



Financial Report Package

06/01/2022 to 06/30/2022

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: 06/30/2022

Date: 7/7/2022
 Time: 9:21 pm
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$180,425.83	\$0.00	\$180,425.83
TOTAL CASH-OPERATING	\$180,425.83	\$0.00	\$180,425.83
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	194,842.79	194,842.79
Barrington B&T Duplex-#2080	0.00	4,538.43	4,538.43
TOTAL CASH - RESERVES	\$0.00	\$199,381.22	\$199,381.22
ACCOUNTS REC - OPERATING			
Homeowner Receivable	16,429.11	0.00	16,429.11
TOTAL ACCOUNTS REC - OPERATING	\$16,429.11	\$0.00	\$16,429.11
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	292.71	292.71
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$292.71	\$292.71
Total Assets	\$196,854.94	\$199,673.93	\$396,528.87
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	22,030.12	0.00	22,030.12
Due to Replacement Fund	292.71	0.00	292.71
TOTAL CURRENT LIABILITIES - OPERATING	\$22,322.83	\$0.00	\$22,322.83
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	51,933.10	0.00	51,933.10
TOTAL FUND BALANCE - OPERATING	\$146,881.03	\$0.00	\$146,881.03
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	11,821.81	11,821.81
Initial Capital Contribution - Reserve	0.00	26,800.00	26,800.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$199,580.80	\$199,580.80
Net Income Gain/Loss	0.00	93.13	93.13
Net Income Gain/Loss	27,651.08	0.00	27,651.08
Total Liabilities & Equity	\$196,854.94	\$199,673.93	\$396,528.87

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Income Statement
 Creekside Crossing Homeowners Association
 06/30/2022

Date: 7/7/2022
 Time: 9:21 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	\$12,552.66	\$11,721.37	\$831.29	\$73,706.66	\$70,328.22	\$3,378.44	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	23,812.98	23,812.98	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,521.49	\$15,690.20	\$831.29	\$97,519.64	\$94,141.20	\$3,378.44	\$188,282.44
OTHER INCOME - OPERATING							
4100-00 Late Fees	275.00	-	275.00	1,175.00	-	1,175.00	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
4120-00 Fines	50.00	-	50.00	50.00	-	50.00	-
TOTAL OTHER INCOME - OPERATING	\$325.00	\$-	\$325.00	\$1,295.00	\$-	\$1,295.00	\$-
TOTAL OPERATING INCOME	\$16,846.49	\$15,690.20	\$1,156.29	\$98,814.64	\$94,141.20	\$4,673.44	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	1,156.05	541.67	(614.38)	2,386.40	3,250.02	863.62	6,500.00
TOTAL UTILITIES	\$1,156.05	\$541.67	(\$614.38)	\$2,386.40	\$3,250.02	\$863.62	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	6,178.00	3,916.50	(2,261.50)	9,267.00	11,749.50	2,482.50	31,332.00
7801-00 Landscape Additional- HOA	-	2,871.87	2,871.87	-	8,615.61	8,615.61	22,975.00
7802-00 Mulch	-	-	-	-	9,362.00	9,362.00	9,362.00
7806-00 Tree Maintenance	1,291.00	375.00	(916.00)	2,074.00	2,250.00	176.00	4,500.00
7810-00 Landscaping-Duplex	3,665.00	3,483.00	(182.00)	10,971.00	10,449.00	(522.00)	24,381.00
7811-00 Snow Removal - Duplex	3,649.00	-	(3,649.00)	10,947.00	10,947.00	-	18,245.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	2,447.52	2,447.52	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	850.02	850.02	1,700.00
7824-00 Retention Area Restoration	1,525.00	508.33	(1,016.67)	2,287.50	3,049.98	762.48	6,100.00
7840-00 Monument	840.00	83.33	(756.67)	840.00	499.98	(340.02)	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	2,500.02	30.02	5,000.00
TOTAL GROUNDS MAINTENANCE	\$17,148.00	\$12,204.29	(\$4,943.71)	\$38,856.50	\$62,720.63	\$23,864.13	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	2,128.35	416.67	(1,711.68)	7,016.64	2,500.02	(4,516.62)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	8,100.00	8,100.00	-	16,200.00
8504-00 Legal Expense	367.00	250.00	(117.00)	1,704.00	1,500.00	(204.00)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	270.45	499.98	229.53	1,000.00
8515-00 Bank Fees - Operating	93.89	83.33	(10.56)	657.76	499.98	(157.78)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,939.24	\$2,183.33	(\$1,755.91)	\$18,098.85	\$13,449.98	(\$4,648.87)	\$26,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,742.44
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,842.71	1,750.00	(92.71)	10,876.81	10,500.00	(376.81)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$1,842.71	\$1,750.00	(\$92.71)	\$11,821.81	\$10,500.00	(\$1,321.81)	\$21,000.00
TOTAL OPERATING EXPENSE	\$24,086.00	\$16,679.29	(\$7,406.71)	\$71,163.56	\$89,920.63	\$18,757.07	\$188,282.44
Net Income:	(\$7,239.51)	(\$989.09)	(\$6,250.42)	\$27,651.08	\$4,220.57	\$23,430.51	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 06/30/2022

