

Clearwood Community Association
 Budget Overview: FY_2023 - FY23 P&L Classes
 January - December 2023

	OPERATIONS	ADMINISTRATION	MAINTENANCE	OTHER/MISC	POOL	SECURITY	TOTAL OPERATIONS	RESERVES	FUTURE RESERVES	IMPACT FEES	TOTAL RESERVES	WATER RESERVES	WATER SYSTEM	TOTAL
Income														
40000 ASSESSMENT INCOME														\$0.00
40023 OPERATIONS ASSMT 2023	1,015,681.00						1,015,681.00							\$1,015,681.00
40020.1 UNCOLL OPS ASSMT 2023	-101,568.00						-101,568.00							\$ -101,568.00
Total 40023 OPERATIONS ASSMT 2023	914,113.00						914,113.00							\$914,113.00
42023 GEN RESV ASSMT 2023								940,804.00			940,804.00			\$940,804.00
42020.1 UNCOLL GEN RSV 2023								0.00			0.00			\$0.00
Total 42023 GEN RESV ASSMT 2023								940,804.00			940,804.00			\$940,804.00
43023 FUTURE RSV ASSMT 2023									21,626.00		21,626.00			\$21,626.00
43000.1 UNCOLL FUTURE RESV ASSMT 23									0.00		0.00			\$0.00
Total 43023 FUTURE RSV ASSMT 2023									21,626.00		21,626.00			\$21,626.00
45023 WATER RSV ASSMT 2023												633,490.00		\$633,490.00
45020.1 UNCOLL WATER RSV ASSMT 2023												0.00		\$0.00
Total 45023 WATER RSV ASSMT 2023												633,490.00		\$633,490.00
Total 40000 ASSESSMENT INCOME	914,113.00						914,113.00	940,804.00	21,626.00		962,430.00	633,490.00		\$2,510,033.00
41001 CREDIT CARD INCOME	17,000.00						17,000.00							\$17,000.00
41003 FEES														\$0.00
41003.2 LIENS	2,500.00						2,500.00							\$2,500.00
41003.3 RENTERS FEES	19,500.00						19,500.00							\$19,500.00
41003.4 TRANSFER FEES	31,750.00						31,750.00							\$31,750.00
41003.5 OTHER FEES	1,000.00						1,000.00							\$1,000.00
Total 41003 FEES	54,750.00						54,750.00							\$54,750.00
41004 FINES	8,000.00						8,000.00							\$8,000.00
41006 GATE CARD INCOME	8,000.00						8,000.00							\$8,000.00
41007 MAILBOX INCOME	2,500.00						2,500.00							\$2,500.00
41008 MISC/WOOD INCOME	1,500.00						1,500.00							\$1,500.00
41009 INTEREST INCOME	1,000.00						1,000.00							\$1,000.00
41103 ACC INCOME	5,600.00						5,600.00							\$5,600.00
44000 IMPACT FEES										30,000.00	30,000.00			\$30,000.00
45001 WATER CONSUMPTION RATE													187,919.00	\$187,919.00
45001.1 UNCOLL WATER CONSUMP RATE													-13,154.00	\$ -13,154.00
Total 45001 WATER CONSUMPTION RATE													174,765.00	\$174,765.00
45120 WATER SERVICE FEE													195,391.00	\$195,391.00
45120.1 UNCOLL WATER SERVICE FEE													-13,677.00	\$ -13,677.00
Total 45120 WATER SERVICE FEE													181,714.00	\$181,714.00
49020 ALLOCATED INCOME WATER	-74,571.00						-74,571.00						74,571.00	\$0.00
Total Income	\$937,892.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$937,892.00	\$940,804.00	\$21,626.00	\$30,000.00	\$992,430.00	\$633,490.00	\$431,050.00	\$2,994,862.00
GROSS PROFIT	\$937,892.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$937,892.00	\$940,804.00	\$21,626.00	\$30,000.00	\$992,430.00	\$633,490.00	\$431,050.00	\$2,994,862.00
Expenses														
60007 ADMINISTRATION EXPENSES														\$0.00
61007 BOARD EXPENSE		1,250.00					1,250.00							\$1,250.00
61012 CONTINGENCY/MISCELLANEOUS		1,400.00					1,400.00							\$1,400.00
61012.1 GM CONTINGENCY		3,000.00					3,000.00							\$3,000.00
