



## Crystal View Estates HOA

### Board Members

Jeep Carpenter, President  
Dave Cullen, Secretary  
Dan Hodge, Treasurer  
Jim Walker

### Treasurer's Report

2026 Annual Meeting – June 6, 2026

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

- Report 1 – 2025 Budget vs Actuals
- Report 2 – Balance Sheet as of December 31, 2025, and March 29, 2026
- Report 3 – 2026 Proposed Budget and Actuals as of March 29, 2026

The Association ended 2025 in a very good financial position.

Report 1: The Association revenues were in line with the budget. Interest income exceeded the budget. Expenses were generally at budget or less. The Landscape projects at the entrance and the upper pool area and the Swim deck project were less than budgeted. The Association spent less than planned in 2025, the HOA used **-\$13,784** of reserves less than the **-\$46,614** that was budgeted.

Report 2: The Association balance sheet at the end of 2025 remains strong. The Association had \$286,724 in cash and reserves at the end of 2025. This is lower than the end of 2024 because of repayment of \$22,000 in Construction Bond Deposits and savings used to pay for projects. The Marina fund had \$74,562 in cash and reserves. As expected, the cash balance grew in early 2025 with the payment of HOA dues and Marina maintenance fees. The current plan is to use cash and some reserves to fund 2026 projects.

Report 3: The 2026 Proposed Budget shows HOA operating income of \$127,475 and operating expenses of \$84,675 and project expenses of \$80,500. The Board is proposing the following project expenses for 2026, Landscaping - \$44,000 entry landscaping, Pools - \$10,000 pool furniture, Fire and Weed - \$20,000 retention pond clean-up, \$1500 Tract A Clearing, and \$5,000 new waterline to Marina. The Marina Maintenance fund shows operating income of \$22,635 and expenses of \$18,025. The HOA and Marina reserve funds are adequate to cover budget overruns should they occur.

HOA financial reports are available at any time upon request.

Respectfully submitted,  
Dan Hodge  
CVEHOA Treasurer

# Crystal View Estates HOA

## Report #1 – 2025 Budget vs. Actuals

		2025 Approved Budget	2025 Actual	Notes
<b>Income</b>				
<b>4000 Association Dues</b>				
4005	Lot Association Dues 122 @ \$975	\$ 118,950	\$ 118,950	
	<b>Total Association Dues</b>	<b>\$ 118,950</b>	<b>\$ 118,950</b>	
<b>4100 Other Income</b>				
4105	Interest-Savings	\$ 50	\$ 55	
4110	Interest- CDs	\$ 8,250	\$ 9,368	1
4115	Architectural Review Fees	\$ 2,475	\$ 3700	
4120	Other		\$ 25	
	<b>Total Other Income</b>	\$ 10,775	\$ 13,148	
	<b>Total Income</b>	<b>\$ 129,725</b>	<b>\$ 132,098</b>	
<b>Expense</b>				
<b>6000 Business Expense</b>				
6020	Commercial Liability Insurance	\$ 5,905	\$ 8,145	
6025	Commercial Liability Umbrella	\$ 2,010	\$ 1,343	
6030	D&O Insurance	\$ 2,000	\$ 1,994	
6040	Printing and Reproduction	\$ 100	\$ 0	
6050	Web Hosting	\$ 600	\$ 300	
6060	Annual Meeting	\$ 850	\$ 674	
6070	Legal Fees	\$ 3,200	\$ 574	
6080	Accounting Office expense	\$ 7,200	\$ 6,296	
6085	Federal Taxes	\$ 0	\$ 1,573	2
6090	Postage	\$ 440	\$ 0	
6095	PO Box	\$ 340	\$ 360	
6097	Other	\$ 350	\$ 2,049	3
	<b>Total Business Exp</b>	<b>\$ 22,995</b>	<b>\$ 23,308</b>	
<b>6100 Architectural Review Committee</b>				
6110	Architectural Review Expense	\$ 2,475	\$ 2,825	
	<b>Total ADC Expense</b>	<b>\$ 2,475</b>	<b>\$ 2,825</b>	
<b>6200 Landscape Committee</b>				
6210	Landscape Maintenance Contract	\$ 18,500	\$ 14,810	
6220	Water	\$ 2,250	\$ 2,435	
6230	New Projects – Entry	\$ 30,000	\$ 28,580	4
6250	Other	\$ 500	\$ 2,169	5
	<b>Total Landscape Comm Expense</b>	<b>\$ 51,250</b>	<b>\$ 47,994</b>	
<b>6300 Pool Committee</b>				
6310	Pool Maint and Repairs	\$ 6,000	\$ 11,413	6
6320	Pool Permit	\$ 980	\$ 690	
6330	Pool Contract and Chemicals	\$ 9,200	\$ 10,477	
6345	Pool Water/Sewer/Garbage	\$ 4,800	\$ 4,989	
6375	Pool Projects/Furniture	\$ 11,000	\$ 4,833	
6380	Pool Electric	\$ 2,930	\$ 2,197	
6395	Other	\$ 1,800	\$ 528	
	<b>Total Pool Committee Expense</b>	<b>\$ 36,710</b>	<b>\$ 35,126</b>	

