

HUNTERS CREEK HOMEOWNERS ASSOCIATION	Updated 12-31-25	
January 1, 2025 - December 31, 2025		
2025 Fiscal Year End - Financial Statement		
Citizens Community Bank	Jan 1, 2025 to Dec 31, 2025	Jan 1, 2024 to Dec 31, 2024
<b>Operating Account Beginning Balance</b>	<b>\$5,479.99</b>	<b>\$14,873.41</b>
<b>Revenue / Deposits / Transfers:</b>		
Dues & Fees collected	38,675.00	\$38,140.00
Transfer from Reserve acct	4,300.00	0.00
operating account interest	7.16	15.13
<b>Total Operating Account Income</b>	<b>42,982.16</b>	<b>\$38,155.13</b>
<b>Disbursements / Expenses:</b>		
ADT Security Cameras & monitoring	1,211.74	1,150.92
Aspen Waste Systems	248.34	0.00
Insurance - Business Catastrophe (Erie)	2,056.00	1,388.00
Insurance - Secure Business (Erie)	3,383.00	2,928.00
Lawn Service - Mowing - (Lawnscape Outdoor Services)	4,227.00	3,944.50
Lawn Treatment - (Turf Gator)	367.20	349.20
Office Supplies	21.75	34.99
Pool Maintenance - (Moonlight Pool Services)	4,790.52	5,583.53
Pool Area Cleaning - (Consign & Design - Bernie Rasp)	2,465.74	2,291.96
Pool Maintenance - (opening & winterizing)	316.00	0.00
Pool License - IL Dept of Public Health	400.00	400.00
Postage	390.00	374.96
Reserve Account Disbursements / expenses: SEE BELOW	19,983.60	8,295.49
Reserve Account (yearly allowance transfer)	6,500.00	12,000.00
Safe Deposit Box - (Regions Bank)	88.00	88.00
Sec of State - HOA Annual Report	10.00	10.00
Spectrum - Internet/Phone	1,338.98	1,288.71
State Pool Inspector	0.00	100.00
Utilities - Water/Sewer/Electric - City of Mascoutah	0.00	7,320.29
Web Page - (Intermox Media) - Feb 2025 - Feb 2027	0.00	0.00
<b>Total Operating Account Expenses</b>	<b>\$47,797.87</b>	<b>\$47,548.55</b>
<b>Operating Account Ending Balance</b>	<b>\$664.28</b>	<b>\$5,479.99</b>
<b>Reserve Account Beginning Balance</b>	<b>\$24,302.74</b>	<b>\$3,303.64</b>
<b>Reserve Income / Deposits:</b>		
Transfers from Checking Account	6,500.00	12,000.00
Reserve Account interest	40.20	11.10
Insurance payment - roof replacement	0.00	8,988.00
<b>Total Reserve Income / Deposits</b>	<b>\$6,540.20</b>	<b>\$20,999.10</b>
<b>Reserve Withdrawals / Transfers</b>	<b>4,300.00</b>	<b>0.00</b>
<b>Reserve Account Ending Balance</b>	<b>\$26,542.94</b>	<b>\$24,302.74</b>
<b>THESE ITEMS ARE DEDUCTED FROM THE OPERATING ACCT ABOVE</b>		
<b>Reserve Disbursements / Expenses:</b>		
Block Party	0.00	181.38
Court maintenance	0.00	123.50
Pool Furniture Purchase / Repair	782.13	174.78
Pool Gate Parts / repair (2025 - scan card system)	2,773.73	0.00
Pool Repairs / Maintenance (2025 - roof)	9,739.45	7,815.83
Pool Repairs / Maintenance (2025 - door frame)	250.00	0.00
Pool Repairs / Maintenance (2025 - install frame)	1,924.13	0.00
Pool Repairs / Maintenance (2025 - sand filter)	4,307.82	0.00
Pool Signage (2025 - banners)	206.34	0.00
<b>Total Reserve Expenses:</b>	<b>\$19,983.60</b>	<b>\$8,295.49</b>