61015 DUES AND SUBSCRIPTIONS		13,667.00			1,500.00		15,167.00					780.00		\$15,947.00
61040 PRINTING & COPYING		2,730.00					2,730.00					3,205.00		\$5,935.00
61045 POSTAGE		4,621.00					4,621.00					3,525.00		\$8,146.00
61066 TRAINING EXPENSE		700.00	1,810.00		1,272.00		3,782.00					1,100.00		\$4,882.00
61070 MILEAGE REIMBURSEMENT		200.00					200.00							\$200.00
65016 LEASE/RENT EXPENSE		5,181.00		2,795.00			7,976.00							\$7,976.00
Total 60007 ADMINISTRATION EXPENSES		32,749.00	1,810.00	2,795.00	2,772.00		40,126.00						8,610.00	\$48,736.00
61000 PROFESSIONAL SERVICES														\$0.00
61000.3 LEGAL EXPENSE		35,000.00					35,000.00							\$35,000.00
61011 COMPUTER SUPPORT SERVICES		11,862.00					11,862.00							\$11,862.00
63010 DEPUTY SHERIFF STIPEND						20,000.00	20,000.00							\$20,000.00
Total 61000 PROFESSIONAL SERVICES		46,862.00				20,000.00	66,862.00							\$66,862.00
61006 BANK FEES		1,000.00					1,000.00							\$1,000.00
61004 CREDIT CARD FEE EXPENSE		17,000.00					17,000.00							\$17,000.00
Total 61006 BANK FEES		18,000.00					18,000.00							\$18,000.00
61020 UTILITIES EXPENSE														\$0.00
61020.1 ELECTRICITY EXPENSE		2,507.00	4,875.00		6,252.00	905.00	14,539.00						29,912.00	\$44,451.00
61020.2 TELEPHONE/INTERNET EXPENSE		10,753.00	1,056.00		1,538.00	2,544.00	15,891.00							\$15,891.00
61020.3 WATER			1,081.00				1,081.00							\$1,081.00
61020.4 PROPANE EXPENSE					11,130.00		11,130.00							\$11,130.00
61020.5 REFUSE EXPENSE		864.00	4,768.00				5,632.00							\$5,632.00

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Total 61020 UTILITIES EXPENSE		14,124.00	11,780.00		18,920.00	3,449.00	48,273.00						29,912.00	\$78,185.00
61031 BUSINESS INSURANCE EXPENSE		47,358.00					47,358.00						47,358.00	\$94,716.00
61050 SUPPLIES														\$0.00
61050.1 OFFICE SUPPLIES		6,358.00					6,358.00							\$6,358.00
61050.2 CUSTODIAL SUPPLIES			6,360.00		1,590.00		7,950.00							\$7,950.00
61050.3 SAFETY GEAR & CLOTHING		400.00	4,560.00		1,802.00		6,762.00					721.00		\$7,483.00
61050.4 CHEMICAL SUPPLIES					3,710.00		3,710.00					54,229.00		\$57,939.00
62015 FUEL EXPENSE			18,193.00				18,193.00							\$18,193.00
62046 SMALL TOOLS & EQUIPMENT			5,300.00		795.00		6,095.00					530.00		\$6,625.00
Total 61050 SUPPLIES		6,758.00	34,413.00		7,897.00		49,068.00						55,480.00	\$104,548.00
61055 PAYROLL EXPENSE		180,376.00	234,953.00		64,405.00		479,734.00						41,593.00	\$521,327.00
61025 EMPLOYEE BENEFITS		6,579.00	46,588.00				53,167.00						5,693.00	\$58,860.00
61056 PAYROLL TAXES		19,683.00	32,182.00		8,958.00		60,823.00						6,379.00	\$67,202.00
Total 61055 PAYROLL EXPENSE		206,638.00	313,723.00		73,363.00		593,724.00						53,665.00	\$647,389.00
61090 ALLOCATED EXPENSES		-147,670.00					-147,670.00						147,670.00	\$0.00
62020 REPAIRS, MAINTENANCE, & GROUNDS														\$0.00
50001 COST OF SALES MAILBOXES			2,500.00				2,500.00							\$2,500.00
61021.2 SNOW REMOVAL			6,360.00				6,360.00							\$6,360.00
61021.3 MAINT EQUIPMENT RENTAL			3,300.00				3,300.00							\$3,300.00
62020.1 GROUNDS EXPENSE			8,782.00	8,300.00	250.00		17,332.00					2,308.00		\$19,640.00
62020.2 TREE/DEBRIS REMOVAL			25,000.00				25,000.00							\$25,000.00
62020.3 WATER SYSTEM												3,900.00		\$3,900.00
62020.4 ROAD EXPENSES			10,980.00				10,980.00							\$10,980.00
