OAK CREEK SUBDIVISION HOMEOWNERS ASSOCIATION - FINAL APPROVED BUDGET

	Account	Description	2025 Budget		2025 Actual		2026 Budget	
Operating Accounts								
Income Accounts								
Assessments			*as of 3/1 - $120/lot*		*as of 12/15/25 only*		*as of 3/1 - $135/lot*	
	40-4000-00	Residential Assessments	$101,520.00		$102,786.24		$114,480.00	
User Fee Income								
	42-4240-00	Other User Fee Income	$0.00		$750.00		$1,000.00	
Delinquency Income								
	43-4305-00	Late Fees & Interest	$0.00		$600.05		$500.00	
	43-4310-00	NSF Service Fees	$0.00		$35.00		$0.00	
Income Accounts Total			**$101,520.00**		**$104,171.29**		**$115,980.00**	
Expense Accounts								
Administrative Expense								
	50-5020-00	Community/ Social Events	$750.00		$421.94		$1,600.00	
	50-5040-00	Bank Charges	$0.00		$30.00		$50.00	
	50-5075-00	Website	$1,000.00		$509.50		$1,000.00	
Insurance Expenses								
	53-5300-00	Property & D&O Liability Insurance	$6,000.00		$5,246.00		$6,000.00	
Utilities								
	54-5400-00	Electricity	$5,000.00		$10,486.54	*	$6,500.00	
	54-5405-00	Gas Service	$4,500.00		$4,702.37		$5,000.00	
	54-5430-00	Telephone Service	$350.00		$100.00		$350.00	
	54-5435-00	Cable & Internet	$900.00		$1,087.90		$1,200.00	
Contracted Services								
	60-6075-00	Janitorial Services	$2,240.00		$1,650.00		$2,500.00	
	60-6085-00	Pest Control	$1,200.00		$564.00		$700.00	
	60-6095-00	Pool Management & Payroll	$10,000.00		$7,481.50		$10,000.00	
Landscaping & Irrigation								
	63-6300-00	Landscaping Contract	$11,240.00		$13,619.32		$12,000.00	

	63-6325-00	Snow Removal & Supplies	$750.00		$190.00		$750.00	
Repair and Maintenance								
	65-6525-00	Clubhouse Repair & Maintenance	$750.00		$2,897.96		$5,500.00	
	65-6530-00	Common Areas Repair & Maintenance	$3,700.00		$3,346.85		$3,900.00	
	65-6719-00	Pool Opening / Closing	$2,500.00		$2,900.00		$2,700.00	
	65-6720-00	Pool Repair & Maintenance	$0.00		$1,281.40		$3,500.00	
	65-6721-00	Pool License IL	$500.00		$400.00		$500.00	
	65-6725-00	Pool Supplies & Chemicals	$2,000.00		$1,998.19		$2,400.00	
	65-6745-00	Retention Pond Repair & Maintenance	$3,200.00		$1,157.40		$1,500.00	
	65-6790-00	Playground/Courts Repair & Maintenance	$900.00		$482.21		$2,900.00	
Professional Services								
	70-7000-00	Audit & Tax Services	$350.00		$2,857.37		$400.00	
	70-7030-00	Legal Services - General Counsel	$1,700.00		$5,184.05	**	$2,500.00	
	70-7040-00	Management Fees	$9,967.00		$9,966.96		$10,266.00	
Other Expenses								
	91-9105-00	Reserve Contribution Expense	$25,000.00		$20,600.00	***	$11,448.00	10%
	91-9110-00	Long Term Projects Reserve Contribution	$0.00		$10,000.00		$20,816.00	****
Expense Accounts Total			**$94,497.00**		**$109,161.46**		**$115,980.00**	
Operating Accounts Net			**$7,023.00**		**-$4,990.17**		**$0.00**	

** Due to 2024 non-payment error of that utility by TBG*

*** Includes $2500 in legal fees for new monuments and Board is seeking IDOT reimbursement*

**** Pool repair / resurfacing deficit was almost fully paid back!!*

***** Tennis court resurfacing/capital improvement 3-4 yr savings plan (125k+ project)*

Current November 2025 Barrington Bank Stmt Balances		**2026 Goals**
Operating & AR	Stmt Actual $23,821.88	$23,219.00
Reserve Account	Stmt Actual $88,333.27	$99,781.00
LT Project Reserve	Stmt Actual $10,000.79	$32,000.00
TOTAL ASSETS	**ACTUAL $122,155.94**	**$155,000.00**

Respectfully Submitted By: RowCal, Management Company for HOA