



Financial Report Package

12/01/2021 to 12/31/2021

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: 12/31/2021

Date: 1/18/2022
 Time: 10:31 am
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$143,436.12	\$0.00	\$143,436.12
TOTAL CASH-OPERATING	\$143,436.12	\$0.00	\$143,436.12
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	181,966.02	181,966.02
Barrington B&T Duplex-#2080	0.00	3,592.99	3,592.99
TOTAL CASH - RESERVES	\$0.00	\$185,559.01	\$185,559.01
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,686.16	0.00	17,686.16
TOTAL ACCOUNTS REC - OPERATING	\$17,686.16	\$0.00	\$17,686.16
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	599.98	599.98
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$599.98	\$599.98
Total Assets	\$161,122.28	\$186,158.99	\$347,281.27
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	13,858.51	0.00	13,858.51
Accounts Payable - Operating	3,649.00	0.00	3,649.00
Due to Replacement Fund	599.98	0.00	599.98
TOTAL CURRENT LIABILITIES - OPERATING	\$18,107.49	\$0.00	\$18,107.49
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	48,066.86	0.00	48,066.86
TOTAL FUND BALANCE - OPERATING	\$117,506.00	\$0.00	\$117,506.00
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	23,098.75	23,098.75
Initial Capital Contribution - Reserve	0.00	25,200.00	25,200.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$185,993.08	\$185,993.08
Net Income Gain/Loss	0.00	165.91	165.91
Net Income Gain/Loss	25,508.79	0.00	25,508.79
Total Liabilities & Equity	\$161,122.28	\$186,158.99	\$347,281.27

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Income Statement
 Creekside Crossing Homeowners Association
 12/1/2021 - 12/31/2021

Date: 1/18/2022
 Time: 10:31 am
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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	\$13,027.80	\$10,520.75	\$2,507.05	\$143,787.95	\$126,249.00	\$17,538.95	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	49,278.00	49,275.00	3.00	49,275.00
TOTAL INCOME ASSESSMENTS OPERATING	\$17,134.30	\$14,627.00	\$2,507.30	\$193,065.95	\$175,524.00	\$17,541.95	\$175,524.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	200.00	-	200.00	3,125.00	-	3,125.00	-
4102-00 Legal Reimbursements	-	-	-	352.50	-	352.50	-
4107-00 NSF Fees	-	-	-	150.00	-	150.00	-
4108-00 Administrative Fees	-	-	-	75.00	-	75.00	-
TOTAL OTHER INCOME - OPERATING	\$200.00	\$-	\$200.00	\$3,702.50	\$-	\$3,702.50	\$-
TOTAL OPERATING INCOME	\$17,334.30	\$14,627.00	\$2,707.30	\$196,768.45	\$175,524.00	\$21,244.45	\$175,524.00
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	137.39	541.63	404.24	7,509.20	6,500.00	(1,009.20)	6,500.00
TOTAL UTILITIES	\$137.39	\$541.63	\$404.24	\$7,509.20	\$6,500.00	(\$1,009.20)	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	23,967.00	23,454.00	(513.00)	23,454.00
7801-00 Landscape Additional- HOA	-	-	-	23,794.00	18,000.00	(5,794.00)	18,000.00
7802-00 Mulch	-	-	-	-	9,000.00	9,000.00	9,000.00
7806-00 Tree Maintenance	-	375.00	375.00	4,429.00	4,500.00	71.00	4,500.00
7810-00 Landscaping-Duplex	-	-	-	23,367.00	23,205.00	(162.00)	23,205.00
7811-00 Snow Removal - Duplex	3,649.00	3,477.00	(172.00)	14,252.00	17,385.00	3,133.00	17,385.00
7822-00 Detention Pond Maintenance	-	407.88	407.88	3,895.00	4,895.00	1,000.00	4,895.00
7823-00 Fountain Maintenance	-	141.63	141.63	1,157.50	1,700.00	542.50	1,700.00
7824-00 Retention Area Restoration	-	508.37	508.37	6,100.00	6,100.00	-	6,100.00
7840-00 Monument	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	7,396.00	8,685.00	1,289.00	8,685.00
TOTAL GROUNDS MAINTENANCE	\$3,649.00	\$5,717.00	\$2,068.00	\$108,357.50	\$117,924.00	\$9,566.50	\$117,924.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	193.76	333.37	139.61	5,554.39	4,000.00	(1,554.39)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	16,200.00	16,200.00	-	16,200.00
8504-00 Legal Expense	750.00	250.00	(500.00)	3,322.50	3,000.00	(322.50)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	800.00	83.37	(716.63)	800.00	1,000.00	200.00	1,000.00
8515-00 Bank Fees - Operating	98.23	83.37	(14.86)	1,243.32	1,000.00	(243.32)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,191.99	\$2,100.11	(\$1,091.88)	\$27,470.21	\$25,550.00	(\$1,920.21)	\$25,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	4,824.00	4,500.00	(324.00)	4,500.00
TOTAL INSURANCE	\$-	\$-	\$-	\$4,824.00	\$4,500.00	(\$324.00)	\$4,500.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	2,049.98	1,750.00	(299.98)	23,098.75	21,000.00	(2,098.75)	21,000.00
TOTAL RESERVE TRANSFERS	\$2,049.98	\$1,750.00	(\$299.98)	\$23,098.75	\$21,000.00	(\$2,098.75)	\$21,000.00
TOTAL OPERATING EXPENSE	\$9,028.36	\$10,108.74	\$1,080.38	\$171,259.66	\$175,474.00	\$4,214.34	\$175,474.00
Net Income:	\$8,305.94	\$4,518.26	\$3,787.68	\$25,508.79	\$50.00	\$25,458.79	\$50.00

