



Financial Report Package

04/01/2022 to 04/30/2022

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: 04/30/2022

Date: 5/5/2022
 Time: 8:11 am
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$181,512.09	\$0.00	\$181,512.09
TOTAL CASH-OPERATING	\$181,512.09	\$0.00	\$181,512.09
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	189,026.28	189,026.28
Barrington B&T Duplex-#2080	0.00	4,538.27	4,538.27
TOTAL CASH - RESERVES	\$0.00	\$193,564.55	\$193,564.55
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,030.72	0.00	17,030.72
TOTAL ACCOUNTS REC - OPERATING	\$17,030.72	\$0.00	\$17,030.72
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	1,737.45	1,737.45
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$1,737.45	\$1,737.45
Total Assets	\$198,542.81	\$195,302.00	\$393,844.81
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	21,192.84	0.00	21,192.84
Accounts Payable - Operating	234.50	0.00	234.50
Due to Replacement Fund	1,737.45	0.00	1,737.45
TOTAL CURRENT LIABILITIES - OPERATING	\$23,164.79	\$0.00	\$23,164.79
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	50,493.10	0.00	50,493.10
TOTAL FUND BALANCE - OPERATING	\$145,441.03	\$0.00	\$145,441.03
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	8,082.47	8,082.47
Initial Capital Contribution - Reserve	0.00	26,200.00	26,200.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$195,241.46	\$195,241.46
Net Income Gain/Loss	0.00	60.54	60.54
Net Income Gain/Loss	29,936.99	0.00	29,936.99
Total Liabilities & Equity	\$198,542.81	\$195,302.00	\$393,844.81

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Income Statement
 Creekside Crossing Homeowners Association
 04/30/2022

Date: 5/5/2022
 Time: 8:11 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	\$12,302.51	\$11,721.37	\$581.14	\$48,699.35	\$46,885.48	\$1,813.87	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	15,875.32	15,875.32	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,271.34	\$15,690.20	\$581.14	\$64,574.67	\$62,760.80	\$1,813.87	\$188,282.44
OTHER INCOME - OPERATING							
4100-00 Late Fees	175.00	-	175.00	800.00	-	800.00	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
TOTAL OTHER INCOME - OPERATING	\$175.00	\$-	\$175.00	\$870.00	\$-	\$870.00	\$-
TOTAL OPERATING INCOME	\$16,446.34	\$15,690.20	\$756.14	\$65,444.67	\$62,760.80	\$2,683.87	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	131.59	541.67	410.08	535.43	2,166.68	1,631.25	6,500.00
TOTAL UTILITIES	\$131.59	\$541.67	\$410.08	\$535.43	\$2,166.68	\$1,631.25	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	3,916.50	3,916.50	-	3,916.50	3,916.50	31,332.00
7801-00 Landscape Additional- HOA	-	2,871.87	2,871.87	-	2,871.87	2,871.87	22,975.00
7802-00 Mulch	-	9,362.00	9,362.00	-	9,362.00	9,362.00	9,362.00
7806-00 Tree Maintenance	278.00	375.00	97.00	278.00	1,500.00	1,222.00	4,500.00
7810-00 Landscaping-Duplex	3,649.00	3,483.00	(166.00)	3,649.00	3,483.00	(166.00)	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	-	1,631.68	1,631.68	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	566.68	566.68	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	762.50	2,033.32	1,270.82	6,100.00
7840-00 Monument	-	83.33	83.33	-	333.32	333.32	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	1,666.68	(803.32)	5,000.00
TOTAL GROUNDS MAINTENANCE	\$4,689.50	\$21,566.29	\$16,876.79	\$14,457.50	\$38,312.05	\$23,854.55	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	178.10	416.67	238.57	4,609.52	1,666.68	(2,942.84)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	5,400.00	5,400.00	-	16,200.00
8504-00 Legal Expense	234.50	250.00	15.50	1,337.00	1,000.00	(337.00)	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	333.32	62.87	1,000.00
8515-00 Bank Fees - Operating	115.73	83.33	(32.40)	465.31	333.32	(131.99)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,878.33	\$2,183.33	\$305.00	\$12,432.28	\$9,083.32	(\$3,348.96)	\$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	-	7,137.47	7,000.00	(137.47)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$1,750.00	\$1,750.00	\$-	\$8,082.47	\$7,000.00	(\$1,082.47)	\$21,000.00
TOTAL OPERATING EXPENSE	\$8,449.42	\$26,041.29	\$17,591.87	\$35,507.68	\$56,562.05	\$21,054.37	\$188,282.44
Net Income:	\$7,996.92	(\$10,351.09)	\$18,348.01	\$29,936.99	\$6,198.75	\$23,738.24	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 04/30/2022

