Clearwood Community Association

Accounting Manager's Report

By Jennifer Heiner, CPA

Owner of Spidle Office Solutions

Collections

As of 10/31/2026, collections are at 88% collections for operations compared to 92% this time last year. Collections are less when taking into account all assessments, including uncollected reserves, future reserves, and water reserves; 69% collections compared to 79% this time last year. While collections are down over the prior year corresponding expenditures are also down and the Association remains within budget through October 31, 2026. There was a vacancy in an office position for a good portion of 2026 negatively impacting collections. All assessments are billed in January; the collections percentage will continue to increase as we get closer to year end.

2027 Budget

The 2027 Budget has been ratified by the membership at the Annual General Meeting held November 7, 2026. I was on-site for the Annual General Meeting at ballot counting.

2025 Financial Audit

The lead auditor, Dan Motensen, CPA, CFE, CGMA, presented the 2025 Financial Audit at the Annual General Meeting. The 2025 Financial Audit was issued an unqualified audit opinion. This is a positive assessment from an auditor. It means that the Association's financial statements are accurate and reliable, without any significant issues or concerns and without any fraudulent activity.

2027 Off-Site Reserve Study

Completed. Posted on CCA's website.

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 10/31/2026.