62020.5 GATE EXPENSES						2,226.00	2,226.00							\$2,226.00
62020.6 STRUCTURAL			6,402.00		1,696.00		8,098.00							\$8,098.00
62020.7 EQUIPMENT			8,000.00		1,166.00		9,166.00					2,120.00		\$11,286.00
62020.8 LAKES				15,230.00			15,230.00							\$15,230.00
62020.9 VANDALISM				3,710.00			3,710.00							\$3,710.00
62021 OUTSIDE MECHANIC			10,600.00				10,600.00							\$10,600.00
62022 SAND & GRAVEL			9,150.00				9,150.00							\$9,150.00
62024 SEPTIC MAINTENANCE			8,590.00				8,590.00							\$8,590.00
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS			99,664.00	27,240.00	3,112.00	2,226.00	132,242.00						8,328.00	\$140,570.00
65020 COMMUNITY SUPPORT														\$0.00
65020.2 FISHING DERBY				3,180.00			3,180.00							\$3,180.00
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				5,500.00			5,500.00							\$5,500.00
65020.5 MAC MILEAGE REIMBURSEMENT				300.00			300.00							\$300.00
65025 CPC				500.00			500.00							\$500.00
Total 65020 COMMUNITY SUPPORT				9,480.00			9,480.00							\$9,480.00
66040 BUSINESS TAXES		9,000.00					9,000.00					22,145.00		\$31,145.00
61057 PROPERTY TAX		2,050.00					2,050.00							\$2,050.00
62026 LICENSES AND FEES		189.00	1,233.00		435.00		1,857.00					2,148.00		\$4,005.00
Total 66040 BUSINESS TAXES		11,239.00	1,233.00		435.00		12,907.00						24,293.00	\$37,200.00
66050 REGULATORY COMPLIANCE														\$0.00
61000.1 AUDITING EXPENSE		14,500.00					14,500.00							\$14,500.00
61000.5 HR EXPENSE		10,600.00					10,600.00							\$10,600.00
61000.9 WATER MANAGEMENT												25,323.00		\$25,323.00
Total 66050 REGULATORY COMPLIANCE		25,100.00					25,100.00						25,323.00	\$50,423.00
66060 CCRs & MANDATES														\$0.00
50000 COST OF SALES GATE CARDS		6,052.00					6,052.00							\$6,052.00
61000.2 ACCOUNTING EXPENSE (CPA)		29,775.00					29,775.00					29,775.00		\$59,550.00
63020 SECURITY SYSTEM						8,380.00	8,380.00					636.00		\$9,016.00
65020.1 COMMUNITY MEETING EXPENSE		8,215.00					8,215.00							\$8,215.00
Total 66060 CCRs & MANDATES		44,042.00				8,380.00	52,422.00						30,411.00	\$82,833.00
Total Expenses	\$0.00	\$305,200.00	\$462,623.00	\$39,515.00	\$106,499.00	\$34,055.00	\$947,892.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$431,050.00	\$1,378,942.00
NET OPERATING INCOME	\$937,892.00	\$ -305,200.00	\$ -462,623.00	\$ -39,515.00	\$ -106,499.00	\$ -34,055.00	\$ -10,000.00	\$940,804.00	\$21,626.00	\$30,000.00	\$992,430.00	\$633,490.00	\$0.00	\$1,615,920.00
Other Expenses														
90022.1 VACUUM TRUCK, USED (12.17)	65,000.00						65,000.00							\$65,000.00
97000 WATER RESERVE FUND PROJECTS														\$0.00
97017 WELL 5 PROJECT														\$0.00
97017.1 AMERICAN PUMP (A.P.) CONST WELL 5								62,585.00			62,585.00	5,896.00		\$68,481.00
97017.5 WELL 5- NW WATER												39,657.00		\$39,657.00
97017.9 WELL 5- GM CONTINGENCY												31,465.00		\$31,465.00
97022.5 ALL WELLS INTERNET FIREWALL A.P. (10.22)												3,892.00		\$3,892.00
97022.6 WA DOH AIR LINE SAFETY, A.P. (12.17)												25,221.97		\$25,221.97
Total 97017 WELL 5 PROJECT								62,585.00			62,585.00	106,131.97		\$168,716.97

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97022.1 CAPITAL LEAK DETECTION 2022												9,240.00		\$9,240.00
97022.3 WATER METERS, BLUE HILLS RD, 10RWP (08.27)												71,532.00		\$71,532.00
97022.4 WATER METERS, WATER LOOP, 10RWP (11.19)								0.00			0.00	19,783.32		\$19,783.32
Total 97000 WATER RESERVE FUND PROJECTS								62,585.00			62,585.00	206,687.29		\$269,272.29
98000 GENERAL RESERVE FUND PROJECTS														\$0.00
97521 BLUE HILLS RD 2022 DESIGN, 10RWP (6.26.21)								117,443.00			117,443.00			\$117,443.00
98021.1 OWNERS REPRESENTATIVE								60,000.00			60,000.00			\$60,000.00
98022.11 UPPER SPILLWAY BRIDGE, INS. CLAIM (09.08)								15,920.00			15,920.00			\$15,920.00
98022.13 WATER LOOP, 2023 DESIGN, 10RWP (10.22)								217,943.00			217,943.00			\$217,943.00
98022.4 TREE REMOVAL- RDS 1B (03.26)								2,171.00			2,171.00			\$2,171.00
98023.1 2023 IN-HOUSE RESERVE (12.17.22)														\$0.00
98023.1A BRIDGE, ARCH								13,900.00			13,900.00			\$13,900.00
98023.1B BRIDGE, BLUE LAKE INLET								8,000.00			8,000.00			\$8,000.00
98023.1C BRIDGE, RAMPART								21,200.00			21,200.00			\$21,200.00
98023.1D BRIDGE, REICHEL								9,500.00			9,500.00			\$9,500.00
98023.1E DECK, WOOD, OFFICE								20,600.00			20,600.00			\$20,600.00
98023.1F DOCK SURFACE, BLUE LAKE FISHING, 1/4								27,000.00			27,000.00			\$27,000.00
98023.1G DOCK SURFACE, BLUE LAKE FISHING, 2/4								27,000.00			27,000.00			\$27,000.00
98023.1H DOCK SURFACE, BLUE LAKE FISHING, 3/4								27,000.00			27,000.00			\$27,000.00
98023.1I DOCK SURFACE, BLUE LAKE FISHING, 4/4								27,000.00			27,000.00			\$27,000.00
98023.1J LIGHTS, POLE, REPLACE								8,000.00			8,000.00			\$8,000.00
98023.1K RETAINING WALL, HORESHOE LAKE, ROCK								10,000.00			10,000.00			\$10,000.00
98023.1L RETAINING WALL, MADRONA TRAIL								10,000.00			10,000.00			\$10,000.00
98023.1M RETAINING WALL, SUNSET TRAIL								10,000.00			10,000.00			\$10,000.00
98023.1N PAINT MAINTENANCE SHOP								6,000.00			6,000.00			\$6,000.00
98023.1O PAINT OFFICE & SOME BATHROOMS								8,000.00			8,000.00			\$8,000.00
98023.1P HORSESHOE TRAIL								15,000.00			15,000.00			\$15,000.00
98023.1Q LABOR (08.27)								130,696.00			130,696.00			\$130,696.00
Total 98023.1 2023 IN-HOUSE RESERVE (12.17.22)								378,896.00			378,896.00			\$378,896.00
98023.2 MAJOR EXCAVATOR REPAIR								4,076.60			4,076.60			\$4,076.60
98023.3 BLUE HILLS 10RWP 2023 CONST. (03.25)								1,837,700.00			1,837,700.00			\$1,837,700.00
98023.4 WATER REPLACE VALVES (03.25)								31,331.10			31,331.10			\$31,331.10
98023.5 WATER METERS, WATER LOOP, 10RWP (03.25)								137,808.04			137,808.04			\$137,808.04
9820.1 EMERGENCY CAPITAL CONTINGENCY (03.26.22)								10,000.00			10,000.00			\$10,000.00
Total 98000 GENERAL RESERVE FUND PROJECTS								2,813,288.74			2,813,288.74			\$2,813,288.74
Total Other Expenses	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	\$2,875,873.74	\$0.00	\$0.00	\$2,875,873.74	\$206,687.29	\$0.00	\$3,147,561.03
NET OTHER INCOME	\$ -65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -65,000.00	\$ -2,875,873.74	\$0.00	\$0.00	\$ -2,875,873.74	\$ -206,687.29	\$0.00	\$ -3,147,561.03
NET INCOME	\$872,892.00	\$ -305,200.00	\$ -462,623.00	\$ -39,515.00	\$ -106,499.00	\$ -34,055.00	\$ -75,000.00	\$ -1,935,069.74	\$21,626.00	\$30,000.00	\$ -1,883,443.74	\$426,802.71	\$0.00	\$ -1,531,641.03