



Financial Report Package

12/01/2020 to 12/31/2020

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: 12/31/2020

Date: 1/16/2021
 Time: 1:21 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$100,167.09	\$0.00	\$100,167.09
TOTAL CASH-OPERATING	\$100,167.09	\$0.00	\$100,167.09
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	154,326.65	154,326.65
Barrington Bank - Duplex MM #3152	0.00	3,592.45	3,592.45
TOTAL CASH - RESERVES	\$0.00	\$157,919.10	\$157,919.10
ACCOUNTS REC - OPERATING			
Homeowner Receivable	13,826.43	0.00	13,826.43
TOTAL ACCOUNTS REC - OPERATING	\$13,826.43	\$0.00	\$13,826.43
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	175.23	175.23
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$175.23	\$175.23
Total Assets	\$113,993.52	\$158,094.33	\$272,087.85
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	5,191.54	0.00	5,191.54
Accounts Payable - Operating	3,792.75	0.00	3,792.75
Due to Replacement Fund	175.23	0.00	175.23
TOTAL CURRENT LIABILITIES - OPERATING	\$9,159.52	\$0.00	\$9,159.52
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	55,930.82	0.00	55,930.82
Initial Capital Contribution - Operating	35,394.86	0.00	35,394.86
TOTAL FUND BALANCE - OPERATING	\$91,325.68	\$0.00	\$91,325.68
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	112,459.81	112,459.81
Current Year Reserve Funding	0.00	15,111.06	15,111.06
Initial Capital Contribution - Reserve	0.00	20,400.00	20,400.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$159,313.89	\$159,313.89
Net Income Gain/Loss	0.00	(1,219.56)	(1,219.56)
Net Income Gain/Loss	13,508.32	0.00	13,508.32
Total Liabilities & Equity	\$113,993.52	\$158,094.33	\$272,087.85

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Income Statement
 Creekside Crossing Homeowners Association
 12/1/2020 - 12/31/2020

Date: 1/16/2021
 Time: 1:21 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	\$15,818.58	\$14,412.02	\$1,406.56	\$183,651.77	\$172,943.80	\$10,707.97	\$172,943.80
TOTAL INCOME ASSESSMENTS OPERATING	\$15,818.58	\$14,412.02	\$1,406.56	\$183,651.77	\$172,943.80	\$10,707.97	\$172,943.80
OTHER INCOME - OPERATING							
4100-00 Late Fees	150.00	-	150.00	1,175.00	-	1,175.00	-
4102-00 Legal Reimbursements	-	-	-	3,635.95	-	3,635.95	-
4107-00 NSF Fees	-	-	-	35.00	-	35.00	-
TOTAL OTHER INCOME - OPERATING	\$150.00	\$-	\$150.00	\$4,845.95	\$-	\$4,845.95	\$-
TOTAL OPERATING INCOME	\$15,968.58	\$14,412.02	\$1,556.56	\$188,497.72	\$172,943.80	\$15,553.92	\$172,943.80
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	133.51	508.37	374.86	7,075.10	6,100.00	(975.10)	6,100.00
TOTAL UTILITIES	\$133.51	\$508.37	\$374.86	\$7,075.10	\$6,100.00	(\$975.10)	\$6,100.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	22,929.00	19,614.00	(3,315.00)	19,614.00
7801-00 Landscape Additional- HOA	-	-	-	13,208.00	18,000.00	4,792.00	18,000.00
7802-00 Mulch	-	-	-	17,828.00	17,828.00	-	17,828.00
7806-00 Tree Maintenance	-	-	-	5,079.00	4,429.00	(650.00)	4,429.00
7810-00 Landscaping-Duplex	-	-	-	20,118.00	23,205.00	3,087.00	23,205.00
7811-00 Snow Removal - Duplex	3,477.00	3,464.40	(12.60)	20,538.00	17,322.00	(3,216.00)	17,322.00
7822-00 Detention Pond Maintenance	-	465.00	465.00	3,895.00	5,580.00	1,685.00	5,580.00
7823-00 Fountain Maintenance	465.46	-	(465.46)	1,455.46	2,000.00	544.54	2,000.00
7824-00 Retention Area Restoration	-	958.37	958.37	11,500.00	11,500.00	-	11,500.00
7840-00 Monument	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
7890-00 Maintenance Extras-Duplex	-	419.65	419.65	5,035.80	5,035.80	-	5,035.80
TOTAL GROUNDS MAINTENANCE	\$3,942.46	\$5,390.79	\$1,448.33	\$121,586.26	\$125,513.80	\$3,927.54	\$125,513.80
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	529.10	337.50	(191.60)	4,759.72	4,050.00	(709.72)	4,050.00
8502-00 Management Fees	1,350.00	1,100.00	(250.00)	14,700.00	13,200.00	(1,500.00)	13,200.00
8504-00 Legal Expense	-	250.00	250.00	5,714.95	3,000.00	(2,714.95)	3,000.00
8506-00 Accounting/Tax Preparation	-	29.13	29.13	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	155.25	1,500.00	1,344.75	1,500.00
8515-00 Bank Fees - Operating	93.53	83.37	(10.16)	1,063.06	1,000.00	(63.06)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,972.63	\$1,925.00	(\$47.63)	\$26,742.98	\$23,100.00	(\$3,642.98)	\$23,100.00
INSURANCE							
8600-00 Insurance Expense	(41.00)	333.37	374.37	4,474.00	4,000.00	(474.00)	4,000.00
TOTAL INSURANCE	(\$41.00)	\$333.37	\$374.37	\$4,474.00	\$4,000.00	(\$474.00)	\$4,000.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	2,066.93	1,185.87	(881.06)	15,111.06	14,230.00	(881.06)	14,230.00
TOTAL RESERVE TRANSFERS	\$2,066.93	\$1,185.87	(\$881.06)	\$15,111.06	\$14,230.00	(\$881.06)	\$14,230.00
TOTAL OPERATING EXPENSE	\$8,074.53	\$9,343.40	\$1,268.87	\$174,989.40	\$172,943.80	(\$2,045.60)	\$172,943.80
Net Income:	\$7,894.05	\$5,068.62	\$2,825.43	\$13,508.32	\$0.00	\$13,508.32	\$0.00

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Income Statement
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 12/1/2020 - 12/31/2020

Date: 1/16/2021
 Time: 1:21 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	\$12.96	\$-	\$12.96	\$138.58	\$-	\$138.58	\$-
TOTAL OTHER INCOME - RESERVE	\$12.96	\$-	\$12.96	\$138.58	\$-	\$138.58	\$-
TOTAL RESERVE INCOME	\$12.96	\$-	\$12.96	\$138.58	\$-	\$138.58	\$-
RESERVE EXPENSE							
RESERVE EXPENSES							
9100-00 Reserve Expense	-	-	-	1,286.20	-	(1,286.20)	-
9135-00 Bank Fees - Reserve	-	-	-	71.94	-	(71.94)	-
TOTAL RESERVE EXPENSES	\$-	\$-	\$-	\$1,358.14	\$-	(\$1,358.14)	\$-
TOTAL RESERVE EXPENSE	\$0.00	\$-	\$-	\$1,358.14	\$-	(\$1,358.14)	\$-
Net Reserve:	\$12.96	\$0.00	\$12.96	(\$1,219.56)	\$0.00	(\$1,219.56)	\$0.00

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