

HUNTERS CREEK HOMEOWNERS ASSOCIATION	Updated 12-31-24				
January 1, 2024 - December 31, 2024					
2024 Fiscal Year End - Financial Statement					
Citizens Community Bank	Jan 1, 2024 to Dec 31, 2024	Jan 1, 2023 to Dec 31, 2023	Nov 1, 2021 to Dec 31, 2022	Oct 1, 2020 to Oct 31, 2021	Oct 1, 2019 to Sept 30, 2020
Reserve Account - Beginning Balance - 1/1/24	\$3,303.64	\$3,298.70	\$3,293.73	\$3,283.51	\$3,277.37
Interest	4.95	0.00	0.00	0.00	0.00
Miscellaneous Deposits (Roof Replacement Insurance Checks)	8,988.00	0.00	0.00	0.00	0.00
Transferred from Checking Account	12,000.00	4.94	4.97	10.22	6.14
Reserve Account - Current Balance - 12/31/24	\$24,296.59	\$3,303.64	\$3,298.70	\$3,293.73	\$3,283.51
Operating Account - Beginning Balance - 1/1/24	\$14,873.41	\$11,699.84	\$16,695.02	\$47,829.60	\$51,468.53
Income / Checking Deposits:					
Dues & Fees collected	\$38,140.00	\$32,275.00	\$32,105.00	\$29,185.00	\$29,084.00
Checking interest	15.13	13.84	15.69	40.38	65.15
Insurance Refund	0.00	0.00	0.00	0.00	1,194.00
Total Income	\$38,155.13	\$32,288.84	\$32,120.69	\$29,225.38	\$30,343.15
Disbursements / Expenses:					
ADT Security Cameras & monitoring	1,150.92	1,085.76	2,340.72	0.00	0.00
Asphalt Sealing	0.00	0.00	0.00	0.00	1,840.00
Attorney fees	0.00	0.00	0.00	0.00	225.00
Block Party	181.38	0.00	0.00	0.00	0.00
Court maintenance	123.50	0.00	0.00	33,785.00	0.00
Insurance - Business Catastrophe - (Erie)	1,388.00	1,271.00	1,268.00	1,266.00	3,638.00
Insurance - Secure Business - (Erie)	2,928.00	2,648.00	2,444.00	2,398.00	0.00
Lawn Service - Mowing - (Lawnscape Outdoor Services)	3,944.50	4,261.25	3,571.00	2,942.50	2,837.00
Lawn Treatment / pest control - (Turf Gator)	349.20	349.20	673.20	579.60	579.60
Office Supplies	34.99	19.94	210.02	132.60	80.86
Parking / curb cleaning	0.00	0.00	0.00	0.00	150.00
Pest Control (Bel-O Pest Solutions)	0.00	0.00	90.00	0.00	0.00
Pool Maintenance - (Moonlight Pool Services; daily)	5,583.53	5,331.97	5,619.91	6,299.89	3,984.00
Pool Cover Repair	0.00	0.00	0.00	0.00	800.00
Pool Area Cleaning - (A-Z Home Improvements; daily)	2,291.96	1,593.00	1,261.00	1,546.59	1,304.00
Pool Furniture Purchase / Repair	174.78	383.36	400.40	0.00	260.00
Pool Gate Parts / repair	0.00	44.38	204.14	258.40	43.27
Pool License - IL Dept of Public Health	400.00	400.00	400.00	400.00	400.75
Pool Repairs / Maintenance	7,815.83	28.30	8,006.48	84.80	9,959.80
Pool Signage	0.00	0.00	0.00	0.00	148.39
Pool use Sanitizer and Dispenser	0.00	0.00	0.00	0.00	528.69
Postage	374.96	264.00	240.00	449.00	263.00
Refund of Dues - overpaid	0.00	0.00	0.00	60.00	0.00
Safe Deposit Box - (Regions Bank)	88.00	88.00	88.00	168.00	80.00
Sec of State - HOA Annual Report	10.00	10.00	20.00	18.00	10.00
Internet/Phone - (Spectrum)	1,288.71	1,199.76	1,334.72	1,219.74	1,074.76
State Pool Inspector	100.00	100.00	100.00	0.00	100.00
Transfer to Reserve Account	12,000.00	0.00	0.00	0.00	0.00
Tree maintenance - (Busy Beaver Tree Service)	0.00	0.00	0.00	1,000.00	0.00
Utilities - Water/Sewer/Electric - (City of Mascoutah)	7,320.29	10,037.35	8,684.28	7,751.84	5,376.72
Web Page - Intermox Media - Feb 2025 - Feb 2027	0.00	0.00	160.00	0.00	160.00
Total Expenses:	\$47,548.55	\$29,115.27	\$37,115.87	\$60,359.96	\$33,843.84
Operating Account - Current Balance - 12/31/24	\$5,479.99	\$14,873.41	\$11,699.84	\$16,695.02	\$47,967.84
(Beginning balance + income - expenses)					
2024 items repaired or added:					
American Leak Detection - East skimmer leak	1,088.75				
Mike's Pool - fixed East skimmer - cracked fitting below skimmer	4,200.00				
2 umbrellas	174.78				
Moonlight Pool - New Chlorinator	445.49				
Glaenger Electric - Replaced shorted out switch in pool pump house	389.00				
American Leak Detection - found southeast corner return line leak	390.00				
Mike's Pool - fixed southeast corner return line leak	1,700.00				
Changed sensor on court gate entry	123.50				
Total Major repairs for 2024	8,511.52				