

**Annual Financials**  
**Hunters Creek Homes Inc.**

Order: MSFM3HDY4  
Address: 401 Cavendish St Lot 113  
Order Date: 08-15-2025  
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## Hunters Creek Homes Association Budget for 2024

	2021 Actual	2022 Actual	2023 Projected	2023 as of 30 Nov	2024 as of 25 June	2024 Projected
<b>INCOME</b>						
Annual Assessments*	\$24,363.83	\$20,958.62	\$21,000.00	\$40,760.24	\$51,400.70	\$42,500.00
Disclosure Packages	\$2,450.00	\$5,300.69	\$3,000.00	\$1,462.00	\$2,202.05	\$2,100.00
Int - Ckg	\$0.00	\$7.22	\$50.00	\$17.05	\$20.50	\$10.00
Int - Rsrv	\$11.19	\$429.07	\$350.00	\$255.39	\$33.71	\$90.00
Late Penalties	\$1,700.00	-\$50.00	\$0.00		\$0.00	\$0.00
Misc Inc	\$0.00	\$0.00	\$0.00	-\$1.00	\$0.00	\$0.00
Reimbursed Expenses	\$0.00	\$7,719.30	\$4,000.00	\$4,095.00	-\$1,014.00	\$4,500.00
Rental Income	\$2,291.75	\$0.00	\$0.00	\$214.00	\$0.00	\$2,000.00
RV Lot Fees	\$2,020.00	\$4,222.85	\$4,000.00	\$1,497.73	\$2,074.42	\$3,750.00
<b>TOTAL INCOME</b>	<b>\$32,836.77</b>	<b>\$38,587.75</b>	<b>\$32,400.00</b>	<b>\$48,300.41</b>	<b>\$54,717.38</b>	<b>\$54,950.00</b>
<b>EXPENSES</b>						
Accountant				\$1,950.00	\$900.00	\$3,000.00
Attorney Fees/ Legal	\$816.50	\$14,168.75	\$0.00	\$2,373.50	\$640.00	\$4,500.00
Bank Charges	\$0.00	\$10.00	\$0.00	\$5.00	\$0.00	
Online Processing Fees	\$296.69	\$106.85	\$0.00		\$0.00	\$1,500.00
Common Area Maint	\$10,203.00	\$17,870.82	\$9,200.00	\$12,768.24	\$1,399.31	\$12,000.00
Insurance	\$2,964.00	\$3,567.00		\$6,842.25	\$4,638.75	\$9,500.00
Misc Exp	\$992.39	\$177.28	\$100.00	\$360.00	\$346.50	\$500.00
Office/ Software	\$2,558.09	\$4,073.26	\$3,500.00	\$1,888.26	\$437.43	\$2,500.00
Postal	\$678.56	\$1,410.87	\$1,000.00	\$1,466.55	\$173.89	\$1,200.00
Printing	\$655.52	\$1,321.23	\$1,000.00	\$280.86	\$0.00	
<b>TOTAL EXPENSES</b>	<b>\$19,164.75</b>	<b>\$42,706.06</b>	<b>\$14,800.00</b>	<b>\$27,934.66</b>	<b>\$8,535.88</b>	<b>\$34,700.00</b>
<b>CAPITAL EXPENSES</b>				<b>\$121,590.00</b>		
<b>OVERALL SAVINGS</b>	<b>\$13,672.02</b>	<b>-\$4,118.31</b>	<b>\$17,600.00</b>	<b>-\$101,224.25</b>		<b>\$20,250.00</b>
<b>ACCOUNT BALANCES</b>						
Operating	\$25,632.66	\$16,031.72	\$16,031.72	\$8,953.59	\$52,864.83	\$16,453.59
Reserves	\$111,880.69	\$117,357.31	\$134,957.31	\$13,108.91	\$12,665.03	\$25,858.91
Savings		\$6.01	6.01	\$6.01	\$6.01	\$6.01
<b>TOTAL</b>	<b>\$137,513.35</b>	<b>\$133,395.04</b>	<b>\$150,995.04</b>	<b>\$22,068.51</b>	<b>\$65,535.87</b>	<b>\$42,318.51</b>

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