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Income Statement
 Creekside Crossing Homeowners Association
 12/1/2021 - 12/31/2021

Date: 1/18/2022
 Time: 10:31 am
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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	\$15.20	\$-	\$15.20	\$165.91	\$-	\$165.91	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$15.20</u>	<u>\$-</u>	<u>\$15.20</u>	<u>\$165.91</u>	<u>\$-</u>	<u>\$165.91</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$15.20	\$-	\$15.20	\$165.91	\$-	\$165.91	\$-
Net Reserve:	<u>\$15.20</u>	<u>\$0.00</u>	<u>\$15.20</u>	<u>\$165.91</u>	<u>\$0.00</u>	<u>\$165.91</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 12/1/2021 - 12/31/2021

Date: 1/18/2022
Time: 10:31 am
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
12/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
12/03/2021	100280	Chuhak & Tecson P.C. Invoice #: 537070 JPA1 85-8504-00 Collection 15724 PL-Chuhak & Tecson P.C.	\$352.50
12/03/2021	100281	K & R Landscaping, Inc Invoice #: 8888 78-7811-00 Snow Contract 11/15-12/15-K & R Landscaping, Inc	\$3,649.00
12/03/2021	100282	Foster Premier Inc Invoice #: 11172021NSF 85-8501-00 NSF 15739 CC-Foster Premier Inc	\$25.00
12/07/2021	300264	ComEd Invoice #: 112321-75148007 72-7201-00 Electric-ComEd	\$24.80
12/07/2021	300265	ComEd Invoice #: 112321-11060094 72-7201-00 Electric-ComEd	\$24.80
12/08/2021	300266	ComEd Invoice #: 112321-91018008 72-7201-00 Electric-ComEd	\$22.08
12/08/2021	300267	ComEd Invoice #: 112321-67080040 72-7201-00 Electric-ComEd	\$21.55
12/08/2021	300268	ComEd Invoice #: 112321-79110024 72-7201-00 Electric-ComEd	\$22.08
12/08/2021	300269	ComEd Invoice #: 112321-47139038 72-7201-00 Electric-ComEd	\$22.08
12/15/2021	100283	Leah Businaro Invoice #: 00001 85-8509-00 Parade Expenses-Leah Businaro	\$200.00
12/17/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$208.23
12/20/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Closings Transfer since Sep	\$3,167.40
12/20/2021	100284	Leah Businaro Invoice #: 219 85-8509-00 Community Parade - Owner Reimbursement-Leah Businaro	\$600.00
12/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
12/28/2021	300270	Foster Premier Inc Invoice #: 122121- 85-8501-00 Office Expenses December	\$193.76
12/29/2021	100285	Tressler LLP Invoice #: 438288 85-8504-00 Amendment - Fences	\$750.00
Account Totals			15
# Checks:			\$12,383.28
Association Totals			15
# Checks:			\$12,383.28



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 12/31/2021

Date: 1/18/2022
 Time: 10:31 am
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Vendor	Current	Over 30	Over 60	Over 90	Balance
K & R Landscaping, Inc					

Invoice #	Date	Check Memo				
8967	12/15/2021		\$3,649.00	\$0.00	\$0.00	\$0.00

GL Account	Amount	Paid	Description					
78-7811-00	\$3,649.00	\$0.00	Snow Contract-K & R Landscaping, Inc					
				\$3,649.00	\$0.00	\$0.00	\$0.00	\$3,649.00
Totals:				\$3,649.00	\$0.00	\$0.00	\$0.00	\$3,649.00