



Financial Report Package

02/01/2021 to 02/28/2021

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: 02/28/2021

Date: 3/4/2021
 Time: 6:16 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$122,768.48	\$0.00	\$122,768.48
TOTAL CASH-OPERATING	\$122,768.48	\$0.00	\$122,768.48
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	158,026.03	158,026.03
Barrington Bank - Duplex MM #3152	0.00	3,592.50	3,592.50
TOTAL CASH - RESERVES	\$0.00	\$161,618.53	\$161,618.53
ACCOUNTS REC - OPERATING			
Homeowner Receivable	15,303.42	0.00	15,303.42
TOTAL ACCOUNTS REC - OPERATING	\$15,303.42	\$0.00	\$15,303.42
Total Assets	\$138,071.90	\$161,618.53	\$299,690.43
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	14,895.57	0.00	14,895.57
Accounts Payable - Operating	3,477.00	0.00	3,477.00
TOTAL CURRENT LIABILITIES - OPERATING	\$18,372.57	\$0.00	\$18,372.57
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	35,394.86	0.00	35,394.86
TOTAL FUND BALANCE - OPERATING	\$104,834.00	\$0.00	\$104,834.00
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	3,500.00	3,500.00
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	\$161,594.33	\$161,594.33
Net Income Gain/Loss	0.00	24.20	24.20
Net Income Gain/Loss	14,865.33	0.00	14,865.33
Total Liabilities & Equity	\$138,071.90	\$161,618.53	\$299,690.43

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Income Statement
 Creekside Crossing Homeowners Association
 2/1/2021 - 2/28/2021

Date: 3/4/2021
 Time: 6:16 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	\$11,132.00	\$10,520.75	\$611.25	\$22,264.00	\$21,041.50	\$1,222.50	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	8,213.00	8,212.50	0.50	49,275.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,238.50	\$14,627.00	\$611.50	\$30,477.00	\$29,254.00	\$1,223.00	\$175,524.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	(75.00)	-	(75.00)	(125.00)	-	(125.00)	-
4107-00 NSF Fees	35.00	-	35.00	70.00	-	70.00	-
TOTAL OTHER INCOME - OPERATING	(\$40.00)	\$-	(\$40.00)	(\$55.00)	\$-	(\$55.00)	\$-
TOTAL OPERATING INCOME	\$15,198.50	\$14,627.00	\$571.50	\$30,422.00	\$29,254.00	\$1,168.00	\$175,524.00
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	135.09	541.67	406.58	270.69	1,083.34	812.65	6,500.00
TOTAL UTILITIES	\$135.09	\$541.67	\$406.58	\$270.69	\$1,083.34	\$812.65	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	-	-	-	23,454.00
7801-00 Landscape Additional- HOA	-	-	-	-	-	-	18,000.00
7802-00 Mulch	-	-	-	-	-	-	9,000.00
7806-00 Tree Maintenance	-	375.00	375.00	-	750.00	750.00	4,500.00
7810-00 Landscaping-Duplex	-	-	-	-	-	-	23,205.00
7811-00 Snow Removal - Duplex	3,477.00	3,477.00	-	6,954.00	6,954.00	-	17,385.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	815.84	815.84	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	283.34	283.34	1,700.00
7824-00 Retention Area Restoration	-	508.33	508.33	-	1,016.66	1,016.66	6,100.00
7840-00 Monument	-	83.33	83.33	-	166.66	166.66	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	-	1,447.50	1,447.50	8,685.00
TOTAL GROUNDS MAINTENANCE	\$3,477.00	\$5,717.00	\$2,240.00	\$6,954.00	\$11,434.00	\$4,480.00	\$117,924.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	616.90	333.33	(283.57)	1,578.10	666.66	(911.44)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	2,700.00	2,700.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	-	500.00	500.00	3,000.00
8506-00 Accounting/Tax Preparation	350.00	350.00	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
8515-00 Bank Fees - Operating	106.06	83.33	(22.73)	203.88	166.66	(37.22)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$2,422.96	\$2,449.99	\$27.03	\$4,831.98	\$4,549.98	(\$282.00)	\$25,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,500.00
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,500.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,750.00	1,750.00	-	3,500.00	3,500.00	-	21,000.00
TOTAL RESERVE TRANSFERS	\$1,750.00	\$1,750.00	\$-	\$3,500.00	\$3,500.00	\$-	\$21,000.00
TOTAL OPERATING EXPENSE	\$7,785.05	\$10,458.66	\$2,673.61	\$15,556.67	\$20,567.32	\$5,010.65	\$175,474.00
Net Income:	\$7,413.45	\$4,168.34	\$3,245.11	\$14,865.33	\$8,686.68	\$6,178.65	\$50.00

