Clearwood Community Association
Reserve Cash Balance & Activity
5 Months Actual; 7 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	740,784	16,876		499,136	1,256,796
Impact Fees Received			12,000		12,000
Interest Income	13,637	93	79	3,928	17,737
Total Cash Received	**754,421**	**16,969**	**12,079**	**503,064**	**$ 1,286,533**
Expenditures					
Capital Expenditures					-
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE				(10,570)	(10,570)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026	(5,456)			(5,456)	(10,912)
98026 PM SALARY (2025 AGM/ $80,793)	(33,664)				(33,664)
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 $1,971,601.50)	(324,772)				(324,772)
Subtotal 2026 Expenditures	**(427,087)**	**-**	**-**	**(16,026)**	**(402,902)**
Total Cash Expensed	**$ (427,087)**	**$ -**	**$ -**	**$ (16,026)**	**$ (443,113)**
Net Available Cash at 05/31/2026	**$ 2,430,811**	**$ 122,818**	**$ 127,530**	**$ 2,213,900**	$ 4,895,059
Balance Sheet Balance at 05/31/2026 *before* transfer	2,738,548	122,047	121,530	2,193,399	5,175,524
Financial Transfer Resolution 2026-06-01	(307,737)	771	6,000	20,501	(280,465)

Clearwood Community Association
Reserve Cash Balance & Activity
5 Months Actual; 7 Months Projected

Year 2026

UNAUDITED

	General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
Projected Income - Budgeted from Assessments	286,577	6,521		192,890	485,988
Obligated Expenses					-
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE				(84,548)	
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 $248,573)				(49,890)	(49,890)
98025.04 ADMIN BUILDING- DESIGN & PERMITTING 2026	(77,044)			(77,044)	(154,088)
98026 PM SALARY (2025 AGM/ $80,793)	(47,129)				(47,129)
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)	(1,646,830)				(1,646,830)
Subtotal Net Projected Cash In (Cash Out)	**(1,553,881)**	**6,521**	**-**	**(18,592)**	$ (1,565,952)
Subtotal Projected Usable Cash w/ APPROVED Obligated Expenses at 12/31/2026	**$ 876,931**	**$ 129,339**	**$ 127,530**	**$ 2,195,308**	$ 3,329,108

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	**$ 475,934**	**$ 152,736**	**$ 127,530**	**$ 1,416,476**	**$ 2,172,676**