

Clearwood Community Association

Accounting Manager's Report

By Jennifer Heiner, CPA

Owner of Spidle Office Solutions

Collections

As of 06/30/2026, collections are at 75.1%, compared to 79.5% for the same period in 2025.

2027 Budget

2027 capital planning completed and presented to the Finance Committee and the Board of Directors. Meetings with Finance Committee members and management concluded to review, rank, and prioritize capital asset projects over the next three years.

Operating budget draft presented at June finance committee and Board meetings.

2025 Financial Audit

Engagement letter has been signed. Information requested by auditor sent to auditor.

2026 Off-Site Reserve Study

Engagement letter was approved and signed in previous board year for a 3-year contract. All information requested by reserve consultant has been sent to reserve consultant.

Other Activities

Processed regular payroll.

Held weekly meetings with the General Manager regarding Clearwood operations.

Prepared month-end closing entries and financial reports.

Completed bank reconciliations through 06/30/2026.

Working to resolve payroll tax issue with PFML.