



## **Financial Report Package**

**05/01/2022 to 05/31/2022**

**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: 05/31/2022

Date: 6/7/2022  
 Time: 4:26 pm  
 Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$188,158.08	\$0.00	\$188,158.08
<b>TOTAL CASH-OPERATING</b>	<b>\$188,158.08</b>	<b>\$0.00</b>	<b>\$188,158.08</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	190,792.88	190,792.88
Barrington B&T Duplex-#2080	0.00	4,538.35	4,538.35
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$195,331.23</b>	<b>\$195,331.23</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	16,696.21	0.00	16,696.21
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$16,696.21</b>	<b>\$0.00</b>	<b>\$16,696.21</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	2,284.08	2,284.08
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$2,284.08</b>	<b>\$2,284.08</b>
<b>Total Assets</b>	<b>\$204,854.29</b>	<b>\$197,615.31</b>	<b>\$402,469.60</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	21,278.59	0.00	21,278.59
Due to Replacement Fund	2,284.08	0.00	2,284.08
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$23,562.67</b>	<b>\$0.00</b>	<b>\$23,562.67</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	51,453.10	0.00	51,453.10
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$146,401.03</b>	<b>\$0.00</b>	<b>\$146,401.03</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	9,979.10	9,979.10
Initial Capital Contribution - Reserve	0.00	26,600.00	26,600.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$197,538.09</b>	<b>\$197,538.09</b>
Net Income Gain/Loss	0.00	77.22	77.22
Net Income Gain/Loss	34,890.59	0.00	34,890.59
<b>Total Liabilities &amp; Equity</b>	<b>\$204,854.29</b>	<b>\$197,615.31</b>	<b>\$402,469.60</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 05/31/2022

Date: 6/7/2022  
 Time: 4:26 pm  
 Page: 1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME ASSESSMENTS OPERATING</b>							
4010-00 Operating Assessments	\$12,454.65	\$11,721.37	\$733.28	\$61,154.00	\$58,606.85	\$2,547.15	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	19,844.15	19,844.15	-	47,626.00
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$16,423.48</b>	<b>\$15,690.20</b>	<b>\$733.28</b>	<b>\$80,998.15</b>	<b>\$78,451.00</b>	<b>\$2,547.15</b>	<b>\$188,282.44</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	100.00	-	100.00	900.00	-	900.00	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$100.00</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$970.00</b>	<b>\$-</b>	<b>\$970.00</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,523.48</b>	<b>\$15,690.20</b>	<b>\$833.28</b>	<b>\$81,968.15</b>	<b>\$78,451.00</b>	<b>\$3,517.15</b>	<b>\$188,282.44</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	694.92	541.67	(153.25)	1,230.35	2,708.35	1,478.00	6,500.00
<b>TOTAL UTILITIES</b>	<b>\$694.92</b>	<b>\$541.67</b>	<b>(\$153.25)</b>	<b>\$1,230.35</b>	<b>\$2,708.35</b>	<b>\$1,478.00</b>	<b>\$6,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	3,089.00	3,916.50	827.50	3,089.00	7,833.00	4,744.00	31,332.00
7801-00 Landscape Additional- HOA	-	2,871.87	2,871.87	-	5,743.74	5,743.74	22,975.00
7802-00 Mulch	-	-	-	-	9,362.00	9,362.00	9,362.00
7806-00 Tree Maintenance	505.00	375.00	(130.00)	783.00	1,875.00	1,092.00	4,500.00
7810-00 Landscaping-Duplex	3,657.00	3,483.00	(174.00)	7,306.00	6,966.00	(340.00)	24,381.00
7811-00 Snow Removal - Duplex	-	-	-	7,298.00	10,947.00	3,649.00	18,245.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	2,039.60	2,039.60	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	708.35	708.35	1,700.00
7824-00 Retention Area Restoration	-	508.33	508.33	762.50	2,541.65	1,779.15	6,100.00
7840-00 Monument	-	83.33	83.33	-	416.65	416.65	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	2,083.35	(386.65)	5,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$7,251.00</b>	<b>\$12,204.29</b>	<b>\$4,953.29</b>	<b>\$21,708.50</b>	<b>\$50,516.34</b>	<b>\$28,807.84</b>	<b>\$129,490.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	278.77	416.67	137.90	4,888.29	2,083.35	(2,804.94)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	6,750.00	6,750.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	1,337.00	1,250.00	(87.00)	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	416.65	146.20	1,000.00
8515-00 Bank Fees - Operating	98.56	83.33	(15.23)	563.87	416.65	(147.22)	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$1,727.33</b>	<b>\$2,183.33</b>	<b>\$456.00</b>	<b>\$14,159.61</b>	<b>\$11,266.65</b>	<b>(\$2,892.96)</b>	<b>\$26,550.00</b>
<b>INSURANCE</b>							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,742.44</b>
<b>RESERVE TRANSFERS</b>							
9000-00 Transfers to Reserve Fund	1,896.63	1,750.00	(146.63)	9,034.10	8,750.00	(284.10)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,896.63</b>	<b>\$1,750.00</b>	<b>(\$146.63)</b>	<b>\$9,979.10</b>	<b>\$8,750.00</b>	<b>(\$1,229.10)</b>	<b>\$21,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$11,569.88</b>	<b>\$16,679.29</b>	<b>\$5,109.41</b>	<b>\$47,077.56</b>	<b>\$73,241.34</b>	<b>\$26,163.78</b>	<b>\$188,282.44</b>
<b>Net Income:</b>	<b>\$4,953.60</b>	<b>(\$989.09)</b>	<b>\$5,942.69</b>	<b>\$34,890.59</b>	<b>\$5,209.66</b>	<b>\$29,680.93</b>	<b>\$0.00</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 05/31/2022

