

CBCCHOA Treasurers Report May 11, 2020

CHECKING:

			Notes:	
Balance	4/16/2020	\$ 55,662.79	Apr 16, 2020 Treasurers Report	
Credits		\$ 2,800.00		
			\$ 1,750.00	4/20 Owners 2020 dues and weeds payments
			\$ 700.00	4/30 Owners 2020 dues and weeds payments
			\$ 350.00	5/5 Owners 2020 dues and weeds payments
Debits		\$ (28,880.00)		
			\$ (28,050.00)	4/14 Hamilton Lake Association (not including 10 lots: 15, 27, 38, 84, 92, 111, 139, 151, 163, 181)
			\$ (830.00)	4/14 Nate's Lawncare LLC '20 Mowing #1 and 2
Balance	5/11/2020	<u>\$ 29,582.79</u>		

SAVINGS:

			Notes:	
Balance	3/31/2020	\$ 11,203.06	Apr 16, 2020 Treasurers Report	
Credits		\$ 0.09	0.01% Interest	
Debits				
Balance	4/30/2020	<u>\$ 11,203.15</u>		

OUTSTANDING 2020 OWNERS DUES AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	2020 Issue:
		\$ 700.00	2 lots currently past due for dues and weed spray
Total past due	5/11/2020	<u>\$ 700.00</u>	Total past due to the Crystal Bay Crystal Cove Home Owners Association

- Lot 92: Sistevaris - Sistevaris responded May 11th that he has submitted payment and it should be received within days.
- Lot 139: Hiple - Christie responded May 1st that she would be paying within the month.

Information from 2019 Payment for Lot Listed									
Lot	10 Dues	10 Weeds	Last	First	Check Address			Ph	Note/Memo
15	x	x	Hibler	Deborah	175 Lane 270 Hamilton Lake	Hamilton	IN	46742	Lot 15
27	x	x	Bradley	John and Gretchin	115 Lane 271 Hamilton Lake	Hamilton	IN	46742	Lot 27
38	x	x	SAC Properties, LLC		6642 Saint Joe Rd., Ste 200	Fort Wayne	IN	46835	
84	x	x	Reinche	Anthony and Carma	12309 Saitn Joe Rd	Grabitl	IN	46741	Lot 84 - 620 Lane 280 This property sold. GIS shows owned by Steven & Robbi Rhodes. Property address is 620 Ln 280 Hamilton Lk.
92			Sistevaris	George	116 E Berry St Ste 500	Fort Wayne	IN	46802	George and Regiana Sistevaris Lot 92
111	x	x	Thiel	Paul and Toni	80 Lane 282A Hamilton Lake	Hamilton	IN	46742	
139			Hiple	Christie	7444 Playwright Trail	Ft Wayne	IN	46818	CHiple@kelleyauto.com
151	x	x	Garten	Brandon	2034 E Gump Rd	Fort Wayne	IN	46845	Dues + Assessments
163	x	x	Gawel	Suzi	620 Lane 282 Hamilton Lake	Hamilton	IN	46742	Weed Dues
181	x	x	Wiggins	Larry	7224 Hamulet Dr	Fort Wayne	IN	46835	260-249-5590 Assoc. Dues - RA: Larry + Kate 2427 Hamulet Dr FW 46815

TREASURES NOTES:

- 1) Owe Hamilton Lake Association \$1,500 for weed spray of 10 remaining lots. (10 lots: 15, 27, 38, 84, 92, 111, 139, 151, 163, and 181)
- 2) Lot 198 not included in '20 dues or weed spray.

- 3) Have insurance information on file for Nate's Lawncare LLC.
- 4) Nate's Lawncare LLC \$415.00/mowing as expected.
- 5) Updated savings account reporting dates going forward.
- 6) Preparing 2019 tax return information.
- 7) Received county tax forms for CBCCHOA parcels.
 - 2019 Pay 2020 Taxes: \$137.50 due for 6 parcels currently going through the tax sale process. Benson advised not to pay until the parcels are in the HOA's name. Believes fee would be ~\$11, much less than the cost for him to file the additional spending.
 - 2019 Pay 2020 Taxes: Not paying \$255.24 for taxes due and penalties for 7 parcels per plan to drive to tax sale process.
 - 2019 taxes for all 13 parcels wo penalties would have been \$212.50.
 - No taxes are accumulating for parcel *Crystal Bay Common Area "B" (Lake Area) 22.75A* . Need to contact auditor/assessor offices.
 - Complete common area between Ln 280 and Ln 280C not appearing in GIS. Need to contact auditor/assessor offices.