

Clearwood Community Association
Reserve Cash Balance and Activity

Clearwood Community Association
Reserve Cash Balance & Activity
12 Months Actual

**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 12/31/2025
Balance Sheet Balance at 12/31/2025 before 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
		58,823		58,823
3,000				3,000
33,655	164	332	5,116	39,267
			1,300,000	1,300,000
1,034,856	22,928	59,155	1,977,475	\$ 3,094,414
				-
			(55,241)	(55,241)
			(195,432)	(195,432)
-				-
-				-
(37,692)				
(177,341)				(177,341)
(12,014)				
(29,744)				(29,744)
-				-
				-
(75,483)				(75,483)
(332,274)	-	-	(250,673)	(533,241)
\$ (332,274)	\$ -	\$ -	\$ (250,673)	\$ (582,947)
\$ 2,103,477	\$ 105,849	\$ 115,451	\$ 1,726,862	\$ 4,051,639
2,182,642	103,862	92,628	1,786,185	4,165,317

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Financial Transfer Resolution 2026-01-01
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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
(79,165)	1,987	22,823	(59,323)	(113,678)
-	-		-	-
			(88,870)	(88,870)
			(43,642)	(43,642)
-				-
-				-
-				-
(1,664,345)			(1,300,000)	(2,964,345)
-				-
-				-
				-
(67,734)				(67,734)
(1,732,079)	-	-	(1,432,512)	\$ (3,164,591)
\$ 371,398	\$ 105,849	\$ 115,451	\$ 294,350	\$ 887,048