

# CBCCHOA Treasurers Report

May 20, 2025

## CHECKING:

			Notes:
Balance	4/1/2025	\$ 80,983.92	Apr 15, 2025 Treasurers Report
Credits		\$ 3,900.00	
		\$ 3,900.00	4/25/2025 Dues and weeds
Debits		\$ (3,402.40)	
		\$ 56.16	4/2/2025: 1412 Paula Felver - GoDaddy website fee - 1yr
		\$ 1,085.00	4/2/2025: 1413 Haller Colvin PC - Legal Fees 3.10 hrs
		\$ 680.00	4/2/2025: 1414 Nate's Lawncare LLC - Salt 3x @\$100 (2/13 & 15) and Plow/salt 2x @\$190 (2/8,12&16)
		\$ 1.00	4/29/2025: 1415 Indiana Dept of Revenue - Taxes
		\$ 11.00	4/29/2025: 1416 United States Treasury - Taxes
		\$ 175.00	4/29/2025: 1417 Wagner Associates - 2024 HOA Federal and State Tax Returns
		\$ 1.74	4/29/2025: 1418 Eric King - Postage - Tax Returns
		\$ 830.00	4/29/2025: 1419 Nate's Lawncare LLC - Apr mowing x2 @\$415ea
		\$ 350.00	4/29/2025: 1420 HallerColvin - 1hr @ \$350ea
		\$ 212.50	4/29/2025: 1421 Steuben County Treasurer - 2024 property taxes - Pay 2025
Balance	5/1/2025	<u>\$ 81,481.52</u>	

## SAVINGS - Capital Budget:

			Notes:
Balance	4/1/2025	\$ 253,864.16	Apr 15, 2025 Treasurers Report
Credits		\$ 14.61	
		\$ 14.61	Interest (as reported in 5/1/2025 Farmers State Bank Statement)
Debits		\$ -	
Balance	5/1/2025	<u>\$ 253,878.77</u>	

## 2022 AND PRIOR PAST DUE OWNER ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes and Current Legal Actions:
152	Boger	\$ -	2017 lien for unpaid dues. Includes \$50 filling fee
160	Gritmaker	\$ 112.00	2015 lien for unpaid dues. Includes \$12 of \$50 filling fee
Total	5/1/2025	<u>\$ 112.00</u>	Total prior to 2023 outstanding to the CBCCHOA

## OUTSTANDING 2023 OWNERS ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes:
51	Thieken	\$ 600.00	Past due assessments and weed spray
193	Mitchell	\$ -	Paid with late fee \$600.00
Total	5/1/2025	<u>\$ 600.00</u>	Total 2023 outstanding to the CBCCHOA

\* 2023 Outstanding amounts do not include late fees and lien release costs.

## OUTSTANDING 2024 OWNERS ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes:
31	Biers	\$ 600.00	Past due assessments and weed spray (added 4/15/2025)
36	Zwiebel	\$ 600.00	Past due assessments and weed spray
75	Clark	\$ -	2025 payment was recorded twice. Has been correctly applied to 2024.
127	Hofer	\$ 50.00	Paid 1/27/2025 wo late fee \$550.00
133	Galbraith	\$ -	Paid with late fee \$600.00

134	Galbraith	\$	-	Paid with late fee \$600.00
185	Nazarov	\$	600.00	Past due assessments and weed spray
191	Shipe	\$	-	Paid with late fee \$600.00
192	Shipe	\$	-	Paid with late fee \$600.00
193	Mitchell	\$	-	Paid with late fee \$600.00
194	Premer	\$	600.00	Past due assessments and weed spray

Total                      5/1/2025                      \$                      2,450.00                      Total 2024 outstanding to the CBCCHOA

\* 2024 Outstanding amounts do not include late fees and lien release costs.

OUTSTANDING 2025 OWNERS ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes:
27	Bradley	\$                      600.00	Past due assessments and weed spray
34	Hunt Rental Prop	\$                      600.00	Past due assessments and weed spray
35	Rupart	\$                      600.00	Past due assessments and weed spray
80	Wills	\$                      600.00	Past due assessments and weed spray
85	Nadeau	\$                      600.00	Past due assessments and weed spray
87	Richmond	\$                      600.00	Past due assessments and weed spray
96	Copple	\$                      600.00	Past due assessments and weed spray
117	Quandt	\$                      600.00	Past due assessments and weed spray
142	Johnson	\$                      600.00	Past due assessments and weed spray
157	Valentine	\$                      600.00	Past due assessments and weed spray
158	Valentine	\$                      600.00	Past due assessments and weed spray
194	Premer	\$                      600.00	Past due assessments and weed spray

Total                      5/1/2025                      \$                      7,200.00                      Total 2025 outstanding to the CBCCHOA

\* 2025 Outstanding amounts do not include late fees and lien release costs.

TREASURES NOTES:

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