

Profit and Loss by Month Association January-December, 2025

Account	Actual	2025 Budget	Variance
<u>Income</u>			
Monthly Assessments	312,000	312,000	-
Total for Income	312,000	312,000	-
<u>Expenses</u>			
Total for Building Maintenance	62,897	72,800	9,903
Total for Ground Maintenance	75,132	86,850	11,718
Total for Insurance and Administration	7,615	9,020	1,405
Taxes & Licenses	2,568	4,000	1,432
Interest Earned	3,391	5,000	1,609
Net Income before Capital Items	167,180	144,330	(22,850)
Capital items against Reserve			
Stoop Repair		10,000	10,000
Chimney Refurbish	90,850	-	(90,850)
Outside Lights	70,334	75,000	4,666
Retention Walls	41,086	48,000	6,914
Total for Capital Expenses	202,269	133,000	(69,269)
Net Income	(35,090)	11,330	46,420

Profit and Loss by Month
Creekside of Wheaton Homeowners Association
January-December, 2025

Distribution account	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	2025 Budget	Variance
Income															
Monthly Assessments	27,500	20,000	25,500	27,500	25,000	25,000	33,500	19,500	25,000	33,500	18,500	31,500	312,000	312,000	-
Total for Income	27,500	20,000	25,500	27,500	25,000	25,000	33,500	19,500	25,000	33,500	18,500	31,500	312,000	312,000	- On Target
Expenses															
Building Maintenance															
Carpentry															
Carpentry - Wages				333	420	440	5,455	1,020	4,340		1,600	3,235	18,842	23,000	6,158
Materials/Repairs/Replace					601	2,839	1,848	70	459			5,265	11,082	11,000	(82)
WC Insurance					1,731		364						2,095	3,400	1,305
Total for Carpentry				333	2,751	3,279	7,667	1,090	4,799		1,600	8,500	30,019	37,400	7,382
Cement Repair														2,000	2,000
Chimney Repair							8,400	(8,400)						7,000	7,000
Door Replacement									500				500		(500)
Driveway Maintenance						4,919							4,919	4,000	(919)
Gutter Cleaning/repair								3,102	3,679		3,102		9,884	4,400	(5,484) Follow up from last year and repair at 3 homes
Roof Repair												800	800	-	(800)
Snow Removal	4,175	4,175	4,175									4,250	16,775	18,000	1,225
Total for Building Maintenance	4,175	4,175	4,175	333	2,751	8,198	16,067	(4,207)	8,978		4,702	13,550	62,897	72,800	9,903
Ground Maintenance															
Ash Tree Treatments						5,064							5,064	7,500	2,436
Drainage				3,740	(3,740)								-	-	-
General Ground Maintenance				2,783	2,783	2,783	9,501	12,805	4,217	2,783		2,783	40,435	27,500	(12,935) Add'l landscape repairs at several homes in August
Grub Control/Fertilizer						732	101			948			1,781	3,500	1,719
Lawn Replacement										3,125			3,125	6,000	2,875
Miscellaneous/Emergencies														7,500	7,500
Power Rake/aeration/overseed										1,450			1,450	7,000	5,550
Shrub removal/ replacement					632								632	7,500	6,868
Tree Removal/Spray				11,385	3,500	(1,640)	2,315		7,085				22,645	20,350	(2,295)
Total for Ground Maintenance				17,908	3,174	6,939	11,916	12,805	11,302	8,305		2,783	75,132	86,850	11,718
Insurance and Administration															
Annual Meeting									53			349	401	200	(201)
Bank Charges & Fees		36	35	35	36	35	35	36	33	38	36	33	437	500	63
Financial Software		99	99	99	119	129	145	115	115	115	115	115	1,369	1,120	(249) QB cost increase
Insurance	1,994	1,218	609		(1,308)							1,257	3,769	6,000	2,231 Less Work comp pd this year
Office Supplies		192	39	17					171			212	632	300	(332)
Rent or Lease of Buildings	74	74	74	74	74	91	91	91	91	91	91	91	1,007	900	(107)
Total for Insurance and Administration	2,225	1,619	856	225	(1,080)	255	271	242	462	244	242	2,056	7,615	9,020	1,405
Taxes & Licenses			3,399				(831)						2,568	4,000	1,432
Total for Expenses	6,400	5,794	8,430	18,465	4,846	15,391	27,423	8,839	20,741	8,549	4,944	18,388	148,211	172,670	24,459
Interest Earned	244	78	669	15	367	412	55	740	416	148	124	122	3,391	5,000	1,609 Lower Cash Balance
Net Income before Capital Items	21,343	14,285	17,738	9,050	20,521	10,020	6,133	11,401	4,675	25,099	13,680	13,234	167,180	144,330	(22,850)
Capital items against Reserve															
Stoop Repair								27,187	18,455	39,257	5,951	-	90,850	10,000	10,000 On Hold til 2026
Chimney Refurbish												-	70,334	-	(90,850) See Brian's detail for Chimney Repair
Outside Lights			1,457	52,723	2,851	1,977	5,854	5,472				-	70,334	75,000	4,666 Completed in August
Retention Walls									41,086			-	41,086	48,000	6,914 Walls at 1592/98 for \$17.8k and 1566/74 at \$20.7k
Total for Capital Expenses			1,457	52,723	2,851	1,977	5,854	32,659	59,541	39,257	5,951	-	202,269	133,000	(69,269)
Net Income	21,343	14,285	16,281	(43,673)	17,670	8,044	279	(21,257)	(54,866)	(14,158)	7,729	13,234	(35,090)	11,330	46,420

Balance Sheet
Creekside of Wheaton Homeowners Association
As of December 31, 2025

