

Creekside of Wheaton Homeowners Association
Budget Overview: 2024 Operating Account Budget Cash Flow
 January - December 2024

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
Beg Checking Acct Bal	40,604.76	48,374.76	53,479.76	49,123.76	52,983.76	47,248.76	29,533.76	20,298.76	18,068.76	15,148.76	12,943.76	17,288.76	40,604.76
Deposits													
Monthly Assessments	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	24,500.00	294,000.00
Quarterly Assessments	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	18,000.00
Total Income	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 312,000.00
Gross Profit	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 29,000.00	\$ 24,500.00	\$ 24,500.00	\$ 312,000.00
Expenses													
Building Maintenance													
Carpentry	0.00	0.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	0.00	0.00	25,000.00
Cement Repair	0.00	0.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	0.00	0.00	9,000.00
Chimney Repair	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	6,000.00
Driveway Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	4,000.00
Gutters	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	3,000.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	2,000.00
Snow Removal	3,875.00	3,875.00	3,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,875.00	19,000.00
Total Building Maintenance	\$ 3,875.00	\$ 3,875.00	\$ 8,125.00	\$ 4,750.00	\$ 5,950.00	\$ 6,450.00	\$ 6,450.00	\$ 6,450.00	\$ 8,450.00	\$ 6,250.00	\$ 3,500.00	\$ 3,875.00	\$ 68,000.00
Ground Maintenance													
General Ground Maintenance	0.00	0.00	3,050.00	3,050.00	3,060.00	3,060.00	3,060.00	3,060.00	3,060.00	3,050.00	3,050.00	0.00	27,500.00
Grub Control/Fertilizer	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	1,200.00	0.00	0.00	0.00	3,000.00
Lawn Replacement	0.00	0.00	0.00	0.00	4,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Mulch	0.00	0.00	0.00	0.00	0.00	14,400.00	0.00	0.00	0.00	0.00	0.00	0.00	14,400.00
Power Rake/aeration/overseed	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	6,000.00
Shrub removal/ replacement	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00	0.00	0.00	2,000.00	0.00	0.00	5,000.00
Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	10,000.00
Tree Spray	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	200.00	0.00	0.00	300.00
Ash Tree Treatments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous/Emergencies	0.00	0.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	0.00	0.00	5,000.00
Total Ground Maintenance	\$ 0.00	\$ 0.00	\$ 3,675.00	\$ 3,675.00	\$ 10,685.00	\$ 21,885.00	\$ 13,785.00	\$ 5,685.00	\$ 4,885.00	\$ 8,875.00	\$ 3,050.00	\$ 0.00	\$ 76,200.00
Insurance and Administration													
Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Bank Charges & Fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Financial Software	90.00	90.00	90.00	90.00	90.00	90.00	95.00	95.00	95.00	95.00	95.00	95.00	1,110.00
Insurance	1,280.00	1,920.00	0.00	640.00	0.00	0.00	1,920.00	640.00	0.00	0.00	0.00	0.00	6,400.00
Legal & Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	0.00	0.00	90.00	0.00	0.00	90.00	0.00	0.00	90.00	0.00	0.00	90.00	360.00
Picnic	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	350.00
Federal Income Tax	0.00	0.00	2,366.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,366.00
State Income Tax	0.00	0.00	1,000.00	0.00	0.00	190.00	0.00	0.00	190.00	0.00	0.00	190.00	1,570.00
Total Insurance and Administration	\$ 1,405.00	\$ 2,045.00	\$ 3,581.00	\$ 765.00	\$ 125.00	\$ 405.00	\$ 2,050.00	\$ 1,120.00	\$ 610.00	\$ 130.00	\$ 130.00	\$ 410.00	\$ 12,778.00
Total Expenses	\$ 5,280.00	\$ 5,920.00	\$ 15,381.00	\$ 9,190.00	\$ 16,760.00	\$ 28,740.00	\$ 22,285.00	\$ 13,255.00	\$ 13,945.00	\$ 15,255.00	\$ 6,680.00	\$ 4,285.00	\$ 156,976.00
Net Operating Income	\$ 23,720.00	\$ 18,580.00	\$ 9,119.00	\$ 19,810.00	\$ 7,740.00	\$ (4,240.00)	\$ 6,715.00	\$ 11,245.00	\$ 10,555.00	\$ 13,745.00	\$ 17,820.00	\$ 20,215.00	\$ 155,024.00
Non-operating Expenditures													
Transfer to Savings Account	(15,950.00)	(13,475.00)	(13,475.00)	(15,950.00)	(13,475.00)	(13,475.00)	(15,950.00)	(13,475.00)	(13,475.00)	(15,950.00)	(13,475.00)	(13,475.00)	(171,600.00)
Operating Surplus(Deficit)	\$ 7,770.00	\$ 5,105.00	\$ (4,356.00)	\$ 3,860.00	\$ (5,735.00)	\$ (17,715.00)	\$ (9,235.00)	\$ (2,230.00)	\$ (2,920.00)	\$ (2,205.00)	\$ 4,345.00	\$ 6,740.00	\$ (16,576.00)
End Checking Acct Bal	48,374.76	53,479.76	49,123.76	52,983.76	47,248.76	29,533.76	20,298.76	18,068.76	15,148.76	12,943.76	17,288.76	24,028.76	24,028.76
Savings Account													
Beg Savings Acct Bal	302,711.61	196,483.84	207,781.07	219,078.30	232,850.53	244,147.76	150,094.99	163,366.94	1,891.94	15,416.94	31,416.94	44,941.94	302,711.61
Loan Payment	(2,777.77)	(2,777.77)	(2,777.77)	(2,777.77)	(2,777.77)	(2,777.77)	(2,778.05)	0.00	0.00	0.00	0.00	0.00	(19,444.67)
Transfer from Checking Account	15,950.00	13,475.00	13,475.00	15,950.00	13,475.00	13,475.00	15,950.00	13,475.00	13,475.00	15,950.00	13,475.00	13,475.00	171,600.00
Driveway Replacement	(75,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	(175,000.00)	0.00	0.00	0.00	0.00	(250,000.00)
Painting	(45,000.00)	0.00	0.00	0.00	0.00	(105,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	(150,000.00)
Interest Income	600.00	600.00	600.00	600.00	600.00	250.00	100.00	50.00	50.00	50.00	50.00	50.00	3,600.00
End Savings Acct Bal	196,483.84	207,781.07	219,078.30	232,850.53	244,147.76	150,094.99	163,366.94	1,891.94	15,416.94	31,416.94	44,941.94	58,466.94	58,466.94