**Notes:**

- 1 Reserve funds invested in higher interest Certificate of Deposits (CDs)
- 2 Federal Tax paid on CD Income
- 3 ADC correction and GoTo Meeting
- 4 Landscape project at Marina Parking, planting and tree replacement at Upper Pool
- 5 Plants for Tennis court and Retaining Wall repair
- 6 Opening and closing, heat pump repair, pump repair and cleaning service

# Crystal View Estates HOA

## Report #1 – 2025 Budget vs. Actuals

	2025 Approved Budget	2025 Actual	Notes
<b>6400 Swim Area at Marina</b>			
6410 DOT Air Lease – Swim	\$ 515	\$ 513	
6420 Maintenance and Repairs	\$ 600	\$ 0	
6430 Marina Insurance – HOA	\$ 1,900	\$ 1,800	
6440 Projects	\$ 25,000	\$ 20,552	7
<b>Total Swim Area Expenses</b>	<b>\$ 28,015</b>	<b>\$ 22,865</b>	
<b>6600 Facilities Committee</b>			
6630 Other Projects	\$ 9,600	\$ 4,747	
6640 Other – Snow Plow & Misc	\$ 1,693	\$ 2,517	
<b>Total Facilities Comm Expenses</b>	<b>\$ 11,293</b>	<b>\$ 7,263</b>	
<b>6700 Social Committee</b>			
6710 Annual Meeting Social	\$ 200	\$ 0	
6720 Other	\$ 400	\$ 0	
<b>Total Social Committee Expense</b>	<b>\$ 600</b>	<b>\$ 0</b>	
<b>6800 Fire &amp; Weed Abatement</b>			
6810 Fire & Weed Abate Expense	\$ 1,500	\$ 0	
6820 Fire & Weed Abate Projects	\$ 21,500	\$ 6,500	8
<b>Total Fire &amp; Weed Abate Comm</b>	<b>\$ 23,000</b>	<b>\$ 6,500</b>	
<b>Total Expenses - HOA</b>	<b>\$ 176,338</b>	<b>\$ 145,882</b>	
<b>HOA Net Ordinary Income</b>	<b>\$ (46,613)</b>	<b>\$ (13,784)</b>	
<b>MARINA</b>			
<b>9100 Marina - Income</b>			
9110 Interest- Marina Account	\$ 1,500	\$ 2,483	
9112 Marina Maintenance Fees	\$ 21,000	\$ 21,000	
<b>Total Marina Income</b>	<b>\$ 22,500</b>	<b>\$ 23,483</b>	
<b>9100 Marina – Expenses</b>			
9145 DNR Lease	\$ 4,500	\$ 4,351	
9155 Marina Insurance	\$ 10,800	\$ 10,669	
9165 Maintenance	\$ 2,000	\$ 0	
9195 Other	\$ 3,000	\$ 2,121	9
9197 Air Lease	\$ 515	\$ 513	
<b>Total Marina Expense</b>	<b>\$ 20,815</b>	<b>\$ 17,653</b>	
<b>Marina Net Income</b>	<b>\$ 1,685</b>	<b>\$ 5,830</b>	
<b>Grand Total Net Income for Period - (HOA &amp; Marina)</b>	<b>\$ (44,928)</b>	<b>\$ (7,954)</b>	

