

HUNTERS CREEK HOMEOWNERS ASSOCIATION	Updated 10-31-23	**AS IS**	*PROPOSED*
January 1, 2024 - December 31, 2024		Fee Estimate	Fee Estimate
FISCAL YEAR BUDGET - Estimate		Phase 1	Phase 1
		40 lots	40 lots
		32 x \$75	32 x \$100
Actual Beginning Balance	\$17,840.57	\$2,400	\$3,200
		16 x \$130	16 x \$140
Income / Checking Deposits:		\$2,080	\$2,240
Dues & Fees collected	\$31,025.00		
Checking interest	12.00		
Insurance Refund		Phase 2	Phase 2
Estimated Income	\$31,037.00	24 lots	24 lots
		19 x \$75	19 x \$100
Estimated Disbursements / Expenses:		\$1,425	\$1,900
ADT Security Cameras & monitoring	1,100.00		
Asphalt Sealing	0.00	13 x \$130	13 x \$140
Attorney fees	0.00	\$1,690	\$1,820
Court maintenance	0.00		
Insurance - Erie - Business Catastrophe	1,300.00		
Insurance - Erie - Ultrapack Plus	2,600.00	Phase 3	Phase 3
Lawn Service - Mowing - (Lawnscape Outdoor Services)	4,000.00	30 lots	30 lots
Lawn Treatment / pest control - (Turf Gator)	375.00	29 x \$75	29 x \$100
Office Supplies	200.00	\$2,175	\$2,900
Parking / curb cleaning	0.00	18 x \$130	18 x \$140
Pest Control (Bel-O Pest Solutions)	0.00	\$2,340	\$2,520
Pool Maintenance - (Moonlight Pool Services - Sharon)	5,750.00		
Pool Cover Repair	0.00		
Pool - Rec Area Cleaning - (A-Z Home Improvments)	1,600.00		
Pool Furniture Purchase / Repair	500.00	Phase 4	Phase 4
Pool - Courts Gate Parts / repair	200.00	94 lots	94 lots
Pool License - IL Dept of Public Health	400.00	91 x \$75	91 x \$100
Pool Repairs / Maintenance (lines need to be repaired in 2024)	8,000.00	\$6,825	\$9,100
Pool Signage	0.00	93 x \$130	93 x \$140
Pool use Sanitizer and Dispenser	0.00	\$12,090	\$13,020
Postage	300.00		
Refund of Dues - overpaid	0.00	Est. dues:	Est. dues:
Safe Deposit Box - Regions Bank	88.00	\$31,025	\$36,700
Sec of State - HOA Annual Report	10.00		
Spectrum - Internet/Phone	1,250.00		
State Pool Inspector	100.00		
Tree maintenance - Busy Beaver Tree Service	0.00		
Utilities - Water/Sewer/Electric - City of Mascoutah	8,500.00		
Web Page - Intermox Media - Feb 2022 - Feb 2024	160.00		
Estimated Expenses:	\$36,433.00		\$36,433.00
Estimated Ending Balance	\$12,444.57		\$18,107.57
(Beginning balance + income - expenses)			