



Clearwood Community Association

Accounting Manager's Report

By Jennifer Heiner, CPA

Owner of Spidle Office Solutions

Collections

As of 04/30/2026, collections are at 69%, compared to 72% for the same period in 2025.

2027 Budget

Work has also begun on 2027 capital planning. Meetings with Finance Committee members and management to review, rank, and prioritize capital asset projects over the next three years have begun. While the operating and capital budgets are prepared annually, capital planning requires a multi-year approach to ensure proper forecasting and funding of long-term projects.

2025 Financial Audit

The audit has not yet been scheduled.

2026 Off-Site Reserve Study

The reserve study has not yet been scheduled.

Other Activities

Processed regular payroll.

Conducted an internal audit of payroll deductions to ensure accuracy.

Held weekly meetings with the General Manager regarding Clearwood operations.

Prepared month-end closing entries and financial reports.

Completed bank reconciliations through 04/30/2026.

CD needs to be reevaluated to be in compliance with FDIC per the bank.