



Financial Report Package

03/01/2023 to 03/31/2023

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: 03/31/2023

Date: 4/7/2023
 Time: 12:49 pm
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$172,261.90	\$0.00	\$172,261.90
TOTAL CASH-OPERATING	\$172,261.90	\$0.00	\$172,261.90
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	208,251.16	208,251.16
Barrington B&T Duplex-#2080	0.00	4,542.92	4,542.92
TOTAL CASH - RESERVES	\$0.00	\$212,794.08	\$212,794.08
ACCOUNTS REC - OPERATING			
Homeowner Receivable	18,560.81	0.00	18,560.81
Due from Replacement Fund	958.74	0.00	958.74
TOTAL ACCOUNTS REC - OPERATING	\$19,519.55	\$0.00	\$19,519.55
Total Assets	\$191,781.45	\$212,794.08	\$404,575.53
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	23,167.51	0.00	23,167.51
TOTAL CURRENT LIABILITIES - OPERATING	\$23,167.51	\$0.00	\$23,167.51
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	2,768.84	2,768.84
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	\$211,756.44	\$211,756.44
Net Income Gain/Loss	0.00	78.90	78.90
Net Income Gain/Loss	26,381.26	0.00	26,381.26
Total Liabilities & Equity	\$191,781.45	\$212,794.08	\$404,575.53

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Income Statement
 Creekside Crossing Homeowners Association
 03/31/2023

Date: 4/7/2023
 Time: 12:49 pm
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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	\$11,326.85	\$11,060.72	\$266.13	\$33,940.81	\$33,182.16	\$758.65	\$132,728.61
4012-00 Duplex Assessments	4,673.24	4,672.92	0.32	14,019.72	14,018.76	0.96	56,075.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,000.09	\$15,733.64	\$266.45	\$47,960.53	\$47,200.92	\$759.61	\$188,803.61
OTHER INCOME - OPERATING							
4100-00 Late Fees	200.00	-	200.00	775.00	-	775.00	-
4102-00 Legal Reimbursements	-	-	-	526.35	-	526.35	-
4107-00 NSF Fees	35.00	-	35.00	70.00	-	70.00	-
4120-00 Fines	-	-	-	(100.00)	-	(100.00)	-
TOTAL OTHER INCOME - OPERATING	\$235.00	\$-	\$235.00	\$1,271.35	\$-	\$1,271.35	\$-
TOTAL OPERATING INCOME	\$16,235.09	\$15,733.64	\$501.45	\$49,231.88	\$47,200.92	\$2,030.96	\$188,803.61
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	131.72	583.33	451.61	393.51	1,749.99	1,356.48	7,000.00
TOTAL UTILITIES	\$131.72	\$583.33	\$451.61	\$393.51	\$1,749.99	\$1,356.48	\$7,000.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	-	-	-	22,650.00
7801-00 Landscape Additional- HOA	-	-	-	-	-	-	23,900.00
7802-00 Mulch	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
7806-00 Tree Maintenance	-	402.30	402.30	-	1,206.90	1,206.90	4,827.61
7810-00 Landscaping-Duplex	-	-	-	3,920.00	-	(3,920.00)	29,475.00
7811-00 Snow Removal - Duplex	3,920.00	3,920.00	-	7,840.00	11,760.00	3,920.00	19,600.00
7822-00 Detention Pond Maintenance	-	423.00	423.00	-	1,269.00	1,269.00	5,076.00
7823-00 Fountain Maintenance	-	110.42	110.42	-	331.26	331.26	1,325.00
7824-00 Retention Area Restoration	-	908.33	908.33	762.50	2,724.99	1,962.49	10,900.00
7840-00 Monument	-	83.33	83.33	-	249.99	249.99	1,000.00
7890-00 Maintenance Extras-Duplex	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
TOTAL GROUNDS MAINTENANCE	\$3,920.00	\$7,264.04	\$3,344.04	\$12,522.50	\$21,792.12	\$9,269.62	\$135,753.61
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	220.90	666.67	445.77	1,471.76	2,000.01	528.25	8,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	4,050.00	4,050.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	1,111.35	750.00	(361.35)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	-	375.00	375.00	1,500.00
8515-00 Bank Fees - Operating	58.32	83.33	25.01	182.66	249.99	67.33	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,629.22	\$2,475.00	\$845.78	\$7,165.77	\$7,775.00	\$609.23	\$30,050.00
INSURANCE							
8600-00 Insurance Expense	-	425.00	425.00	-	1,275.00	1,275.00	5,100.00
TOTAL INSURANCE	\$-	\$425.00	\$425.00	\$-	\$1,275.00	\$1,275.00	\$5,100.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	952.18	908.33	(43.85)	2,768.84	2,724.99	(43.85)	10,900.00
TOTAL RESERVE TRANSFERS	\$952.18	\$908.33	(\$43.85)	\$2,768.84	\$2,724.99	(\$43.85)	\$10,900.00
TOTAL OPERATING EXPENSE	\$6,633.12	\$11,655.70	\$5,022.58	\$22,850.62	\$35,317.10	\$12,466.48	\$188,803.61
Net Income:	\$9,601.97	\$4,077.94	\$5,524.03	\$26,381.26	\$11,883.82	\$14,497.44	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 03/31/2023

Date: 4/7/2023
 Time: 12:49 pm
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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	\$27.01	\$-	\$27.01	\$78.90	\$-	\$78.90	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$27.01</u>	<u>\$-</u>	<u>\$27.01</u>	<u>\$78.90</u>	<u>\$-</u>	<u>\$78.90</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$27.01	\$-	\$27.01	\$78.90	\$-	\$78.90	\$-
Net Reserve:	<u><u>\$27.01</u></u>	<u><u>\$0.00</u></u>	<u><u>\$27.01</u></u>	<u><u>\$78.90</u></u>	<u><u>\$0.00</u></u>	<u><u>\$78.90</u></u>	<u><u>\$0.00</u></u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 3/1/2023 - 3/31/2023

Date: 4/7/2023
Time: 12:49 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
03/01/2023	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
03/02/2023	100388	Foster Premier Inc Invoice #: 020923M 85-8501-00 Mailing - Board Meeting-Foster Premier Inc	\$739.18
03/14/2023	300369	ComEd Invoice #: 022723-91018008 72-7201-00 Electric-ComEd	\$21.02
03/14/2023	300370	ComEd Invoice #: 022723-67080040 72-7201-00 Electric-ComEd	\$21.26
03/14/2023	300371	ComEd Invoice #: 022723-79110024 72-7201-00 Electric-ComEd	\$21.61
03/14/2023	300372	ComEd Invoice #: 022723-47139038 72-7201-00 Electric-ComEd	\$20.79
03/14/2023	300373	ComEd Invoice #: 022723-75148007 72-7201-00 Electric-ComEd	\$23.52
03/14/2023	300374	ComEd Invoice #: 022723-11060094 72-7201-00 Electric-ComEd	\$23.52
03/17/2023	100389	Carrie White Invoice #: 031523- 85-8501-00 Meeting Reservation-Carrie White	\$25.00
03/17/2023	0	Barrington Bank & Trust Co 85-8515-00 Bank Fees	\$58.32
03/23/2023	100390	K & R Landscaping, Inc Invoice #: 10520 78-7811-00 Snow Contract March-K & R Landscaping, Inc	\$3,920.00
03/25/2023			\$908.33
03/27/2023	300375	Foster Premier Inc Invoice #: 032723- 85-8501-00 Expense Report March	\$195.90
Account Totals			12
# Checks:			\$7,328.45
Association Totals			12
# Checks:			\$7,328.45