than expected. The impact to the 2025 operating/water budget is a total of \$6,800 more than what was budgeted for the insurance line item.
- Met weekly with Racheal regarding Clearwood.
- Contacted bank to setup \$300k 6 month CD. \$1,000,000 1 year CD. To stop the 07/31/2025 CD from rolling over.
- Prepared month end closing entries & reports.
- Bank statements through 09/30/2025 are reconciled.