**Notes:**

- 7 Swim Deck Resurfacing
- 8 Upper Retention pond refurbishment project put on hold by City/DNR, Rock at Lower Drainage
- 9 Extinguisher Testing, PUD, Gate Lock, blowout and Life Rings

## Report 2 - Crystal View Estates HOA Balance Sheet

		December 31, 2025	March 29, 2026	Notes
<b>Current Assets</b>	HOA Checking	\$ 548.07	\$ 37,909.78	
	HOA Savings	\$ 61,106.78	\$ 59,364.33	1
	Total HOA Operating Funds	<u>\$ 61,654.85</u>	<u>\$ 97,274.11</u>	
		<u>\$</u>	<u>\$</u>	
	Total HOA Reserve CDs	<u>\$ 195,059.53</u>	<u>\$ 196,894.54</u>	
		<u>\$</u>	<u>\$</u>	
	DNR Reserve	<u>\$ 30,010.05</u>	<u>30,988.83</u>	
	Total HOA Cash and Cash Reserves	<u>\$ 286,724.43</u>	<u>\$ 294,168.65</u>	
		<u>\$</u>	<u>\$</u>	
	Marina Fund	\$ 19,286.04	\$ 23,854.79	
	Marina Reserve CDs	55,276.74	\$ 55,789.69	
	Total Marina Cash and Cash Reserves	<u>\$ 74,562.78</u>	<u>\$ 79,644.48</u>	
	HOA & Marina Cash and Cash Reserves	<u>\$ 391,297.26</u>	<u>\$ 404,801.96</u>	
<b>Fixed Assets</b>				
	Pools, Marina, Tennis Court	\$ 3,134,800.83	\$ 3,134,800.83	
	<b>Total Assets</b>	<u>\$ 3,526,098.09</u>	<u>\$ 3,539,602.79</u>	
<b>Liabilities</b>				
	Construction Bond Deposits	<u>\$ 38,000.00</u>	<u>\$ 38,000.00</u>	
<b>Equity</b>				
	Retained Earnings and Equity	<u>\$ 3,458,088.04</u>	<u>\$ 3,501,602.79</u>	
	<b>Total Liabilities &amp; Equity</b>	<u>\$ 3,496,088.04</u>	<u>\$ 3,539,602.79</u>	

Notes: 1 - Cash levels are being maintained for anticipated projects

**Report #3 – CVE 2026 Budget vs. Actuals thru March**

			2026 Proposed Budget	2026 Actual YTD 3/29/26	Notes
<b>Income</b>					
<b>4000 Association Dues</b>					
4005	Lot Association Dues	122 @ \$975	\$ 118,950	\$ 60,450	1
<b>4100 Other Income</b>					
4105	Interest-Savings		\$ 50	\$ 11	
4110	Interest- CDs		\$ 6,000	\$ 1,552	
4115	Architectural Review Fees		\$ 2,475	\$ 0	
	<b>Total Other Income</b>		\$ 8,525	\$ 1,563	
	<b>Total Income</b>		\$ 127,475	\$ 62,013	
<b>Expense</b>					
<b>6000 Business Expense</b>					
6020	Commercial Liability Insurance		\$ 8,550	\$ 0	
6025	Commercial Liability Umbrella		\$ 1,410	\$ 0	
6030	D&O Insurance		\$ 2,100	\$ 0	
6040	Printing and Reproduction		\$ 100	\$ 0	
6050	Web Hosting		\$ 600	\$ 0	
6060	Annual Meeting		\$ 700	\$ 0	
6070	Legal Fees		\$ 1,000	\$ 0	
6080	Accounting Office expense		\$ 7,400	\$ 1,702	
6085	Federal Taxes		\$ 1,500	\$ 0	
6090	Postage		\$ 440	\$ 0	
6095	PO Box		\$ 400	\$ 0	
6097	Other		\$ 350	\$ 0	
	<b>Total Business Exp</b>		\$ 24,550	\$ 1,702	
<b>6100 Architectural Review Committee</b>					
6110	Architectural Review Expense		\$ 2,475	\$ 0	
	<b>Total ADC Expense</b>		\$ 2,475	\$ 0	
<b>6200 Landscape Committee</b>					
6210	Landscape Maintenance Contract		\$ 18,500	\$ 0	
6220	Water		\$ 2,325	\$ 620	
6230	New Projects		\$ 44,000	\$ 20,000	2
6250	Other		\$ 500	\$ 0	
	<b>Total Landscape Comm Expense</b>		\$ 65,325	\$ 20,620	
<b>6300 Pool Committee</b>					
6310	Pool Maint and Repairs		\$ 10,000	\$ 2,435	
6320	Pool Permit		\$ 700	\$ 0	
6330	Pool Contract and Chemicals		\$ 10,800	\$ 0	
6345	Pool Water/Sewer/Garbage		\$ 5,000	\$ 1,222	
6375	Pool Projects		\$ 10,000	\$ 0	3
6380	Pool Electric		\$ 2,500	\$ 336	
6395	Other / Bathroom Cleaning		\$ 1,000	\$ 0	
	<b>Total Pool Committee Expense</b>		\$ 40,000	\$ 3,993	

