



Financial Report Package

02/01/2022 to 02/28/2022

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: 02/28/2022

Date: 3/9/2022
 Time: 5:16 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$164,068.66	\$0.00	\$164,068.66
TOTAL CASH-OPERATING	\$164,068.66	\$0.00	\$164,068.66
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	185,495.61	185,495.61
Barrington B&T Duplex-#2080	0.00	4,538.12	4,538.12
TOTAL CASH - RESERVES	\$0.00	\$190,033.73	\$190,033.73
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,356.18	0.00	17,356.18
TOTAL ACCOUNTS REC - OPERATING	\$17,356.18	\$0.00	\$17,356.18
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	1,199.98	1,199.98
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$1,199.98	\$1,199.98
Total Assets	\$181,424.84	\$191,233.71	\$372,658.55
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	20,916.20	0.00	20,916.20
Accounts Payable - Operating	350.00	0.00	350.00
Due to Replacement Fund	1,199.98	0.00	1,199.98
TOTAL CURRENT LIABILITIES - OPERATING	\$22,466.18	\$0.00	\$22,466.18
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	49,530.86	0.00	49,530.86
TOTAL FUND BALANCE - OPERATING	\$144,478.79	\$0.00	\$144,478.79
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	4,445.00	4,445.00
Initial Capital Contribution - Reserve	0.00	25,800.00	25,800.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$191,203.99	\$191,203.99
Net Income Gain/Loss	0.00	29.72	29.72
Net Income Gain/Loss	14,479.87	0.00	14,479.87
Total Liabilities & Equity	\$181,424.84	\$191,233.71	\$372,658.55

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Income Statement
 Creekside Crossing Homeowners Association
 2/1/2022 - 2/28/2022

Date: 3/9/2022
 Time: 5:16 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	\$12,132.59	\$11,721.37	\$411.22	\$24,124.73	\$23,442.74	\$681.99	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	7,937.66	7,937.66	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,101.42	\$15,690.20	\$411.22	\$32,062.39	\$31,380.40	\$681.99	\$188,282.44
OTHER INCOME - OPERATING							
4100-00 Late Fees	325.00	-	325.00	325.00	-	325.00	-
4107-00 NSF Fees	-	-	-	35.00	-	35.00	-
TOTAL OTHER INCOME - OPERATING	\$325.00	\$-	\$325.00	\$360.00	\$-	\$360.00	\$-
TOTAL OPERATING INCOME	\$16,426.42	\$15,690.20	\$736.22	\$32,422.39	\$31,380.40	\$1,041.99	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	132.19	541.67	409.48	271.26	1,083.34	812.08	6,500.00
TOTAL UTILITIES	\$132.19	\$541.67	\$409.48	\$271.26	\$1,083.34	\$812.08	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	-	-	-	31,332.00
7801-00 Landscape Additional- HOA	-	-	-	-	-	-	22,975.00
7802-00 Mulch	-	-	-	-	-	-	9,362.00
7806-00 Tree Maintenance	-	375.00	375.00	-	750.00	750.00	4,500.00
7810-00 Landscaping-Duplex	-	-	-	-	-	-	24,381.00
7811-00 Snow Removal - Duplex	-	3,649.00	3,649.00	3,649.00	7,298.00	3,649.00	18,245.00
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	-	416.67	416.67	2,470.00	833.34	(1,636.66)	5,000.00
TOTAL GROUNDS MAINTENANCE	\$-	\$5,581.92	\$5,581.92	\$6,119.00	\$11,163.84	\$5,044.84	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	1,092.97	416.67	(676.30)	3,552.95	833.34	(2,719.61)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	2,700.00	2,700.00	-	16,200.00
8504-00 Legal Expense	252.00	250.00	(2.00)	252.00	500.00	248.00	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	143.26	83.33	(59.93)	252.31	166.66	(85.65)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,188.23	\$2,533.33	(\$654.90)	\$7,107.26	\$4,716.66	(\$2,390.60)	\$26,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,742.44
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,750.00	1,750.00	-	3,500.00	3,500.00	-	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$1,750.00	\$1,750.00	\$-	\$4,445.00	\$3,500.00	(\$945.00)	\$21,000.00
TOTAL OPERATING EXPENSE	\$5,070.42	\$10,406.92	\$5,336.50	\$17,942.52	\$20,463.84	\$2,521.32	\$188,282.44
Net Income:	\$11,356.00	\$5,283.28	\$6,072.72	\$14,479.87	\$10,916.56	\$3,563.31	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 2/1/2022 - 2/28/2022

Date: 3/9/2022
 Time: 5:16 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	\$14.17	\$-	\$14.17	\$29.72	\$-	\$29.72	\$-
TOTAL OTHER INCOME - RESERVE	\$14.17	\$-	\$14.17	\$29.72	\$-	\$29.72	\$-
TOTAL RESERVE INCOME	\$14.17	\$-	\$14.17	\$29.72	\$-	\$29.72	\$-
Net Reserve:	<u>\$14.17</u>	<u>\$0.00</u>	<u>\$14.17</u>	<u>\$29.72</u>	<u>\$0.00</u>	<u>\$29.72</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 2/1/2022 - 2/28/2022

Date: 3/9/2022
Time: 5:16 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
02/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
02/01/2022	100292	Marie De Sousa Leite Invoice #: 012722- 85-8501-00 Duplex Meeting Reimbursement-Marie De Sousa Leite	\$25.00
02/04/2022	300274	ComEd Invoice #: 012822-11060094 72-7201-00 Electric-ComEd	\$23.46
02/04/2022	300275	ComEd Invoice #: 012822-79110024 72-7201-00 Electric-ComEd	\$21.52
02/04/2022	300276	ComEd Invoice #: 012822-75148007 72-7201-00 Electric-ComEd	\$23.46
02/04/2022	300277	ComEd Invoice #: 012822-47139038 72-7201-00 Electric-ComEd	\$21.41
02/04/2022	300278	ComEd Invoice #: 012822-67080040 72-7201-00 Electric-ComEd	\$20.82
02/04/2022	300279	ComEd Invoice #: 012822-91018008 72-7201-00 Electric-ComEd	\$21.52
02/09/2022	100293	K & R Landscaping, Inc Invoice #: 9038 78-7811-00 Snow Contract-K & R Landscaping, Inc	\$3,649.00
02/09/2022	100294	Tressler LLP Invoice #: 439792 85-8504-00 Gen'l Matters-Tressler LLP	\$126.00
02/11/2022	100295	Foster Premier Inc Invoice #: 011422M 85-8501-00 Mailing Fence Amend Duplex-Foster Premier Inc	\$868.94
02/17/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$143.26
02/23/2022	100296	Tressler LLP Invoice #: 441100 85-8504-00 Gen'l Matters-Tressler LLP	\$126.00
02/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
02/25/2022	300284	Foster Premier Inc Invoice #: 022422- 85-8501-00 Office Expense February-Foster Premier Inc	\$224.03
Account Totals			14
Association Totals			14
# Checks:			\$8,394.42
# Checks:			\$8,394.42



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 2/28/2022

Date: 3/9/2022
 Time: 5:16 pm
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Cantey Associates

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90
28305	02/28/2022		\$350.00	\$0.00	\$0.00	\$0.00

GL Account	Amount	Paid	Description	Current	Over 30	Over 60	Over 90	Balance
85-8506-00	\$350.00	\$0.00	Taxes 2021-Cantey Associates	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
Totals:				\$350.00	\$0.00	\$0.00	\$0.00	\$350.00