

**Clearwood Community Association
Reserve Cash Balance and Activity**

**Clearwood Community Association
Reserve Cash Balance & Activity
10 Months Actual, 2 Months Projected**

**Year
2025**

UNAUDITED

Cash at 12/31/2024
Income
Assessments Income
Impact Fees Received
Sale of old asset
Interest Income
Admin Building- Ops to Water Reserve Transfer (04.26.25)
Total Cash Received
Expenditures
Capital Expenditures
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE
97024.03 CHLORINE GENERATION SYSTEM
98024.03 DESIGN ADMIN BLDG
98025.00 PM SALARY ("24 AGM/\$61,792)
98025.02 JOHN DEERE TRACTOR (03.22) - completed
98025.04 Admin Building (04.26 \$3mil) **Construction in 2026**
98025.05 MAJOR GATE REPAIR (04.26, \$11,698)
98025.1 LONGMIRE MAILBOXES - completed
9820.1 EMERGENCY CAPITAL CONTINGENCY
GENERAL- 10 YEAR ROADS & WATER PLAN (10RWP)
98024.04 2025 ROAD WATER DESIGN (10.26)
Subtotal 2025 Expenditures
Total Cash Expensed
Net Available Cash at 10/31/2025
Balance Sheet Balance at 10/31/2025 <i>before</i> transfer

General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
\$ 1,400,895	\$ 82,921	\$ 56,296	60	\$ 1,540,172
998,201	22,764		672,359	1,693,324
		48,000		48,000
3,000				3,000
31,204	114	299	2,830	34,447
			1,300,000	1,300,000
1,032,405	22,878	48,299	1,975,189	\$ 3,078,771
				-
			(2,166)	(2,166)
			(189,184)	(189,184)
(65,444)				(65,444)
(32,540)				(32,540)
(37,692)				
(91,558)				(91,558)
(16,591)				
(27,792)				(27,792)
(1,625)				(1,625)
				-
(63,769)				(63,769)
(337,011)	-	-	(191,350)	(474,078)
\$ (337,011)	\$ -	\$ -	\$ (191,350)	\$ (528,361)
\$ 2,096,289	\$ 105,799	\$ 104,595	\$ 1,783,899	\$ 4,090,582
2,180,191	105,799	92,595	1,783,899	4,162,484

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Financial Transfer Resolution 2025-11-01

Projected Income - Budgeted from Assessments

Obligated Expenses

- 97022 WELLS 1/2 TO WELLS 6/7 INTERFACE
- 97024.03 CHLORINE GENERATION SYSTEM
- 98023.9 ADMIN OFFICE SEPTIC/ CONCEPTUAL DESIGN (06.24)
- 98024.03 DESIGN ADMIN BLDG
- 98025.00 PM SALARY ('24 AGM/\$61,792)
- 98025.04 Admin Building (04.26 \$3mil) **Construction in 2026**
- 98025.05 MAJOR GATE REPAIR (04.26, \$11,698)
- 9820.1 EMERGENCY CAPITAL CONTINGENCY

GENERAL- 10 YEAR ROADS & WATER PLAN (10RWP)

98024.04 2025 ROAD WATER DESIGN (10.26)

Subtotal Net Projected Cash In (Cash Out)
Subtotal Projected Usable Cash w/ APPROVED Obligated Expenses at 12/31/2025

General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
(83,902)	-	12,000	-	(71,902)
-	-		-	-
			(141,945)	(141,945)
			(49,890)	(49,890)
(27,656)				(27,656)
(76,242)				(76,242)
(29,252)				(29,252)
(1,608,442)			(1,300,000)	(2,908,442)
-				-
(8,376)				(8,376)
				-
(79,448)				(79,448)
(1,829,416)	-	-	(1,491,835)	\$ (3,321,251)
\$ 266,873	\$ 105,799	\$ 104,595	\$ 292,064	\$ 769,331