

CWC HOA Jan 1 to May 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	\$510.80
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	\$54.61
Operating Revenue Total	\$63,287.43	\$66,790.13	\$32,279.46

July income will be \$32,000

OPERATING EXPENSES	2025 Actual	2026 Est Budget	2026 Actual
Electricity	\$435.21	\$445.00	\$178.14
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	\$575.00
Signage Purchase, Repair	\$130.72	\$125.00	\$141.20
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, Bank Fees	\$110.06	\$115.00	\$30.00
Quickbooks	\$438.00	\$374.83	\$374.83
Road Maintenance	\$15,892.45	\$45,000.00	\$12,000.00
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
Operating Expense Total	\$156,508.37	\$73,670.79	\$28,148.44

\$28,889 June expenses

\$765 Wulf (mowing, fertilizing)

\$36 OPPD

\$28,000 Asphalt Specialists (road sealing)

\$88 PO Box annual fee

NET INCOME	-\$93,220.94	-\$6,880.66	\$4,131.02
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CWC HOA ASSETS	2025 Actual	2026 Est EOY	2026 Actual
CWC HOA Assets (cash in bank)	\$35,043.69	\$30,964.31	\$38,409.71
CWC HOA Total Assets	\$35,043.69	\$30,964.31	\$38,409.71

\$9,520.71 after June expenses

CWC HOA LIABILITIES	2025 Actual	2026 Actual
Roads Project Loan	\$13,801.42	\$0.00
CWC HOA Total Liabilities	\$13,801.42	\$0.00

Cash in Bank

DEPOSIT ACCOUNTS

	ACCOUNT NAME	ACCOUNT NUMBER	ACCOUNT GROUP	CURRENT BALANCE	AVAILABLE BALANCE	
Checking	<u>Community Service</u>	x1208		\$1,751.93	\$1,757.36	📄🔍💰
Roads Dues	<u>Money Market</u>	x0815		\$5.43	\$5.43	📄🔍💰
General Dues	<u>Money Market</u>	x0816		\$36,652.35	\$36,652.35	📄🔍💰
General Savings	<u>Basic Savings</u>	x0820		\$0.00	\$0.00	📄🔍💰
	TOTAL BALANCE			\$38,409.71		

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	📄🔍💰
	TOTAL BALANCE			\$0.00			\$0.00	