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Income Statement
 Creekside Crossing Homeowners Association
 2/1/2021 - 2/28/2021

Date: 3/4/2021
 Time: 6:16 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	\$11.90	\$-	\$11.90	\$24.20	\$-	\$24.20	\$-
TOTAL OTHER INCOME - RESERVE	\$11.90	\$-	\$11.90	\$24.20	\$-	\$24.20	\$-
TOTAL RESERVE INCOME	\$11.90	\$-	\$11.90	\$24.20	\$-	\$24.20	\$-
Net Reserve:	<u>\$11.90</u>	<u>\$0.00</u>	<u>\$11.90</u>	<u>\$24.20</u>	<u>\$0.00</u>	<u>\$24.20</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 2/1/2021 - 2/28/2021

Date: 3/4/2021
 Time: 6:16 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
02/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
02/03/2021	100215	K & R Landscaping, Inc Invoice #: 7600 78-7811-00 Snow Contract Jan-Feb-K & R Landscaping, Inc	\$3,477.00
02/03/2021	100216	Foster Premier Inc Invoice #: 010721M 85-8501-00 Mailing-Foster Premier Inc	\$356.26
02/10/2021	100217	Cantey Associates Invoice #: 24916 85-8506-00 Tax Return-Cantey Associates	\$350.00
02/12/2021	300193	Commonwealth Edison Invoice #: 012821-11060094 72-7201-00 Electric-Commonwealth Edison	\$24.72
02/12/2021	300194	Commonwealth Edison Invoice #: 012821-75148007 72-7201-00 Electric-Commonwealth Edison	\$24.72
02/12/2021	300195	Commonwealth Edison Invoice #: 012921-91018008 72-7201-00 Electric-Commonwealth Edison	\$21.51
02/12/2021	300196	Commonwealth Edison Invoice #: 012921-47139038 72-7201-00 Electric-Commonwealth Edison	\$21.38
02/12/2021	300197	Commonwealth Edison Invoice #: 012921-67080040 72-7201-00 Electric-Commonwealth Edison	\$21.38
02/17/2021		11-1100-00 Transfer to Barrington Bank MM #2813; cap Con for year end rsv entry allocation	\$175.23
02/17/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Jan Rsv Transfer	\$1,750.00
02/18/2021	300198	Commonwealth Edison Invoice #: 020321-79110024 72-7201-00 Electric-Commonwealth Edison	\$21.38
02/19/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$106.06
02/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
02/25/2021	300199	Foster Premier Inc Invoice #: 022221- 85-8501-00 Office Expense Feb 2021-Foster Premier Inc	\$260.64
Account Totals			\$9,710.28
Association Totals			\$9,710.28



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 2/28/2021

Date: 3/4/2021
 Time: 6:16 pm
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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K&R Landscaping, Inc.

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90
7715	02/15/2021		\$3,477.00	\$0.00	\$0.00	\$0.00

GL Account	Amount	Paid	Description	Current	Over 30	Over 60	Over 90	Balance
78-7811-00	\$3,477.00	\$0.00	Snow Contract Duplex Feb-March-K&R Landscaping, Inc.	\$3,477.00	\$0.00	\$0.00	\$0.00	\$3,477.00
Totals:				\$3,477.00	\$0.00	\$0.00	\$0.00	\$3,477.00