

<b>HUNTERS CREEK HOMEOWNERS ASSOCIATION</b>		Updated 12-31-25	
<b>January 1, 2026 - December 31, 2026</b>			<b>Fee Estimate</b>
<b>2026 ESTIMATE - FISCAL YEAR BUDGET</b>			<b>Phase 1</b>
			40 lots
			32 x \$100
<b>Operating Account - Beginning Balance (estimate)</b>	<b>\$664.28</b>		\$3,200.00
			15 x \$140
<b>Estimated Revenue / Deposits:</b>			\$2,100.00
Dues & Fees collected	\$36,940.00		
Bank account interest	6.00		
			<b>Phase 2</b>
<b>Total Estimated Income</b>	<b>\$36,946.00</b>	24 lots	
		20 x \$100	
<b>Estimated Disbursements / Expenses:</b>			\$2,000.00
ADT Security Cameras & monitoring	1,300.00		
Block Party	0.00	14 x \$140	
Insurance - Business Catastrophe (Erie)	2,150.00		\$1,960.00
Insurance - Secure Business (Erie)	3,500.00		
Lawn Service - Mowing - (Lawnscape Outdoor Services)	4,500.00		
Lawn Treatment - (Turf Gator)	375.00		<b>Phase 3</b>
Office Supplies	100.00	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 - (Consign & Design - Bernie Rasp)	2,500.00	19 x \$140	
Pool Maintenance - (opening & winterizing)	100.00		\$2,660.00
Pool License - IL Dept of Public Health	400.00		
Postage	400.00		
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)	4,500.00		\$9,100.00
Web Page - (Intermoxx Media) - Feb 2025 - Feb 2027	0.00	93 x \$140	
			\$13,020.00
<b>Total Estimated Expenses:</b>	<b>\$33,898.00</b>		
			<b>Dues:</b>
<b>Operating Account - Estimated Ending Balance</b>	<b>\$3,712.28</b>		\$36,940.00
<b>Reserve Account - Actual Beginning Balance</b>	<b>\$26,542.94</b>		
<b>Estimated Reserve Acct Income / Deposits:</b>			
Transfers from Checking Account	6,500.00		
Reserve Account interest	30.00		
<b>Total Estimated Reserve Income</b>	<b>\$6,530.00</b>		
<b>Estimated Reserve Disbursements / Expenses:</b>			
Pool Furniture Purchase / Repair	1,500.00		
Pool Gate Parts / repair	200.00		
Pool Repairs / Maintenance	4,000.00		
<b>Total Estimated Reserve Expense</b>	<b>\$5,700.00</b>		
<b>Reserve Account - Estimated Ending Balance</b>	<b>\$27,372.94</b>		