



Financial Report Package

09/01/2020 to 09/30/2020

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: 09/30/2020

Date: 10/12/2020
 Time: 1:31 pm
 Page: 1

	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$96,079.06	\$0.00	\$96,079.06
TOTAL CASH-OPERATING	\$96,079.06	\$0.00	\$96,079.06
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	149,125.68	149,125.68
Barrington Bank - Duplex MM #3152	0.00	4,950.48	4,950.48
TOTAL CASH - RESERVES	\$0.00	\$154,076.16	\$154,076.16
ACCOUNTS REC - OPERATING			
Homeowner Receivable	15,926.55	0.00	15,926.55
Due from Replacement Fund	0.40	0.00	0.40
TOTAL ACCOUNTS REC - OPERATING	\$15,926.95	\$0.00	\$15,926.95
Total Assets	\$112,006.01	\$154,076.16	\$266,082.17
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	8,777.52	0.00	8,777.52
Accounts Payable - Operating	224.45	0.00	224.45
TOTAL CURRENT LIABILITIES - OPERATING	\$9,001.97	\$0.00	\$9,001.97
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	0.00	0.40	0.40
TOTAL CURRENT LIABILITIES - RESERVE	\$0.00	\$0.40	\$0.40
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	55,930.82	0.00	55,930.82
Initial Capital Contribution - Operating	32,824.46	0.00	32,824.46
TOTAL FUND BALANCE - OPERATING	\$88,755.28	\$0.00	\$88,755.28
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	112,459.81	112,459.81
Current Year Actual Reserve Funding	0.00	10,672.47	10,672.47
Initial Capital Contribution - Reserve	0.00	19,500.00	19,500.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$153,975.30	\$153,975.30
Net Income Gain/Loss	0.00	100.46	100.46
Net Income Gain/Loss	14,248.76	0.00	14,248.76
Total Liabilities & Equity	\$112,006.01	\$154,076.16	\$266,082.17

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Income Statement
 Creekside Crossing Homeowners Association
 9/1/2020 - 9/30/2020

Date: 10/12/2020
 Time: 1:31 pm
 Page: 1

(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	\$15,363.70	\$14,411.98	\$951.72	\$136,681.35	\$129,707.82	\$6,973.53	\$172,943.80
TOTAL INCOME ASSESSMENTS OPERATING	\$15,363.70	\$14,411.98	\$951.72	\$136,681.35	\$129,707.82	\$6,973.53	\$172,943.80
OTHER INCOME - OPERATING							
4100-00 Late Fees	150.00	-	150.00	975.00	-	975.00	-
4102-00 Legal Reimbursements	250.00	-	250.00	3,610.95	-	3,610.95	-
4105-00 Lease Fees	(100.00)	-	(100.00)	-	-	-	-
4107-00 NSF Fees	-	-	-	35.00	-	35.00	-
TOTAL OTHER INCOME - OPERATING	\$300.00	\$-	\$300.00	\$4,620.95	\$-	\$4,620.95	\$-
TOTAL OPERATING INCOME	\$15,663.70	\$14,411.98	\$1,251.72	\$141,302.30	\$129,707.82	\$11,594.48	\$172,943.80
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	916.04	508.33	(407.71)	5,213.03	4,574.97	(638.06)	6,100.00
TOTAL UTILITIES	\$916.04	\$508.33	(\$407.71)	\$5,213.03	\$4,574.97	(\$638.06)	\$6,100.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	2,802.00	2,802.00	-	14,010.00	16,812.00	2,802.00	19,614.00
7801-00 Landscape Additional- HOA	-	2,571.43	2,571.43	10,616.00	15,428.58	4,812.58	18,000.00
7802-00 Mulch	-	2,546.86	2,546.86	17,828.00	15,281.16	(2,546.84)	17,828.00
7806-00 Tree Maintenance	278.00	632.71	354.71	4,429.00	3,796.26	(632.74)	4,429.00
7810-00 Landscaping-Duplex	3,315.00	3,315.00	-	16,803.00	19,890.00	3,087.00	23,205.00
7811-00 Snow Removal - Duplex	-	-	-	13,584.00	10,393.20	(3,190.80)	17,322.00
7822-00 Detention Pond Maintenance	-	465.00	465.00	3,895.00	4,185.00	290.00	5,580.00
7823-00 Fountain Maintenance	-	285.71	285.71	-	1,714.26	1,714.26	2,000.00
7824-00 Retention Area Restoration	887.50	958.33	70.83	9,725.00	8,624.97	(1,100.03)	11,500.00
7840-00 Monument	-	83.33	83.33	-	749.97	749.97	1,000.00
7890-00 Maintenance Extras-Duplex	-	419.65	419.65	-	3,776.85	3,776.85	5,035.80
TOTAL GROUNDS MAINTENANCE	\$7,282.50	\$14,080.02	\$6,797.52	\$90,890.00	\$100,652.25	\$9,762.25	\$125,513.80
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	224.45	337.50	113.05	3,081.94	3,037.50	(44.44)	4,050.00
8502-00 Management Fees	1,350.00	1,100.00	(250.00)	10,650.00	9,900.00	(750.00)	13,200.00
8504-00 Legal Expense	707.50	250.00	(457.50)	5,266.95	2,250.00	(3,016.95)	3,000.00
8506-00 Accounting/Tax Preparation	-	29.17	29.17	350.00	262.53	(87.47)	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	155.25	1,125.00	969.75	1,500.00
8515-00 Bank Fees - Operating	94.76	83.33	(11.43)	773.90	749.97	(23.93)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$2,376.71	\$1,925.00	(\$451.71)	\$20,278.04	\$17,325.00	(\$2,953.04)	\$23,100.00
INSURANCE							
8600-00 Insurance Expense	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
TOTAL INSURANCE	\$-	\$333.33	\$333.33	\$-	\$2,999.97	\$2,999.97	\$4,000.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,185.83	1,185.83	-	10,672.47	10,672.47	-	14,230.00
TOTAL RESERVE TRANSFERS	\$1,185.83	\$1,185.83	\$-	\$10,672.47	\$10,672.47	\$-	\$14,230.00
TOTAL OPERATING EXPENSE	\$11,761.08	\$18,032.51	\$6,271.43	\$127,053.54	\$136,224.66	\$9,171.12	\$172,943.80
Net Income:	\$3,902.62	(\$3,620.53)	\$7,523.15	\$14,248.76	(\$6,516.84)	\$20,765.60	\$0.00

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Income Statement
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 9/1/2020 - 9/30/2020

Date: 10/12/2020
 Time: 1:31 pm
 Page: 2

(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	\$12.20	\$-	\$12.20	\$100.46	\$-	\$100.46	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$12.20</u>	<u>\$-</u>	<u>\$12.20</u>	<u>\$100.46</u>	<u>\$-</u>	<u>\$100.46</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$12.20	\$-	\$12.20	\$100.46	\$-	\$100.46	\$-
Net Reserve:	<u>\$12.20</u>	<u>\$0.00</u>	<u>\$12.20</u>	<u>\$100.46</u>	<u>\$0.00</u>	<u>\$100.46</u>	<u>\$0.00</u>

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