Date: 5/5/2022
 Time: 8:11 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	\$14.97	\$-	\$14.97	\$60.54	\$-	\$60.54	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$14.97</u>	<u>\$-</u>	<u>\$14.97</u>	<u>\$60.54</u>	<u>\$-</u>	<u>\$60.54</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$14.97	\$-	\$14.97	\$60.54	\$-	\$60.54	\$-
Net Reserve:	<u><u>\$14.97</u></u>	<u><u>\$0.00</u></u>	<u><u>\$14.97</u></u>	<u><u>\$60.54</u></u>	<u><u>\$0.00</u></u>	<u><u>\$60.54</u></u>	<u><u>\$0.00</u></u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 4/1/2022 - 4/30/2022

Date: 5/5/2022
Time: 8:11 am
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
04/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
04/05/2022	100306	Pizzo And Associates Ltd. Invoice #: 23537 78-7824-00 Wetland Steward	\$762.50
04/05/2022	100307	K & R Landscaping, Inc Invoice #: 9195 78-7810-00 Snow Contract Final-K & R Landscaping, Inc	\$3,649.00
04/13/2022	300292	ComEd Invoice #: 032922-11060094 72-7201-00 Electric	\$23.46
04/13/2022	300293	ComEd Invoice #: 032922-75148007 72-7201-00 Electric	\$23.46
04/13/2022	300294	ComEd Invoice #: 032922-91018008 72-7201-00 Electric	\$21.64
04/13/2022	300295	ComEd Invoice #: 032922-67080040 72-7201-00 Electric	\$20.76
04/13/2022	300296	ComEd Invoice #: 032922-47139038 72-7201-00 Electric	\$20.76
04/13/2022	300297	ComEd Invoice #: 032922-79110024 72-7201-00 Electric	\$21.51
04/18/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$115.73
04/20/2022	100308	Savatree, LLC Invoice #: 7100406 78-7806-00 Tree Maint - Pine Moth	\$278.00
04/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
04/28/2022	300298	Foster Premier Inc Invoice #: 042722- 85-8501-00 Office Expense April	\$178.10
Account Totals			12
# Checks:			\$8,214.92
Association Totals			12
# Checks:			\$8,214.92



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 4/30/2022

Date: 5/5/2022
 Time: 8:11 am
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Tressler LLP

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
443970	04/05/2022		\$77.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
85-8504-00	\$77.00	\$0.00	Fence Amendment				
444003	04/05/2022		\$157.50	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
85-8504-00	\$157.50	\$0.00	Gen'l Matters - New Area				
			\$234.50	\$0.00	\$0.00	\$0.00	\$234.50
Totals:			\$234.50	\$0.00	\$0.00	\$0.00	\$234.50



Aging Summary Report
 Creekside Crossing Homeowners Association
 End Date: 04/30/2022

Date: 5/5/2022
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Filters: Minimum Balance - \$0.01 ACH Only - No

