



Financial Report Package

04/01/2023 to 04/30/2023

Prepared for

Creekside Crossing Homeowners Association

Not Audited, Reviewed or Compiled.

No Assurance Provided-For Internal Purposes Only

Omits the Statement of Cash Flows and all Required Disclosures and Supplemental Information on Future Major Repairs and Replacements

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Balance Sheet
 Creekside Crossing Homeowners Association
 End Date: 04/30/2023

Date: 5/5/2023
 Time: 11:50 am
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$174,990.58	\$0.00	\$174,990.58
TOTAL CASH-OPERATING	\$174,990.58	\$0.00	\$174,990.58
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	209,183.46	209,183.46
Barrington B&T Duplex-#2080	0.00	4,543.48	4,543.48
TOTAL CASH - RESERVES	\$0.00	\$213,726.94	\$213,726.94
ACCOUNTS REC - OPERATING			
Homeowner Receivable	19,456.78	0.00	19,456.78
Due from Replacement Fund	958.74	0.00	958.74
TOTAL ACCOUNTS REC - OPERATING	\$20,415.52	\$0.00	\$20,415.52
Total Assets	\$195,406.10	\$213,726.94	\$409,133.04
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	22,127.42	0.00	22,127.42
TOTAL CURRENT LIABILITIES - OPERATING	\$22,127.42	\$0.00	\$22,127.42
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	0.00	958.74	958.74
TOTAL CURRENT LIABILITIES - RESERVE	\$0.00	\$958.74	\$958.74
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	87,929.58	0.00	87,929.58
Initial Capital Contribution - Operating	54,303.10	0.00	54,303.10
TOTAL FUND BALANCE - OPERATING	\$142,232.68	\$0.00	\$142,232.68
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	169,844.58	169,844.58
Current Year Reserve Funding	0.00	3,677.17	3,677.17
Initial Capital Contribution - Reserve	0.00	27,800.00	27,800.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$212,664.77	\$212,664.77
Net Income Gain/Loss	0.00	103.43	103.43
Net Income Gain/Loss	31,046.00	0.00	31,046.00
Total Liabilities & Equity	\$195,406.10	\$213,726.94	\$409,133.04

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Income Statement
 Creekside Crossing Homeowners Association
 04/30/2023

Date: 5/5/2023
 Time: 11:50 am
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING							
4010-00 Operating Assessments	\$15,978.24	\$11,060.72	\$4,917.52	\$49,919.05	\$44,242.88	\$5,676.17	\$132,728.61
4012-00 Duplex Assessments	-	4,672.92	(4,672.92)	14,019.72	18,691.68	(4,671.96)	56,075.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,978.24	\$15,733.64	\$244.60	\$63,938.77	\$62,934.56	\$1,004.21	\$188,803.61
OTHER INCOME - OPERATING							
4100-00 Late Fees	300.00	-	300.00	1,075.00	-	1,075.00	-
4102-00 Legal Reimbursements	240.00	-	240.00	766.35	-	766.35	-
4107-00 NSF Fees	35.00	-	35.00	105.00	-	105.00	-
4120-00 Fines	-	-	-	(100.00)	-	(100.00)	-
TOTAL OTHER INCOME - OPERATING	\$575.00	\$-	\$575.00	\$1,846.35	\$-	\$1,846.35	\$-
TOTAL OPERATING INCOME	\$16,553.24	\$15,733.64	\$819.60	\$65,785.12	\$62,934.56	\$2,850.56	\$188,803.61
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	132.06	583.33	451.27	525.57	2,333.32	1,807.75	7,000.00
TOTAL UTILITIES	\$132.06	\$583.33	\$451.27	\$525.57	\$2,333.32	\$1,807.75	\$7,000.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	6,950.00	1,617.85	(5,332.15)	6,950.00	1,617.85	(5,332.15)	22,650.00
7801-00 Landscape Additional- HOA	-	1,707.13	1,707.13	-	1,707.13	1,707.13	23,900.00
7802-00 Mulch	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7806-00 Tree Maintenance	303.02	402.30	99.28	303.02	1,609.20	1,306.18	4,827.61
7810-00 Landscaping-Duplex	-	2,105.37	2,105.37	3,920.00	2,105.37	(1,814.63)	29,475.00
7811-00 Snow Removal - Duplex	-	-	-	7,840.00	11,760.00	3,920.00	19,600.00
7822-00 Detention Pond Maintenance	-	423.00	423.00	-	1,692.00	1,692.00	5,076.00
7823-00 Fountain Maintenance	-	110.42	110.42	-	441.68	441.68	1,325.00
7824-00 Retention Area Restoration	-	908.33	908.33	762.50	3,633.32	2,870.82	10,900.00
7840-00 Monument	-	83.33	83.33	-	333.32	333.32	1,000.00
7890-00 Maintenance Extras-Duplex	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
TOTAL GROUNDS MAINTENANCE	\$7,253.02	\$8,774.39	\$1,521.37	\$19,775.52	\$30,566.51	\$10,790.99	\$135,753.61
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	1,818.10	666.67	(1,151.43)	3,289.86	2,666.68	(623.18)	8,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	5,400.00	5,400.00	-	16,200.00
8504-00 Legal Expense	370.00	250.00	(120.00)	1,481.35	1,000.00	(481.35)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	-	500.00	500.00	1,500.00
8515-00 Bank Fees - Operating	56.99	83.33	26.34	239.65	333.32	93.67	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,595.09	\$2,475.00	(\$1,120.09)	\$10,760.86	\$10,250.00	(\$510.86)	\$30,050.00
INSURANCE							
8600-00 Insurance Expense	-	425.00	425.00	-	1,700.00	1,700.00	5,100.00
TOTAL INSURANCE	\$-	\$425.00	\$425.00	\$-	\$1,700.00	\$1,700.00	\$5,100.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	908.33	908.33	-	3,677.17	3,633.32	(43.85)	10,900.00
TOTAL RESERVE TRANSFERS	\$908.33	\$908.33	\$-	\$3,677.17	\$3,633.32	(\$43.85)	\$10,900.00
TOTAL OPERATING EXPENSE	\$11,888.50	\$13,166.05	\$1,277.55	\$34,739.12	\$48,483.15	\$13,744.03	\$188,803.61
Net Income:	\$4,664.74	\$2,567.59	\$2,097.15	\$31,046.00	\$14,451.41	\$16,594.59	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 04/30/2023

