Clearwood Community Association
Reserve Cash Balance & Activity
10 Months Actual; 2 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	1,027,361	23,397		692,026	1,742,784
Impact Fees Received			24,000		24,000
Interest Income	16,535	198	185	8,001	24,919
Total Cash Received	**1,043,896**	**23,595**	**24,185**	**700,027**	**$ 1,791,703**
Expenditures					
Capital Expenditures					-
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE (COMPLETE)				(95,100)	(95,100)
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 $248,573)				-	-
98025.04 FRONT GATE AREA PROJECT- DESIGN & PERMITTING 2026	(4,914)			(4,774)	(9,688)
98026 PROJECT MANAGEMENT (2025 AGM/ $80,793)	(67,328)				(67,328)
98026.07 REICHEL & SUNSET SEPTIC ESTIMATE (07.25 $7,200)	(1,992)				
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)				(9,325)
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 $5,976) (COMPLETE)	(5,383)				(5,383)
98026.05 BLUE LAKE CT MAILBOXES (04.25 $29,182) (COMPLETE)	(25,503)				(25,503)
GENERAL- ROADS & WATER PLAN (RWP)					-
98024.04 2025 DESIGN BLUEWATER (10.26 $146,135)	(8,014)			(8,014)	(16,028)
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)	(939,582)			(934,806)	(1,874,388)
98026.06 2026 RAMPART DESIGN WATER/ROAD (07.25 $155,750)	(2,430)			(2,430)	(4,860)
Subtotal 2026 Expenditures	**(1,071,427)**	**-**	**-**	**(1,045,124)**	**(2,114,559)**
Total Cash Expensed	**$ (1,071,427)**	**$ -**	**$ -**	**$ (1,045,124)**	**$ (2,116,551)**

Clearwood Community Association
Reserve Cash Balance & Activity
10 Months Actual; 2 Months Projected

Year 2026

UNAUDITED

	General Reserves	Future Reserves	Impact Fees	Water Reserves	Grand Total Reserve Funds
Net Available Cash at 10/31/2026	**$ 2,075,946**	**$ 129,444**	**$ 139,636**	**$ 1,381,765**	$ 3,726,791
Statement of Financial Position at 10/31/2026 *before* transfer	2,089,708	129,444	139,636	1,381,107	3,739,895
Financial Transfer Resolution 2026-11-01	(13,762)	-	-	658	(13,104)
Projected Income - Budgeted from Assessments	-	-		-	-
Obligated Expenses					-
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 $248,573)				(49,890)	(49,890)
98025.04 FRONT GATE AREA PROJECT- DESIGN & PERMITTING 2026	(77,586)			(77,726)	(155,312)
98026 PROJECT MANAGEMENT (2025 AGM/ $80,793)	(13,465)				(13,465)
98026.07 REICHEL & SUNSET SEPTIC ESTIMATE (07.25 $7,200)	(5,208)				
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)	(29,908)			(29,908)	(59,816)
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)	(46,219)			(50,995)	(97,214)
98026.06 2026 RAMPART DESIGN WATER/ROAD (07.25 $155,750)	(75,445)			(75,445)	(150,890)
Subtotal Net Projected Cash In (Cash Out)	**(257,831)**	**-**	**-**	**(283,964)**	$ (541,795)
Subtotal Projected Usable Cash w/ APPROVED Obligated Expenses at 12/31/2026	**$ 1,818,115**	**$ 129,444**	**$ 139,636**	**$ 1,097,801**	$ 3,184,996
2027 Projected Assessment Income @ 2027 Rates	1,059,339	24,390		713,001	1,796,730
98025.04 FRONT GATE AREA PROJECT- Construction	(1,470,858)			(1,470,858)	(2,941,715)
Projected Year End 2027 Usable Cash	**$ 1,406,596**	**$ 153,834**	**$ 139,636**	**$ 339,944**	**$ 2,040,011**