Date: 6/7/2022  
 Time: 4:26 pm  
 Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>OTHER INCOME - RESERVE</b>							
4650-00 Interest Income - Bank - Reserve	\$16.68	\$-	\$16.68	\$77.22	\$-	\$77.22	\$-
<b>TOTAL OTHER INCOME - RESERVE</b>	<u>\$16.68</u>	<u>\$-</u>	<u>\$16.68</u>	<u>\$77.22</u>	<u>\$-</u>	<u>\$77.22</u>	<u>\$-</u>
<b>TOTAL RESERVE INCOME</b>	<b>\$16.68</b>	<b>\$-</b>	<b>\$16.68</b>	<b>\$77.22</b>	<b>\$-</b>	<b>\$77.22</b>	<b>\$-</b>
<b>Net Reserve:</b>	<u><u>\$16.68</u></u>	<u><u>\$0.00</u></u>	<u><u>\$16.68</u></u>	<u><u>\$77.22</u></u>	<u><u>\$0.00</u></u>	<u><u>\$77.22</u></u>	<u><u>\$0.00</u></u>

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 5/1/2022 - 5/31/2022

**Date:** 6/7/2022  
**Time:** 4:26 pm  
**Page:** 1

Date	Check #	Payee	Amount
<b>10-1000-00 Barrington Bank - Operating Account #4417</b>			
05/02/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
05/03/2022	100309	Tressler LLP <b>Invoice #: 444003</b> 85-8504-00 Gen'l Matters - New Area	\$157.50
05/03/2022	100310	Tressler LLP <b>Invoice #: 443970</b> 85-8504-00 Fence Amendment	\$77.00
05/06/2022	300299	ComEd <b>Invoice #: 042722-79110024</b> 72-7201-00 Electric	\$21.43
05/06/2022	300300	ComEd <b>Invoice #: 042722-47139038</b> 72-7201-00 Electric	\$20.83
05/06/2022	300301	ComEd <b>Invoice #: 042722-67080040</b> 72-7201-00 Electric	\$20.56
05/06/2022	300302	ComEd <b>Invoice #: 042722-91018008</b> 72-7201-00 Electric	\$21.43
05/06/2022	300303	ComEd <b>Invoice #: 042722-75148007</b> 72-7201-00 Electric	\$306.07
05/06/2022	300304	ComEd <b>Invoice #: 042722-11060094</b> 72-7201-00 Electric	\$304.60
05/11/2022	100311	Foster Premier Inc <b>Invoice #: 04112022NSF</b> 85-8501-00 NSF 15731CC	\$25.00
05/11/2022	100312	Savatree, LLC <b>Invoice #: 7100378</b> 78-7806-00 Apple Scab 1	\$505.00
05/11/2022	100313	K & R Landscaping, Inc <b>Invoice #: 9362</b> 78-7810-00 Landscape Contract April Duplex-K & R Landscaping, Inc	\$3,657.00
05/11/2022	100314	K & R Landscaping, Inc <b>Invoice #: 9363</b> 78-7800-00 Landscape Contract April	\$3,089.00
05/18/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$98.56
05/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
05/26/2022	300305	Foster Premier Inc <b>Invoice #: 052422-</b> 85-8501-00 Expense Report May	\$253.77
<b>Account Totals</b>			<b>\$11,657.75</b>
<b># Checks:</b>			<b>15</b>
<b>Association Totals</b>			<b>\$11,657.75</b>
<b># Checks:</b>			<b>15</b>



**Payables Aging Report**

As Of 5/31/2022

Date: 6/7/2022

Time: 4:26 pm

Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: