



**Crystal View Estates HOA  
Board Members**

Brent Morrison, President  
Tricia Best, Secretary  
Lynn Cockrum, Treasurer  
John Pembroke  
Debra Egeck

[www.crystalviewestates.org](http://www.crystalviewestates.org)

**Treasurer's Report  
2022 Annual Meeting  
June 4, 2022**

Attached are three reports which will be reviewed at the annual meeting:

- Report 1- 2021 Budget to Actuals
- Report 2- Balance Sheets as of April 30, 2022 and December 31, 2021
- Report 3- 2022 Proposed Budget and Actuals thru April

The Association spent less than planned in 2021, most notably in landscaping and swim area stairs (delayed until 2022) and pool project underruns. We ended 2021 with a loss of \$8,900, versus the \$54,800 loss that was included in the 2021 Approved Budget. Aside from the underruns noted above, operating costs were largely in line with expectations.

Our balance sheet at the end of 2021 remained strong. The association had \$320,000 in total cash at the end of 2021 including \$158,000 in operating funds, \$105,000 in Reserve funds, and \$57,000 in Marina funds. As is normal, during the early months of 2022 our cash balances have grown, as we collect Dues early in the year and then incur expenses throughout the remainder of the year. Total cash balances at the end of April were \$380,000.

The 2022 Budget reflects a loss of \$21,500. The loss assumes the removal of fire prone landscaping materials and replacement with new materials budgeted at \$41,000. The actual budget request from the Committee came in at \$29,000, however \$15,000 of Entry Sign costs were carried over from 2021. Therefore, some overrun of landscaping could occur this year. Other significant projects include the Swim Area Stairs (already installed), a new heat pump for the lower pool, enhanced sport court security and weed abatement. Cash reserves are adequate to cover budget overruns should they occur.

The Board requests approval of the Treasurer's Report and the 2022 Proposed Budget.

Respectfully submitted,

Lynn Cockrum  
Treasurer

**Report #1 - 2021 Crystal View Estates Budget to Actual 2021- Pg 1**

		2021 Approved Budget	2021 Actual	Notes
<b>Income</b>				
<b>4000 Association Dues</b>				
4005 Lot Association Dues	122 @ 875	\$ 106,750	\$ 106,750	1
4020 Late Charge			\$ -	
4021 Finance Charge			\$ -	
4025 Lot Association Dues - other			\$ -	
<b>Total Association Dues</b>		<b>\$ 106,750</b>	<b>\$ 106,750</b>	
<b>4100 Other Income</b>				
4105 Interest Income Savings		\$ 150	\$ 90	
4110 Interest Income CD's		\$ 1,800	\$ 1,586	
4115 Architectural Review Fees		\$ -	\$ 6,750	
4117 Construction Bond		\$ -	\$ -	
<b>Total Other Income</b>		<b>\$ 1,950</b>	<b>\$ 8,426</b>	
<b>Total Income</b>		<b>\$ 108,700</b>	<b>\$ 115,176</b>	
<b>Expense</b>				
<b>6000 Business Expense</b>				
6010 Interest Expense		\$ -	\$ -	
6020 Commercial Liab Pkg		\$ 5,000	\$ 6,044	
6030 D&O Insurance		\$ 1,750	\$ 1,748	
6040 Printing and Reproduction		\$ 100	\$ 25	
6050 Web Hosting		\$ 500	\$ 300	
6060 Annual Meeting		\$ 600	\$ 541	
6070 Legal Fees		\$ 5,000	\$ 6,402	
6080 Accounting/Office Expense		\$ 6,500	\$ 6,000	
6090 Postage		\$ 250	\$ 425	
6095 P.O. Box		\$ 250	\$ 284	
6097 Other		\$ 200	\$ 4,782	
<b>Total Business Expense</b>		<b>\$ 20,150</b>	<b>\$ 26,551</b>	2
<b>6100 Architectural Review Committee</b>				
6110 Architectural Review Committee Expense		\$ 5,000	\$ 9,923	
<b>Total ARC Expense</b>		<b>\$ 5,000</b>	<b>\$ 9,923</b>	
<b>6200 Landscape Committee</b>				
6210 Maintenance Contract		\$ 19,000	\$ 19,127	
6220 Water		\$ 1,700	\$ 1,895	
6230 New Projects		\$ 25,000	\$ 5,034	
6250 Other		\$ 500	\$ 1,512	
<b>Total Landscape Comm Expense</b>		<b>\$ 46,200</b>	<b>\$ 27,568</b>	
<b>6300 Pool Committee</b>				
6310 Pool Maintenance and Repairs		\$ 1,000	\$ 260	
6320 Pool Permit		\$ 600	\$ 590	
6330 Pool MTCE Contract/chemicals		\$ 12,000	\$ 10,452	
6340 Pool Phones		\$ 900	\$ 973	
6345 Pool water/sewer/garbage		\$ 4,000	\$ 4,178	
6375 Pool Projects & Furniture		\$ 55,000	\$ 37,548	
6380 Pool Electric		\$ 2,700	\$ 2,529	
6395 Pool Other		\$ 500	\$ 614	
<b>Total Pool Committee Expense</b>		<b>\$ 76,700</b>	<b>\$ 57,144</b>	

**Report #1- 2021 Crystal View Estates Budget to Actual 2021- Pg 2**

	2021 Approved Budget	2021 Actual	Notes
<b>6400 Swim Area/Marina</b>			
6410 DOT Lease	\$ 4,000	\$ -	3
6415 Marina Water	\$ 100	\$ -	
6420 Maintenance and Repairs	\$ 100	\$ -	
6430 Marina Insurance	\$ 1,000	\$ 1,000	
6440 Projects	\$ 10,500	\$ 4,140	
<b>Total Swim Area/Marina Expense</b>	<b>\$ 15,700</b>	<b>\$ 5,140</b>	
<b>6600 Facilities Committee</b>			
6610 Pool Repairs	\$ 1,000	\$ 29	
6620 Swim Dock Repairs	\$ 500	\$ -	
6630 Other Projects	\$ 1,000	\$ -	
6640 Other	\$ 500	\$ 457	
<b>Total Facilities Committee</b>	<b>\$ 3,000</b>	<b>\$ 486</b>	
<b>6700 Social Committee</b>			
6710 Annual Meeting Social	\$ 200	\$ -	
6720 Other	\$ 300	\$ -	
	<b>\$ 500</b>	<b>\$ -</b>	
<b>Total Operating Expense</b>	<b>\$ 167,250</b>	<b>\$ 126,812</b>	
<b>Net Ordinary Income</b>	<b>\$ (58,550)</b>	<b>\$ (11,636)</b>	
<b>Other Income/Expense</b>			
<b>Other Income</b>			
7020 Construction Bond			
9110 Interest Income - Marina Acct	\$ 150	\$ 113	
9112 New Marina Maintenance Fees	\$ 15,000	\$ 15,000	
9113 New Marina Other			
<b>Total Other Income</b>	<b>\$ 15,150</b>	<b>\$ 15,113</b>	
<b>9100 New Marina</b>			
9145 DNR Lease	\$ 4,500	\$ 4,215	
9155 New Marina Insurance	\$ 6,000	\$ 5,867	
9165 New Marina Maintenance	\$ 400	\$ 291	
9195 New Marina Other	\$ 500	\$ 2,029	
<b>Total New Marina Expense</b>	<b>\$ 11,400</b>	<b>\$ 12,402</b>	
<b>Total Other Expense</b>	<b>\$ 11,400</b>	<b>\$ 12,402</b>	
<b>Other Net Income</b>	<b>\$ 3,750</b>	<b>\$ 2,711</b>	
<b>Total Net Income</b>	<b>\$ (54,800)</b>	<b>\$ (8,925)</b>	

**Notes**

- 1 There are 122 Lots in HOA
- 2 Other business expense includes property taxes, subsequently exempted
- 3 DOT Air Lease finalized in 2022, no payments in 2021

**Crystal View Estates HOA  
Report #2 Balance Sheet**

	<b>Dec 31 2021</b>	<b>Apr 30 2022</b>
<b>Current Assets</b>		
Checking	\$ (2,795.22)	\$ (2,542.95)
Savings	\$ 161,725.63	\$ 202,744.71
Total Operating Funds	<u>\$ 158,930.41</u>	<u>\$ 200,201.76</u>
Reserve 5-year CDs	<u>\$ 105,196.17</u>	<u>\$ 105,510.62</u>
Marina Fund	<u>\$ 56,772.17</u>	<u>\$ 75,057.40</u>
Cash and Cash Reserves	<u>\$ 320,898.75</u>	<u>\$ 380,769.78</u>
<b>Fixed Assets</b>		
Pools, Marina, Tennis Court	<u>\$ 3,134,800.83</u>	<u>\$ 3,134,800.83</u>
<b>Total Assets</b>	<u><u>\$ 3,455,699.58</u></u>	<u><u>\$ 3,515,570.61</u></u>
<b>Liabilities</b>		
Construction Bond Deposit	<u>\$ 48,000.00</u>	<u>\$ 51,000.00</u>
<b>Equity</b>		
Retained Earnings and Equity	<u>\$ 3,407,699.58</u>	<u>\$ 3,464,570.61</u>
<b>Total Liability and Equity</b>	<u><u>\$ 3,455,699.58</u></u>	<u><u>\$ 3,515,570.61</u></u>

**Report 3- Crystal View Budget vs. Actual 2022**

Pg 1

**2022**  
**Proposed Budget**      **2022 Actual YTD April**

Notes

**Income**

**4000 Association Dues**

4005 Lot Association Dues	122 @ 875	\$ 106,750	\$ 78,750	1
Total Association Dues		<u>\$ 106,750</u>	<u>\$ 78,750</u>	

**4100 Other Income**

4105 Interest Income Savings		\$ 150	\$ 29	
4110 Interest Income CD's		\$ 1,800	\$ 314	
4115 Architectural Review Fees		\$ 5,000	\$ 3,750	
Total Other Income		\$ 6,950	\$ 4,093	
<b>Total Income</b>		<b>\$ 113,700</b>	<b>\$ 82,843</b>	

**Expense**

**6000 Business Expense**

6010 Interest Expense		\$ -	\$ -	
6020 Commercial Liability Package		\$ 5,100	\$ -	
6030 D&O Insurance		\$ 1,785	\$ -	
6040 Printing and Reproduction		\$ 100	\$ -	
6050 Web Hosting		\$ 500	\$ -	
6060 Annual Meeting		\$ 600	\$ 542	
6070 Legal Fees		\$ 5,100	\$ -	
6080 Accounting/Office Expense		\$ 6,500	\$ 2,111	
6090 Postage		\$ 255	\$ -	
6095 P.O. Box		\$ 255	\$ -	
6097 Other		\$ 210	\$ -	
Total Business Expense		<u>\$ 20,405</u>	<u>\$ 2,653</u>	

**6100 Architectural Review Committee**

6110 Architectural Review Committee Expense		\$ 5,000	\$ -	
6130 Arch Plan Reviews		\$ -	\$ 2,125	
Total ARC Expense		<u>\$ 5,000</u>	<u>\$ 2,125</u>	

**6200 Landscape Committee**

6210 Maintenance Contract		\$ 19,500	\$ 2,602	
6220 Water		\$ 1,700	\$ 663	
6230 New Projects		\$ 41,500	\$ 13,667	
6250 Other		\$ 500	\$ -	
Total Landscape Comm Expense		<u>\$ 63,200</u>	<u>\$ 16,932</u>	2

**6300 Pool Committee**

6310 Pool Maintenance and Repairs		\$ 1,000	\$ -	
6320 Pool Permit		\$ 600	\$ 590	
6330 Pool Maintenance contract/chemicals		\$ 12,000	\$ -	
6340 Pool Phones		\$ 900	\$ (92)	
6345 Pool Water/Sewer/Garbage		\$ 4,000	\$ 1,388	
6375 Pool Projects/Furniture		\$ 10,700	\$ -	
6380 Pool Electric		\$ 2,700	\$ 563	
6395 Other		\$ 500	\$ -	
Total Pool Committee Expense		<u>\$ 32,400</u>	<u>\$ 2,449</u>	3

Report #3 Crystal View Budget vs. Actual 2022		Pg 2	2022		Notes
			Proposed Budget	2022 Actual YTD April	
<b>6400 Swim Area/Marina</b>					
6405	Air Lease		\$ 2,000	\$ 2,853	4
6410	DOT Lease		\$ -	\$ -	
6415	Marina Water		\$ 100	\$ -	
6420	Maintenance and Repairs		\$ 100	\$ -	
6430	Marina Insurance		\$ 1,000	\$ -	
6440	Projects		\$ 4,000	\$ 3,729	
<b>Total Swim Area/Marina Expense</b>			<b>\$ 7,200</b>	<b>\$ 6,582</b>	
<b>6600 Facilities Committee</b>					
6610	Pool Repairs		\$ 1,000	\$ -	
6620	Swim Dock Repairs		\$ 500	\$ -	
6630	Other Projects		\$ 3,000	\$ -	
6640	Other		\$ 500	\$ -	
<b>Total Facilities Committee</b>			<b>\$ 5,000</b>	<b>\$ -</b>	
<b>6700 Social Committee</b>					
6710	Annual Meeting Social		\$ 600	\$ -	
6720	Other		\$ 200	\$ -	
			<b>\$ 800</b>	<b>\$ -</b>	
<b>6800 Weed Abatement</b>					
6810	Weed Abatement		\$ 3,000	\$ -	
			<b>\$ 3,000</b>	<b>\$ -</b>	
<b>Total Operating Expense</b>			<b>\$ 137,005</b>	<b>\$ 30,741</b>	
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
7025	Construction Bond		\$ -	\$ 3,000	5
<b>Other Income</b>					
9105	New Marina License fees		\$ -	\$ 101	
9112	New Marina Int Income		\$ 150	\$ 39	
9113	New Marina Maintenance Fees		\$ 15,000	\$ 11,500	1
<b>Total Other Income</b>			<b>\$ 15,150</b>	<b>\$ 11,640</b>	
<b>9100 New Marina</b>					
9145	DNR Lease		\$ 4,500	\$ 4,350	
9155	New Marina Insurance		\$ 6,000	\$ -	
9165	New Marina Maintenance		\$ 400	\$ -	
9195	New Marina Other		\$ 500	\$ (3,331)	
9197	New Marina Air Lease		\$ 2,000	\$ 2,852	4
<b>Total New Marina Expense</b>			<b>\$ 13,400</b>	<b>\$ 3,871</b>	
<b>Net Income</b>			<b>\$ (21,555)</b>	<b>\$ 56,871</b>	

**Notes**

- 1 Some dues remain unpaid as of April 30
- 2 Includes remove/replace fire prone materials near Entry and medians
- 3 Pool Projects include New Heat Pump at lower pool
- 4 Air Lease with City Split 50/50 with Marina and Swim dock
- 5 One bond bond was not provided in prior year when liability was established