

## CWC HOA Jan 1 to Mar 31, 2026 Financials

| OPERATING REVENUE                         | 2025 Actual        | 2026 Est Budget    | 2026 Actual        |
|-------------------------------------------|--------------------|--------------------|--------------------|
| HOA Dues (collected in January) \$465/lot | \$24,000.00        | \$30,225.00        | \$30,225.00        |
| Dues Interest Earned                      | \$1,195.40         | \$850.00           | \$289.42           |
| HOA Roads Assessment (collected in July)  | \$32,500.00        | \$32,500.00        | \$500.00           |
| Roads Loan Payments From CWC Lot Owners   | \$3,354.18         | \$2,365.13         | \$989.05           |
| Roads Interest Earned                     | \$2,237.85         | \$850.00           | \$36.69            |
| <b>Operating Revenue Total</b>            | <b>\$63,287.43</b> | <b>\$66,790.13</b> | <b>\$32,040.16</b> |

| OPERATING EXPENSES                               | 2025 Actual         | 2026 Est Budget    | 2026 Actual        |
|--------------------------------------------------|---------------------|--------------------|--------------------|
| Electricity                                      | \$435.21            | \$445.00           | \$106.95           |
| Insurance                                        | \$929.00            | \$2,000.00         | \$1,008.00         |
| Taxes                                            | \$82.76             | \$85.00            | \$8.80             |
| Legal (covenant enforcement)                     | \$0.00              | \$5,000.00         | \$0.00             |
| Website                                          | \$800.00            | \$400.00           | \$0.00             |
| Mulch, Landscaping Materials, Mowing, Fertilizer | \$6,829.97          | \$6,500.00         | \$0.00             |
| Signage Purchase, Repair                         | \$130.72            | \$125.00           | \$64.95            |
| Snow Removal                                     | \$0.00              | \$7,000.00         | \$0.00             |
| Annual Meeting Rental, Food, Printing, etc       | \$725.42            | \$775.00           | \$0.00             |
| Postage, Envelopes, PO Box                       | \$110.06            | \$115.00           | \$0.00             |
| Quickbooks                                       | \$438.00            | \$374.83           | \$374.83           |
| Road Maintenance                                 | \$15,892.45         | \$45,000.00        | \$0.00             |
| Legal (lawsuit representation)                   | \$25,159.54         | \$0.00             | \$0.00             |
| Lawsuit Settlement                               | \$100,000.00        | \$0.00             | \$0.00             |
| Roads Loan Principle Paid                        | \$4,228.57          | \$5,332.10         | \$13,801.42        |
| Roads Loan Interest Paid                         | \$746.67            | \$518.86           | \$31.05            |
| <b>Operating Expense Total</b>                   | <b>\$156,508.37</b> | <b>\$73,670.79</b> | <b>\$15,396.00</b> |

|                   |                     |                    |                    |
|-------------------|---------------------|--------------------|--------------------|
| <b>NET INCOME</b> | <b>-\$93,220.94</b> | <b>-\$6,880.66</b> | <b>\$16,644.16</b> |
|-------------------|---------------------|--------------------|--------------------|

| CWC HOA ASSETS                | 2025 Actual        | 2026 Est EOY       | 2026 Actual        |
|-------------------------------|--------------------|--------------------|--------------------|
| CWC HOA Assets (cash in bank) | \$35,043.69        | \$30,964.31        | \$51,687.85        |
| <b>CWC HOA Total Assets</b>   | <b>\$35,043.69</b> | <b>\$30,964.31</b> | <b>\$51,687.85</b> |

| CWC HOA LIABILITIES              | 2025 Actual        | 2026 Actual   |
|----------------------------------|--------------------|---------------|
| Roads Project Loan               | \$13,801.42        | \$0.00        |
| <b>CWC HOA Total Liabilities</b> | <b>\$13,801.42</b> | <b>\$0.00</b> |

### Cash in Bank DEPOSIT ACCOUNTS

|                 | ACCOUNT NAME             | ACCOUNT NUMBER | ACCOUNT GROUP | CURRENT BALANCE    | AVAILABLE BALANCE |
|-----------------|--------------------------|----------------|---------------|--------------------|-------------------|
| Checking        | <u>Community Service</u> | x1208          |               | \$704.85           | \$5,756.88        |
|                 | <u>Money Market</u>      | x0815          |               | \$5,052.03         | \$5,052.03        |
| Roads Dues      | <u>Money Market</u>      | x0816          |               | \$45,930.97        | \$45,930.97       |
| General Dues    | <u>Basic Savings</u>     | x0820          |               | \$0.00             | \$0.00            |
| General Savings | <b>TOTAL BALANCE</b>     |                |               | <b>\$51,687.85</b> |                   |

### LOAN ACCOUNTS

|            | ACCOUNT NAME            | ACCOUNT NUMBER | ACCOUNT GROUP | NEXT PAYMENT AMOUNT | NEXT PAYMENT DUE DATE | INTEREST RATE | CURRENT BALANCE |
|------------|-------------------------|----------------|---------------|---------------------|-----------------------|---------------|-----------------|
| Roads Loan | <u>INSTALLMENT LOAN</u> | x8972          |               | \$0.00              |                       | 4.50%         | \$0.00          |
|            | <b>TOTAL BALANCE</b>    |                |               | <b>\$0.00</b>       |                       |               | <b>\$0.00</b>   |