

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

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Reserve Cash Balance & Activity**

**4 Months Actual; 8 Months Projected**

**Year  
2026**

UNAUDITED

	General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
<b>Cash at 12/31/2025</b>	<b>\$ 2,103,477</b>	<b>\$ 105,849</b>	<b>\$ 115,451</b>	<b>1,726,862</b>	<b>\$ 4,051,639</b>
<b>Income</b>					
Assessments Income	706,962	16,105		476,370	1,199,437
Impact Fees Received			6,000		6,000
Interest Income	3,257	71	55	3,090	6,473
<b>Total Cash Received</b>	<b>710,219</b>	<b>16,176</b>	<b>6,055</b>	<b>479,460</b>	<b>\$ 1,211,910</b>
<b>Expenditures</b>					
<b>Capital Expenditures</b>					
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE				(10,570)	(10,570)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026	(3,192)			(3,192)	(6,383)
98026 PM SALARY (2025 AGM/ \$80,793)	(26,931)				(26,931)
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)	(6,956)				(6,956)
98026.03 SPA HEATER- NEW (02.28 \$10,734)	(4,879)				
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 \$5,976)	(5,383)				
98026.05 BLUE LAKE CT MAILBOXES (04.25 \$29,182)	(25,503)				
<b>GENERAL- ROADS &amp; WATER PLAN (RWP)</b>					
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	(12,684)				(12,684)
<b>Subtotal 2026 Expenditures</b>	<b>(85,528)</b>	<b>-</b>	<b>-</b>	<b>(13,762)</b>	<b>(63,524)</b>
<b>Total Cash Expensed</b>	<b>\$ (85,528)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (13,762)</b>	<b>\$ (99,289)</b>
<b>Net Available Cash at 04/30/2026</b>	<b>\$ 2,728,169</b>	<b>\$ 122,025</b>	<b>\$ 121,506</b>	<b>\$ 2,192,561</b>	<b>\$ 5,164,260</b>
Balance Sheet Balance at 04/30/2026 <i>before</i> transfer	2,636,954	119,032	121,506	2,104,187	4,981,679
Financial Transfer Resolution 2026-05-01	91,215	2,993	-	88,374	182,581
<b>Projected Income - Budgeted from Assessments</b>	<b>320,399</b>	<b>7,292</b>		<b>215,656</b>	<b>543,347</b>

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**Obligated Expenses**

97022 WELLS 1/2 TO WELLS 6/7 INTERFACE
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 \$248,573)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026
98026 PM SALARY (2025 AGM/ \$80,793)
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)
98026.03 SPA HEATER- NEW (02.28 \$10,734)
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 \$5,976)
98026.05 BLUE LAKE CT MAILBOXES (04.25 \$29,182)
9820.1 EMERGENCY CAPITAL CONTINGENCY (01.25 \$10k)
<b>GENERAL- ROADS &amp; WATER PLAN (RWP)</b>
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)
98026.01 2026 BLUEWATER CONST. (01.24 \$1,971,601.50)

General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
				-
			(84,548)	
			(49,890)	(49,890)
(79,309)			(79,309)	(158,617)
(53,862)				(53,862)
0				0
(5,855)				(5,855)
(593)				(593)
(3,679)				
(10,000)				(10,000)
				-
(62,799)				(62,799)
(1,971,602)				(1,971,602)
<b>(1,867,299)</b>	<b>7,292</b>	<b>-</b>	<b>1,910</b>	<b>\$ (1,858,097)</b>
<b>\$ 860,870</b>	<b>\$ 129,317</b>	<b>\$ 121,506</b>	<b>\$ 2,194,470</b>	<b>\$ 3,306,163</b>

<b>Subtotal Net Projected Cash In (Cash Out)</b>
<b>Subtotal Projected Usable Cash w/ APPROVED Obligated Expenses at 12/31/2026</b>

2027 Projected Assessment Income @ 2026 Rates
98025.04 ADMIN BUILDING- Construction
<b>Projected Year End 2027 Usable Cash</b>

1,027,361	23,397		692,026	1,742,784
(1,428,358)			(1,470,858)	(2,899,215)
<b>\$ 459,873</b>	<b>\$ 152,714</b>	<b>\$ 121,506</b>	<b>\$ 1,415,638</b>	<b>\$ 2,149,731</b>