Date: 7/7/2022
 Time: 9:21 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	\$15.91	\$-	\$15.91	\$93.13	\$-	\$93.13	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$15.91</u>	<u>\$-</u>	<u>\$15.91</u>	<u>\$93.13</u>	<u>\$-</u>	<u>\$93.13</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$15.91	\$-	\$15.91	\$93.13	\$-	\$93.13	\$-
Net Reserve:	<u><u>\$15.91</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15.91</u></u>	<u><u>\$93.13</u></u>	<u><u>\$0.00</u></u>	<u><u>\$93.13</u></u>	<u><u>\$0.00</u></u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 6/1/2022 - 6/30/2022

Date: 7/7/2022
Time: 9:21 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
06/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
06/03/2022	300306	ComEd Invoice #: 052622-11060094 72-7201-00 Electric	\$531.70
06/03/2022	300307	ComEd Invoice #: 052622-79110024 72-7201-00 Electric	\$21.34
06/03/2022	300308	ComEd Invoice #: 052622-47139038 72-7201-00 Electric	\$21.09
06/03/2022	300309	ComEd Invoice #: 052622-67080040 72-7201-00 Electric	\$20.48
06/03/2022	300310	ComEd Invoice #: 052622-91018008 72-7201-00 Electric	\$21.61
06/03/2022	300311	ComEd Invoice #: 052622-75148007 72-7201-00 Electric	\$539.83
06/08/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Closings transfer	\$2,284.08
06/08/2022	100315	Pizzo And Associates Ltd. Invoice #: 199-3 78-7824-00 Wetland Stewardship-Pizzo And Associates Ltd.	\$762.50
06/09/2022	100316	Matrix Electric Company Invoice #: 8191 78-7840-00 Lighting Repairs	\$670.00
06/09/2022	100317	Savatree, LLC Invoice #: 7100385 78-7806-00 Tree Spray Evergreen 2	\$505.00
06/09/2022	100318	Savatree, LLC Invoice #: 7100391 78-7806-00 Tree Spray Evergreen 1-Savatree, LLC	\$786.00
06/09/2022	100319	K & R Landscaping, Inc Invoice #: 9534 78-7810-00 Landscape Contract June Duplex-K & R Landscaping, Inc	\$3,657.00
06/09/2022	100320	K & R Landscaping, Inc Invoice #: 9535 78-7800-00 Landscape Contract 78-7800-00 Fuel Surcharge	\$3,089.00
06/16/2022	100321	Reserve Advisors, Inc. Invoice #: 2291274R 85-8501-00 Reserve Study Retainer-Reserve Advisors, Inc.	\$1,500.00
06/16/2022	100322	Foster Premier Inc Invoice #: 051722M 85-8501-00 Mailer Meeting Notice-Foster Premier Inc	\$433.53
06/17/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$93.89
06/24/2022	100323	Pizzo And Associates Ltd. Invoice #: 199-2 78-7824-00 Wetland Stewardship-Pizzo And Associates Ltd.	\$762.50
06/24/2022	100324	Matrix Electric Company Invoice #: 8210 78-7840-00 Duplex Lighting Repair	\$170.00



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Date	Check #	Payee	Amount
06/24/2022	100325	Tressler LLP Invoice #: 447117 85-8504-00 Annual Report-Tressler LLP	\$367.00
06/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
06/27/2022	100326	K & R Landscaping, Inc Invoice #: 9671 78-7810-00 Landscape Contract June-K & R Landscaping, Inc	\$3,657.00
06/27/2022	100327	K & R Landscaping, Inc Invoice #: 9672 78-7800-00 Landscape Contract June-K & R Landscaping, Inc	\$3,089.00
06/27/2022	100328	Marie De Sousa Leite Invoice #: 061422- 85-8501-00 Duplex Meeting-Marie De Sousa Leite	\$25.00
06/29/2022	300312	Foster Premier Inc Invoice #: 062722- 85-8501-00 Office Expense June-Foster Premier Inc	\$169.82
Account Totals			23
# Checks:			\$26,277.37
Association Totals			23
# Checks:			\$26,277.37



Payables Aging Report

As Of 6/30/2022

Date: 7/7/2022

Time: 9:21 pm

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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: