



Financial Report Package

04/01/2021 to 04/30/2021

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: 04/30/2021

Date: 5/14/2021
 Time: 11:11 am
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$137,055.96	\$0.00	\$137,055.96
TOTAL CASH-OPERATING	\$137,055.96	\$0.00	\$137,055.96
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	161,553.50	161,553.50
Barrington Bank - Duplex MM #3152	0.00	3,592.56	3,592.56
TOTAL CASH - RESERVES	\$0.00	\$165,146.06	\$165,146.06
ACCOUNTS REC - OPERATING			
Homeowner Receivable	15,129.26	0.00	15,129.26
TOTAL ACCOUNTS REC - OPERATING	\$15,129.26	\$0.00	\$15,129.26
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	831.37	831.37
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$831.37	\$831.37
Total Assets	\$152,185.22	\$165,977.43	\$318,162.65
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	15,232.28	0.00	15,232.28
Accounts Payable - Operating	3,840.00	0.00	3,840.00
Due to Replacement Fund	831.37	0.00	831.37
TOTAL CURRENT LIABILITIES - OPERATING	\$19,903.65	\$0.00	\$19,903.65
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	36,822.26	0.00	36,822.26
TOTAL FUND BALANCE - OPERATING	\$106,261.40	\$0.00	\$106,261.40
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	7,331.37	7,331.37
Initial Capital Contribution - Reserve	0.00	20,900.00	20,900.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$165,925.70	\$165,925.70
Net Income Gain/Loss	0.00	51.73	51.73
Net Income Gain/Loss	26,020.17	0.00	26,020.17
Total Liabilities & Equity	\$152,185.22	\$165,977.43	\$318,162.65

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Income Statement
 Creekside Crossing Homeowners Association
 4/1/2021 - 4/30/2021

Date: 5/14/2021
 Time: 11:11 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	\$11,406.01	\$10,520.75	\$885.26	\$44,851.69	\$42,083.00	\$2,768.69	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	16,426.00	16,425.00	1.00	49,275.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,512.51	\$14,627.00	\$885.51	\$61,277.69	\$58,508.00	\$2,769.69	\$175,524.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	175.00	-	175.00	775.00	-	775.00	-
4107-00 NSF Fees	-	-	-	45.00	-	45.00	-
TOTAL OTHER INCOME - OPERATING	\$175.00	\$-	\$175.00	\$820.00	\$-	\$820.00	\$-
TOTAL OPERATING INCOME	\$15,687.51	\$14,627.00	\$1,060.51	\$62,097.69	\$58,508.00	\$3,589.69	\$175,524.00
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	311.30	541.67	230.37	716.34	2,166.68	1,450.34	6,500.00
TOTAL UTILITIES	\$311.30	\$541.67	\$230.37	\$716.34	\$2,166.68	\$1,450.34	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	3,840.00	3,351.00	(489.00)	3,840.00	3,351.00	(489.00)	23,454.00
7801-00 Landscape Additional- HOA	-	2,250.00	2,250.00	-	2,250.00	2,250.00	18,000.00
7802-00 Mulch	-	9,000.00	9,000.00	-	9,000.00	9,000.00	9,000.00
7806-00 Tree Maintenance	783.00	375.00	(408.00)	783.00	1,500.00	717.00	4,500.00
7810-00 Landscaping-Duplex	3,477.00	3,315.00	(162.00)	3,477.00	3,315.00	(162.00)	23,205.00
7811-00 Snow Removal - Duplex	-	-	-	6,954.00	10,431.00	3,477.00	17,385.00
7822-00 Detention Pond Maintenance	3,895.00	407.92	(3,487.08)	3,895.00	1,631.68	(2,263.32)	4,895.00
7823-00 Fountain Maintenance	47.50	141.67	94.17	47.50	566.68	519.18	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	762.50	2,033.32	1,270.82	6,100.00
7840-00 Monument	-	83.33	83.33	-	333.32	333.32	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	-	2,895.00	2,895.00	8,685.00
TOTAL GROUNDS MAINTENANCE	\$12,805.00	\$20,156.00	\$7,351.00	\$19,759.00	\$37,307.00	\$17,548.00	\$117,924.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	262.19	333.33	71.14	2,109.72	1,333.32	(776.40)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	5,400.00	5,400.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	333.32	333.32	1,000.00
8515-00 Bank Fees - Operating	110.00	83.33	(26.67)	411.09	333.32	(77.77)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,722.19	\$2,099.99	\$377.80	\$8,270.81	\$8,749.96	\$479.15	\$25,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,500.00
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,500.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	2,081.37	1,750.00	(331.37)	7,331.37	7,000.00	(331.37)	21,000.00
TOTAL RESERVE TRANSFERS	\$2,081.37	\$1,750.00	(\$331.37)	\$7,331.37	\$7,000.00	(\$331.37)	\$21,000.00
TOTAL OPERATING EXPENSE	\$16,919.86	\$24,547.66	\$7,627.80	\$36,077.52	\$55,223.64	\$19,146.12	\$175,474.00
Net Income:	(\$1,232.35)	(\$9,920.66)	\$8,688.31	\$26,020.17	\$3,284.36	\$22,735.81	\$50.00

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Income Statement
 Creekside Crossing Homeowners Association
 4/1/2021 - 4/30/2021

Date: 5/14/2021
 Time: 11:11 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	\$13.17	\$-	\$13.17	\$51.73	\$-	\$51.73	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$13.17</u>	<u>\$-</u>	<u>\$13.17</u>	<u>\$51.73</u>	<u>\$-</u>	<u>\$51.73</u>	<u>\$-</u>
TOTAL RESERVE INCOME	<u>\$13.17</u>	<u>\$-</u>	<u>\$13.17</u>	<u>\$51.73</u>	<u>\$-</u>	<u>\$51.73</u>	<u>\$-</u>
Net Reserve:	<u>\$13.17</u>	<u>\$0.00</u>	<u>\$13.17</u>	<u>\$51.73</u>	<u>\$0.00</u>	<u>\$51.73</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 4/1/2021 - 4/30/2021

Date: 5/14/2021
 Time: 11:11 am
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
04/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
04/12/2021	100220	K&R Landscaping, Inc. Invoice #: 7798 78-7810-00 Snow Contract Final-K&R Landscaping, Inc.	\$3,477.00
04/12/2021	100221	Pizzo And Associates Ltd. Invoice #: 24530 78-7824-00 Wetland Steward April-Pizzo And Associates Ltd.	\$762.50
04/13/2021	300207	Commonwealth Edison Invoice #: 032921-11060094 72-7201-00 Electric-Commonwealth Edison	\$139.49
04/13/2021	300208	Commonwealth Edison Invoice #: 032921-75148007 72-7201-00 Electric-Commonwealth Edison	\$86.85
04/14/2021	300209	Commonwealth Edison Invoice #: 033021-91018008 72-7201-00 Electric-Commonwealth Edison	\$21.51
04/14/2021	300210	Commonwealth Edison Invoice #: 033021-67080040 72-7201-00 Electric-Commonwealth Edison	\$21.25
04/14/2021	300211	Commonwealth Edison Invoice #: 033021-47139038 72-7201-00 Electric-Commonwealth Edison	\$21.16
04/19/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$110.00
04/20/2021	100222	Foster Premier Inc Invoice #: 04062021NSF 85-8501-00 NSF 15702 Cove Circle	\$25.00
04/20/2021	100223	Savatree, LLC Invoice #: 7100402 78-7806-00 Zimmerman Treatment-Savatree, LLC	\$278.00
04/23/2021	100224	Rollins Aquatic Solutions Invoice #: 21479 78-7823-00 Aeration Service - Breaker-Rollins Aquatic Solutions	\$47.50
04/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
04/30/2021	300212	Foster Premier Inc Invoice #: 042721- 85-8501-00 Office Expense April-Foster Premier Inc	\$237.19
04/30/2021	100225	Rollins Aquatic Solutions Invoice #: 3260 78-7822-00 Pond Maintenance Contract-Rollins Aquatic Solutions	\$3,895.00
04/30/2021	100226	Savatree, LLC Invoice #: 7100376 78-7806-00 Tree Care - Apple Scab-Savatree, LLC	\$505.00
04/19/2021	300219	Commonwealth Edison Invoice #: 040221-79110024 72-7201-00 Electric-Commonwealth Edison	\$21.04
Account Totals			16
# Checks:			\$12,748.49
Association Totals			16
# Checks:			\$12,748.49