

Creekside Crossing Homeowners Association				
	Account	Description	2022 Budget	2023 Budget
Operating Accounts				
Income Accounts				
INCOME ASSESSMENTS OPERATING				
	40-4010-00	Operating Assessments	\$140,656.44	\$132,728.61
	40-4012-00	Duplex Assessments	\$47,626.00	\$0.00
Income Accounts Total			\$188,282.44	\$132,728.61
Expense Accounts				
UTILITIES				
	72-7201-00	Electric	\$6,500.00	\$7,000.00
GROUNDS MAINTENANCE				
	78-7800-00	Landscape Contract-HOA	\$31,332.00	\$22,650.00
	78-7801-00	Landscape Additional- HOA	\$22,975.00	\$23,900.00
	78-7802-00	Mulch	\$9,362.00	\$10,000.00
	78-7806-00	Tree Maintenance	\$4,500.00	\$4,827.61
	78-7810-00	Landscaping-Duplex	\$24,381.00	\$0.00
	78-7811-00	Snow Removal - Duplex	\$18,245.00	\$0.00
	78-7822-00	Detention Pond Maintenance	\$4,895.00	\$5,076.00
	78-7823-00	Fountain Maintenance	\$1,700.00	\$1,325.00
	78-7824-00	Retention Area Restoration	\$6,100.00	\$10,900.00
	78-7840-00	Monument	\$1,000.00	\$1,000.00
	78-7890-00	Maintenance Extras-Duplex	\$5,000.00	\$0.00
GENERAL & ADMINISTRATIVE				
	85-8501-00	Office Expense	\$5,000.00	\$8,000.00
	85-8502-00	Management Fees	\$16,200.00	\$16,200.00
	85-8504-00	Legal Expense	\$3,000.00	\$3,000.00
	85-8506-00	Accounting/Tax Preparation	\$350.00	\$350.00
	85-8509-00	Activities Fund Expense	\$1,000.00	\$1,500.00
	85-8515-00	Bank Fees - Operating	\$1,000.00	\$1,000.00
INSURANCE				
	86-8600-00	Insurance Expense	\$4,742.44	\$5,100.00
RESERVE TRANSFERS				
	90-9000-00	Transfers to Reserve Fund	\$21,000.00	\$10,900.00
	90-9050-00	Additional Reserve Contribution	\$0.00	\$0.00
Expense Accounts Total			\$188,282.44	\$132,728.61
Operating Accounts Net			\$0.00	\$0.00
Reserve Expense Accounts				
	91-9100-00	Monument Repairs	\$0.00	\$30,000.00
Expense Accounts Total			\$0.00	\$30,000.00
2023 Based on # of Units			316	
HOA Assessment			\$40.00	\$35.00

Duplex Assessment

78-7810 7 Mo Landscaping	\$24,381.00	\$29,475.00
78-7811 5 Mo Winter Snow rmvl	\$18,245.00	\$19,600.00
78-7890 Maintenance Extras	\$5,000.00	\$7,000.00
Total Duplex only	\$47,626.00	\$56,075.00
Duplex Assessment	\$46.15	\$54.34
Total Duplex Assessment	\$86.15	\$89.34

Any budget surplus may be added to the Reserve Fund to establish a reasonable reserve as required by Illinois law and the Governing Documents of the Association or left in the Operating account for future expenses unless the governing documents specify otherwise.

Please contact manager if you are interested in an itemized accounting of the common expenses for the year-end actually incurred or paid.

9.13.2022 SG