Account	Total
<u>Assets</u>	
Current Assets	
Bank Accounts	
Business Community Checking (6228) - 3	\$ 30,669
BUSINESS SAVINGS (6236) - 3	\$ 17,316
Money Market -Edward Jones	\$ 27,705
Total for Bank Accounts	\$ 75,691
Total for Assets	\$ 75,691
<u>Liabilities and Equity</u>	
Total for Liabilities	\$ 0
Equity	
Opening Balance	\$ 15,978
Retained Earnings	\$ 94,802
Net Income	\$ (35,090) Ties to Income Statement
Total for Equity	\$ 75,691
Total for Liabilities and Equity	\$ 75,691

CHOA
Reserve Estimate thru 2032

		Actual	Updated Forecast			Assumed 5% cost increases per year					
		2024	Actual 2025	2026	2027	2028	2029	2030	2031	2032	
Beginning - Cash Reserves		\$ 324,409	\$ 110,781	\$ 75,691	\$ 15,241	\$ 151,419	\$ 278,805	\$ 396,961	\$ 305,424	\$ 403,711	
Income	52 homes at \$6K/year	\$ 313,090	\$ 312,000	\$ 312,000	\$ 312,000	\$ 312,000	\$ 312,000	\$ 312,000	\$ 312,000	\$ 312,000	
Operating Expense											
	Build Maint	\$ (70,952)	\$ (62,897)	\$ (70,000)	\$ (73,500)	\$ (77,175)	\$ (81,034)	\$ (85,085)	\$ (89,340)	\$ (93,807)	
	Ground Maint	\$ (85,157)	\$ (75,132)	\$ (90,000)	\$ (94,500)	\$ (99,225)	\$ (104,186)	\$ (109,396)	\$ (114,865)	\$ (120,609)	
	Insurance/Admin	\$ (7,995)	\$ (6,792)	\$ (7,450)	\$ (7,823)	\$ (8,214)	\$ (8,624)	\$ (9,056)	\$ (9,508)	\$ (9,984)	
	Total	\$ (164,104)	\$ (144,821)	\$ (167,450)	\$ (175,823)	\$ (184,614)	\$ (193,844)	\$ (203,537)	\$ (213,713)	\$ (224,399)	
Operating Surplus (Deficit)		\$ 148,986	\$ 167,179	\$ 144,550	\$ 136,178	\$ 127,386	\$ 118,156	\$ 108,463	\$ 98,287	\$ 87,601	
Capital items against Reserve											
	Painting	\$ (152,620)					Est. \$ (200,000)				
	Driveways	\$ (164,140)									
	Stoop repair	\$ (31,454)		Estimate \$ (10,000)							
	Retention Walls	\$ (14,400)	\$ (41,085)	Estimate \$ (10,000)							
	Outside Coach Lights		\$ (70,334)	\$ -							
	Chimney Repair		\$ (90,850)	Estimate \$ (150,000)							
	Gable Project		\$ -	Estimate \$ (35,000)							
	Total Capital Items	\$ (362,614)	\$ (202,269)	\$ (205,000)	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	
Net Income After Capital Items		\$ (213,628)	\$ (35,090)	\$ (60,450)	\$ 136,178	\$ 127,386	\$ 118,156	\$ (91,537)	\$ 98,287	\$ 87,601	
Ending Cash - Reserves		\$ 110,781	\$ 75,691	\$ 15,241	\$ 151,419	\$ 278,805	\$ 396,961	\$ 305,424	\$ 403,711	\$ 491,312	

Creskide of Wheaton Homeowners Association

Income Statement - 2024 vs. 2025FC vs. 2026 Budget

At December 31, 2025

	2024 Actual	2025 Actual	2026 Budget
Income			
Monthly Assessments	313,090	312,000	312,000
Total for Income	313,090	312,000	312,000
Expenses			
Building Maintenance			
Total for Carpentry	30,701	30,019	29,100
Cement Repair	2,755	-	-
Door Replacement	-	500	-
Chimney Repair	12,786	-	-
Driveway Maintenance	1,000	4,919	2,000
Gutter Cleaning/Repair	4,760	9,884	3,500
Roof Repair	2,475	800	1,500
Snow Removal	16,475	16,775	17,000
Total for Building Maintenance	70,952	62,897	53,100
Ground Maintenance			
Ash Tree Treatments	-	5,064	-
General Ground Maintenance	22,660	40,435	25,000
Grub Control/Fertilizer	-	1,781	3,000
Lawn Replacement	5,786	3,125	6,000
Miscellaneous/Emergencies	160	-	5,000
Mulch	14,150	-	15,000
Power Rake/aeration/overseed	5,120	1,450	3,000
Shrub removal/ replacement	3,732	632	3,000
Tree Removal/Spray	33,549	22,645	30,000
Total for Ground Maintenance	85,157	75,132	90,000
Insurance and Administration			
Annual Meeting	-	401	100
Bank Charges & Fees	490	437	450
Financial Software	1,305	1,369	1,400
Insurance	9,496	3,769	3,500
Office Supplies	488	632	500
Rent or Lease of Buildings	802	1,007	1,000
Total for Ins. and Admin	12,581	7,615	6,950
Taxes & Licenses	3,936	2,568	2,500
Interest Income (Expense)	8,522	3,392	2,500
Net Income before Capital Items	148,986	167,180	161,950
Capital items against Reserve			
Painting	152,620	-	-
Driveways	164,140	-	-
Stoop Repair	31,454	-	10,000
Retention Walls	14,400	41,086	10,000
Outside Lights	-	70,334	-
Chimney Repair	-	90,850	150,000
Gable Project	-	-	40,000
Total for Capital Expenses	362,614	202,270	210,000
Net Income after Capital Items	(213,628)	(35,090)	(48,050)

Moved to Capital Item