Date: 5/5/2023
 Time: 11:50 am
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
OTHER INCOME - RESERVE							
4650-00 Interest Income - Bank - Reserve	\$24.53	\$-	\$24.53	\$103.43	\$-	\$103.43	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$24.53</u>	<u>\$-</u>	<u>\$24.53</u>	<u>\$103.43</u>	<u>\$-</u>	<u>\$103.43</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$24.53	\$-	\$24.53	\$103.43	\$-	\$103.43	\$-
Net Reserve:	<u>\$24.53</u>	<u>\$0.00</u>	<u>\$24.53</u>	<u>\$103.43</u>	<u>\$0.00</u>	<u>\$103.43</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 4/1/2023 - 4/30/2023

Date: 5/5/2023
Time: 11:50 am
Page: 1

Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
04/03/2023	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
04/11/2023	300376	ComEd Invoice #: 032823-75148007 72-7201-00 Electric-ComEd	\$23.52
04/11/2023	300377	ComEd Invoice #: 032823-11060094 72-7201-00 Electric-ComEd	\$23.52
04/11/2023	300378	ComEd Invoice #: 032823-91018008 72-7201-00 Electric-ComEd	\$20.93
04/11/2023	300379	ComEd Invoice #: 032823-67080040 72-7201-00 Electric-ComEd	\$21.38
04/11/2023	300380	ComEd Invoice #: 032823-79110024 72-7201-00 Electric-ComEd	\$21.78
04/11/2023	300381	ComEd Invoice #: 032823-47139038 72-7201-00 Electric-ComEd	\$20.93
04/11/2023	100391	Tressler LLP Invoice #: 462912 85-8504-00 Foreclosure 15810 Brook-Tressler LLP	\$240.00
04/11/2023	100392	Foster Premier Inc Invoice #: 03/22/23 85-8501-00 Mailing - Nominations/Forum 3.22.23-Foster Premier Inc	\$1,634.50
04/12/2023	100393	Tressler LLP Invoice #: 463156 85-8504-00 General Matters Amendment-Tressler LLP	\$130.00
04/19/2023	100394	Foster Premier Inc Invoice #: 04132023NSF 85-8501-00 NSF 25232 Parkside-Foster Premier Inc	\$25.00
04/19/2023	100395	Savatree, LLC Invoice #: 11580173 78-7806-00 Zimmerman Spray-Savatree, LLC	\$303.02
04/17/2023	0	Barrington Bank & Trust Co 85-8515-00 Bank Fees	\$56.99
04/21/2023	100396	K & R Landscaping, Inc Invoice #: 10675 78-7800-00 Landscape Contract April-K & R Landscaping, Inc	\$3,930.00
04/21/2023	100397	K & R Landscaping, Inc Invoice #: 10676 78-7800-00 Landscape Contract April-K & R Landscaping, Inc	\$3,020.00
04/24/2023	1018	Nancy Gearhart and Dean Gearhart 20-2000-00 Refund credit balance	\$219.80
04/25/2023		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$908.33
04/25/2023	300382	Foster Premier Inc Invoice #: 042423- 85-8501-00 Office Expense April-Foster Premier Inc	\$158.60
Account Totals			# Checks: 17
			\$12,108.30
11-1100-00 Barrington Bank - MM #2813			
04/17/2023	0	Barrington Bank & Trust 91-9135-00 Bank Fee	\$42.64



Cash Disbursement
Creekside Crossing Homeowners Association
4/1/2023 - 4/30/2023

Date: 5/5/2023
Time: 11:50 am
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Date	Check #	Payee	Account Totals	# Checks:	1	Amount
						\$42.64
			Association Totals	# Checks:	18	\$12,150.94



Payables Aging Report

As Of 4/30/2023

Date: 5/5/2023

Time: 11:50 am

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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: