

<b>HUNTERS CREEK HOMEOWNERS ASSOCIATION</b>		Updated 11-6-24	
<b>January 1, 2025 - December 31, 2025</b>			<b>Fee Estimate</b>
<b>2025 ESTIMATE - FISCAL YEAR BUDGET</b>			<b>Phase 1</b>
			40 lots
			32 x \$100
<b>Operating Account - Beginning Balance (estimate)</b>	<b>\$5,532.00</b>		\$3,200.00
			15 x \$140
<b>Estimated Revenue / Deposits:</b>			\$2,100.00
Dues & Fees collected	\$36,940.00		
Bank account interest	12.00		
			<b>Phase 2</b>
<b>Total Estimated Income</b>	<b>\$36,952.00</b>		24 lots
			20 x \$100
<b>Estimated Disbursements / Expenses:</b>			\$2,000.00
ADT Security Cameras & monitoring	1,200.00		
Block Party	500.00		14 x \$140
Insurance - Business Catastrophe - (Erie)	1,450.00		\$1,960.00
Insurance - Secure Business - (Erie)	3,050.00		
Lawn Service - Mowing - (Lawnscape Outdoor Services)	4,200.00		
Lawn Treatment - (Turf Gator)	375.00		<b>Phase 3</b>
Office Supplies	200.00		30 lots
Pest Control (Bel-O Pest Solutions)	0.00		29 x \$100
Pool Maintenance - (Moonlight Pool Services)	6,000.00		\$2,900.00
Pool Area Cleaning - (A-Z Home Improvements)	2,500.00		19 x \$140
Pool License - IL Dept of Public Health	400.00		\$2,660.00
Postage	300.00		
Safe Deposit Box - (Regions Bank)	88.00		
Sec of State - HOA Annual Report	10.00		
Internet/Phone - (Spectrum)	1,375.00		<b>Phase 4</b>
State Pool Inspector	100.00		94 lots
Transfer to Reserve Account	6,500.00		91 x \$100
Utilities - Water/Sewer/Electric - City of Mascoutah	5,600.00		\$9,100.00
Web Page - Intermox Media - Feb 2022 - Feb 2024	160.00		93 x \$140
			\$13,020.00
<b>Total Estimated Expenses:</b>	<b>\$34,008.00</b>		
			<b>Dues:</b>
<b>Operating Account - Estimated Ending Balance</b>	<b>\$8,476.00</b>		\$36,940.00
(Beginning balance + income - expenses)			
<b>Reserve Account - Actual Beginning Balance</b>	<b>\$15,308.59</b>		
<b>Estimated Reserve Acct Income / Deposits:</b>			
Transfers from Checking Account	6,500.00		
Miscellaneous Income	0.00		
Reserve Account interest	10.00		
<b>Total Estimated Reserve Income</b>	<b>\$6,510.00</b>		
<b>Estimated Reserve Disbursements / Expenses:</b>			
Asphalt Sealing	0.00		
Attorney fees	0.00		
Court maintenance	0.00		
Parking / curb cleaning	0.00		
Pool Cover Repair	0.00		
Pool Furniture Purchase / Repair	1,500.00		
Pool Gate Parts / repair	200.00		
Pool Repairs / Maintenance	4,000.00		
Pool Signage	0.00		
Pool use Sanitizer and Dispenser	0.00		
Tree maintenance	0.00		
<b>Total Estimated Reserve Expenses:</b>	<b>\$5,700.00</b>		
<b>Reserve Account - Estimated Ending Balance</b>	<b>\$16,118.59</b>		
(Beginning balance + income - expenses)			