Homeowner Account	Current	Over 30	Over 60	Over 90	Balance
CK-16029001 - David J Rook & Janet Rook :	(\$16.00)	\$0.00	\$0.00	\$0.00	(\$16.00)
CK-25406010 - Rui Abelho :	(\$41.05)	\$0.00	\$0.00	\$0.00	(\$41.05)
CK-25419001 - Anjum Ahmed :	(\$16.00)	\$0.00	\$0.00	\$0.00	(\$16.00)
CK-16004001 - Haider Ahmed & Shagufta Ahmed :	(\$400.00)	\$0.00	\$0.00	\$0.00	(\$400.00)
CK-15829005 - Laura Altergott* :	\$0.00	\$0.00	\$0.00	\$2,493.63	\$2,493.63
CK-16108001 - Sharath Ankathi & Prathyusha Sreedha :	(\$480.00)	\$0.00	\$0.00	\$0.00	(\$480.00)
CK-25525006 - Scott Arendziak :	\$111.15	\$5.60	\$0.00	\$25.00	\$141.75
CK-25521006 - Terry Arya :	(\$355.80)	\$0.00	\$0.00	\$0.00	(\$355.80)
CK-16021001 - Ravid Ayala & Simone Ayala :	(\$60.00)	\$0.00	\$0.00	\$0.00	(\$60.00)
CK-25526005 - William Beagle & Stella Beagle :	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$20.00)
CK-15543004 - Brian Beck & Nancy Beck :	(\$3.40)	\$0.00	\$0.00	\$0.00	(\$3.40)
CK-25308020 - Stewart Beck :	(\$85.00)	\$0.00	\$0.00	\$0.00	(\$85.00)
CK-15727006 - April Belanger & Chris Belanger :	(\$320.00)	\$0.00	\$0.00	\$0.00	(\$320.00)
CK-15621006 - James Berliner & Laura Nielsen* :	\$0.00	\$0.00	\$0.00	\$65.20	\$65.20
CK-15609006 - Marie Bernadel & Hans Guerrier :	\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
CK-15618001 - Brent G Berry :	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)
CK-16027007 - Ricky Bishop :	(\$440.00)	\$0.00	\$0.00	\$0.00	(\$440.00)
CK-15735005 - Joseph Bonavota & James O'Sullivan* :	(\$25.00)	\$0.00	\$0.00	\$25.00	\$0.00
CK-25401010 - Erdell Branch :	(\$17.00)	\$0.00	\$0.00	\$0.00	(\$17.00)
CK-25321020 - Jeff Brzeczek :	(\$2.00)	\$0.00	\$0.00	\$0.00	(\$2.00)
CK-16023007 - Jeffrey J Burgess & Katherine M Godin :	(\$360.00)	\$0.00	\$0.00	\$0.00	(\$360.00)
CK-16025001 - Charles R Burke & Rosalba Burke :	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)
CK-15805008 - Charles Businaro :	(\$3.60)	\$0.00	\$0.00	\$0.00	(\$3.60)
CK-15723005 - Sheila Byers & Richard Byers :	\$0.00	\$0.00	\$0.00	\$90.81	\$90.81
CK-15825005 - Tamara Calderon :	(\$22.40)	\$0.00	\$0.00	\$0.00	(\$22.40)
CK-16005001 - Nancy Castelo & Galo Castelo :	(\$80.00)	\$0.00	\$0.00	\$0.00	(\$80.00)
CK-15821005 - Judith L Castle-Papaeliou :	(\$5.60)	\$0.00	\$0.00	\$0.00	(\$5.60)
CK-25111002 - Helen Cavitt & Lisa Waznis :	\$65.00	\$4.00	\$25.00	\$25.00	\$119.00
CK-25215003 - Daryl T Cesal & Amber K Cesal :	(\$47.61)	\$0.00	\$0.00	\$0.00	(\$47.61)
CK-15718005 - Jesus Chavez :	(\$456.28)	\$0.00	\$0.00	\$0.00	(\$456.28)
CK-15705001 - Quality Choice Properties :	\$0.00	\$0.00	\$0.00	\$47.60	\$47.60
CK-15805001 - Quality Choice Properties* :	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)
CK-15605006 - Tim Colin & Ashley Pruneau :	(\$105.80)	\$0.00	\$0.00	\$0.00	(\$105.80)
CK-25112002 - Patrick Conrad :	(\$364.00)	\$0.00	\$0.00	\$0.00	(\$364.00)
CK-15829005 - Champion Construction :	\$136.15	\$86.15	\$111.15	\$436.40	\$769.85
CK-15809001 - Adrian Contreras :	(\$172.60)	\$0.00	\$0.00	\$0.00	(\$172.60)
CK-15702006 - Richard K Culbreath & Melinda Culbrea :	(\$68.00)	\$0.00	\$0.00	\$0.00	(\$68.00)
CK-15801005 - Ashley Davis :	(\$86.15)	\$0.00	\$0.00	\$0.00	(\$86.15)
CK-15702008 - Emily Debrock :	(\$16.00)	\$0.00	\$0.00	\$0.00	(\$16.00)
CK-15747008 - Kathleen Dell'Aquila :	(\$44.00)	\$0.00	\$0.00	\$0.00	(\$44.00)
CK-15703005 - Schelling Development* :	(\$3.00)	\$0.00	\$0.00	\$0.00	(\$3.00)
CK-15714005 - Schelling Development Co. :	(\$780.95)	\$0.00	\$0.00	\$0.00	(\$780.95)
CK-25416001 - Jose Diaz & Marie Diaz :	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$40.00)