**Notes:**

- 1 As of March 29, 2026, 62 HOA Dues payments have been received
- 2 Landscape projects - Entry below Lower Pool \$44,000
- 3 Pool Projects - Furniture \$10,000

	2026 Proposed Budget	2025 Actual YTD 3/29/26	Notes
<b>6400 Swim Area at Marina</b>			
6410 City Air Lease – Swim	\$ 525	\$ 523	
6415 Marina Water	\$ 0	\$ 0	
6420 Maintenance and Repairs	\$ 600	\$ 0	
6430 Marina Insurance – HOA	\$ 1,900	\$ 0	
6440 Projects	\$ 0	\$ 0	
<b>Total Swim Area Expenses</b>	<b>\$ 3,025</b>	<b>\$ 523</b>	
<b>6600 Facilities Committee</b>			
6630 Other Projects	\$ 5,000	\$ 0	4
6635 Snow Plowing	\$ 1,200	\$ 0	
6640 Other	\$ 1,000	\$ -1,550	5
<b>Total Facilities Comm Expenses</b>	<b>\$ 7,200</b>	<b>\$ -1,550</b>	
<b>6700 Social Committee</b>			
6710 Annual Meeting Social	\$ 200	\$ 0	
6720 Other	\$ 400	\$ 0	
<b>Total Social Committee Expense</b>	<b>\$ 600</b>	<b>\$ 0</b>	
<b>6800 Fire &amp; Weed Abatement</b>			
6810 Fire & Weed Abate Expense	\$ 500	\$ 0	
6820 Fire & Weed Abatement Projects	\$ 21,500	\$ 0	6
<b>Total Fire &amp; Weed Abatement</b>	<b>\$ 22,000</b>	<b>\$ 0</b>	
<b>Total HOA Operating Expenses</b>	<b>\$ 165,175</b>	<b>\$ 25,288</b>	
<b>HOA Net Income</b>	<b>\$ (37,700)</b>	<b>\$ 36,725</b>	
<b>MARINA</b>			
<b>9100 Marina - Income</b>			
9105 Marina License Fee Income	\$ 0	\$ 0	
9110 Interest- Marina Account	\$ 1,635	\$ 564	
9112 Marina Maintenance Fees	\$ 21,000	\$ 10,850	
<b>Total Marina Income</b>	<b>\$ 22,635</b>	<b>\$ 11,414</b>	
<b>9100 Marina – Expenses</b>			
9145 DNR Lease	\$ 4,500	\$ 4,351	
9155 Marina Insurance	\$ 11,000	\$ 0	
9165 Maintenance	\$ 2,000	\$ 0	
9195 Other	\$ 0	\$ 59	
9197 Air Lease	\$ 525	\$ 523	
<b>Total Marina Expense</b>	<b>\$ 18,025</b>	<b>\$ 4,932</b>	
<b>Marina Net Income</b>	<b>\$ 4,610</b>	<b>\$ 6,482</b>	
<b>Grand Total Net Income (HOA &amp; Marina)</b>	<b>\$ (33,090)</b>	<b>\$ 43,206</b>	

**Notes:**

4 Facilities Projects - Waterline to Marina \$5000

5 Reimbursment for damage to Retaining wall

6 Fire and Weed Projects - Retention Pond \$20,000; Tract A \$1,500