Clearwood Community Association
Reserve Cash Balance and Activity

Clearwood Community Association
Reserve Cash Balance & Activity
6 Months Actual; 6 Months Projected

Year 2026

UNAUDITED

	General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
Cash at 12/31/2025	**$ 2,103,477**	**$ 105,849**	**$ 115,451**	**1,726,862**	**$ 4,051,639**
Income					
Assessments Income	771,906	17,586		520,086	1,309,578
Impact Fees Received			12,000		12,000
Interest Income	14,254	113	99	4,771	19,237
Total Cash Received	**786,160**	**17,699**	**12,099**	**524,857**	**$ 1,340,815**
Expenditures					
Capital Expenditures					-
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE				(12,606)	(12,606)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026	(6,653)			(6,653)	(13,305)
98026 PM SALARY (2025 AGM/ $80,793)	(40,397)				(40,397)
98026.02 BACK GATE MAJOR REPAIR (01.24 $6,955.84) (COMPLETE)	(6,956)				(6,956)
98026.03 SPA HEATER- NEW (02.28 $10,734) (COMPLETE)	(9,325)				
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 $5,976) (COMPLETE)	(5,383)				
98026.05 BLUE LAKE CT MAILBOXES (04.25 $29,182) (COMPLETE)	(25,503)				
GENERAL- ROADS & WATER PLAN (RWP)					-
98024.04 2025 DESIGN BLUEWATER (10.26 $146,135)	(16,028)				(16,028)
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)	(936,317)				(936,317)
Subtotal 2026 Expenditures	**(1,046,562)**	**-**	**-**	**(19,259)**	**(1,025,609)**
Total Cash Expensed	**$ (1,046,562)**	**$ -**	**$ -**	**$ (19,259)**	**$ (1,065,820)**
Net Available Cash at 06/30/2026	**$ 1,843,076**	**$ 123,548**	**$ 127,550**	**$ 2,232,461**	$ 4,326,634
Balance Sheet Balance at 06/30/2026 *before* transfer	2,123,276	122,068	121,550	2,194,242	4,561,136
Financial Transfer Resolution 2026-07-01	(280,201)	1,480	6,000	38,219	(234,502)

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6 Months Actual; 6 Months Projected

Year 2026

UNAUDITED

	General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
Projected Income - Budgeted from Assessments	255,455	5,811		171,940	433,206
Obligated Expenses					-
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE				(82,512)	
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 $248,573)				(49,890)	(49,890)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026	(75,848)			(75,848)	(151,695)
98026 PM SALARY (2025 AGM/ $80,793)	(40,396)				(40,396)
9820.1 EMERGENCY CAPITAL CONTINGENCY (01.25 $10k)	(10,000)				(10,000)
GENERAL- ROADS & WATER PLAN (RWP)					-
98024.04 2025 DESIGN BLUEWATER (10.26 $146,135)	(59,455)				(59,455)
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)	(1,035,285)				(1,035,285)
Subtotal Net Projected Cash In (Cash Out)	**(965,528)**	**5,811**	**-**	**(36,310)**	$ (996,027)
Subtotal Projected Usable Cash w/ APPROVED Obligated Expenses at 12/31/2026	**$ 877,548**	**$ 129,359**	**$ 127,550**	**$ 2,196,151**	$ 3,330,608
2027 Projected Assessment Income @ 2026 Rates	1,027,361	23,397		692,026	1,742,784
98025.04 ADMIN BUILDING- Construction	(1,428,358)			(1,470,858)	(2,899,215)
Projected Year End 2027 Usable Cash	**$ 476,551**	**$ 152,756**	**$ 127,550**	**$ 1,417,319**	**$ 2,174,176**