



Financial Report Package

01/01/2022 to 01/31/2022

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: 01/31/2022

Date: 2/14/2022
 Time: 6:51 pm
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$150,763.22	\$0.00	\$150,763.22
TOTAL CASH-OPERATING	\$150,763.22	\$0.00	\$150,763.22
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	183,731.51	183,731.51
Barrington B&T Duplex-#2080	0.00	4,538.05	4,538.05
TOTAL CASH - RESERVES	\$0.00	\$188,269.56	\$188,269.56
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,636.03	0.00	17,636.03
TOTAL ACCOUNTS REC - OPERATING	\$17,636.03	\$0.00	\$17,636.03
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	799.98	799.98
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$799.98	\$799.98
Total Assets	\$168,399.25	\$189,069.54	\$357,468.79
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	17,282.61	0.00	17,282.61
Accounts Payable - Operating	3,674.00	0.00	3,674.00
Due to Replacement Fund	799.98	0.00	799.98
TOTAL CURRENT LIABILITIES - OPERATING	\$21,756.59	\$0.00	\$21,756.59
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	48,570.86	0.00	48,570.86
TOTAL FUND BALANCE - OPERATING	\$143,518.79	\$0.00	\$143,518.79
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	2,695.00	2,695.00
Initial Capital Contribution - Reserve	0.00	25,400.00	25,400.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$189,053.99	\$189,053.99
Net Income Gain/Loss	0.00	15.55	15.55
Net Income Gain/Loss	3,123.87	0.00	3,123.87
Total Liabilities & Equity	\$168,399.25	\$189,069.54	\$357,468.79

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Income Statement
 Creekside Crossing Homeowners Association
 1/1/2022 - 1/31/2022

Date: 2/14/2022
 Time: 6:51 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	\$11,992.14	\$11,721.37	\$270.77	\$11,992.14	\$11,721.37	\$270.77	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	3,968.83	3,968.83	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,960.97	\$15,690.20	\$270.77	\$15,960.97	\$15,690.20	\$270.77	\$188,282.44
OTHER INCOME - OPERATING							
4107-00 NSF Fees	35.00	-	35.00	35.00	-	35.00	-
TOTAL OTHER INCOME - OPERATING	\$35.00	\$-	\$35.00	\$35.00	\$-	\$35.00	\$-
TOTAL OPERATING INCOME	\$15,995.97	\$15,690.20	\$305.77	\$15,995.97	\$15,690.20	\$305.77	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	139.07	541.67	402.60	139.07	541.67	402.60	6,500.00
TOTAL UTILITIES	\$139.07	\$541.67	\$402.60	\$139.07	\$541.67	\$402.60	\$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	-	375.00	375.00	4,500.00
7810-00 Landscaping-Duplex	-	-	-	-	-	-	24,381.00
7811-00 Snow Removal - Duplex	3,649.00	3,649.00	-	3,649.00	3,649.00	-	18,245.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	407.92	407.92	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	141.67	141.67	1,700.00
7824-00 Retention Area Restoration	-	508.33	508.33	-	508.33	508.33	6,100.00
7840-00 Monument	-	83.33	83.33	-	83.33	83.33	1,000.00
7890-00 Maintenance Extras-Duplex	2,470.00	416.67	(2,053.33)	2,470.00	416.67	(2,053.33)	5,000.00
TOTAL GROUNDS MAINTENANCE	\$6,119.00	\$5,581.92	(\$537.08)	\$6,119.00	\$5,581.92	(\$537.08)	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	2,459.98	416.67	(2,043.31)	2,459.98	416.67	(2,043.31)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	1,350.00	1,350.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	-	250.00	250.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	-	-	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
8515-00 Bank Fees - Operating	109.05	83.33	(25.72)	109.05	83.33	(25.72)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,919.03	\$2,183.33	(\$1,735.70)	\$3,919.03	\$2,183.33	(\$1,735.70)	\$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	-	1,750.00	1,750.00	-	21,000.00
9050-00 Additional Reserve Contribution	945.00	-	(945.00)	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$2,695.00	\$1,750.00	(\$945.00)	\$2,695.00	\$1,750.00	(\$945.00)	\$21,000.00
TOTAL OPERATING EXPENSE	\$12,872.10	\$10,056.92	(\$2,815.18)	\$12,872.10	\$10,056.92	(\$2,815.18)	\$188,282.44
Net Income:	\$3,123.87	\$5,633.28	(\$2,509.41)	\$3,123.87	\$5,633.28	(\$2,509.41)	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 1/1/2022 - 1/31/2022

Date: 2/14/2022
 Time: 6:51 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	\$15.55	\$-	\$15.55	\$15.55	\$-	\$15.55	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$15.55</u>	<u>\$-</u>	<u>\$15.55</u>	<u>\$15.55</u>	<u>\$-</u>	<u>\$15.55</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$15.55	\$-	\$15.55	\$15.55	\$-	\$15.55	\$-
Net Reserve:	<u><u>\$15.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15.55</u></u>	<u><u>\$15.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15.55</u></u>	<u><u>\$0.00</u></u>

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

Date: 2/14/2022
Time: 6:51 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
01/03/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
01/10/2022	300271	ComEd Invoice #: 122821-11060094 72-7201-00 Electric-ComEd	\$24.80
01/10/2022	300272	ComEd Invoice #: 122821-75148007 72-7201-00 Electric-ComEd	\$24.80
01/10/2022	100286	K & R Landscaping, Inc Invoice #: 8967 78-7811-00 Snow Contract-K & R Landscaping, Inc	\$3,649.00
01/14/2022	100288	Foster Premier Inc Invoice #: 121821M 85-8501-00 Mailing Fence Survey HOA-Foster Premier Inc	\$1,156.87
01/14/2022	100289	James Walker Invoice #: 011022- 85-8501-00 Website Domain Reimb-James Walker	\$207.05
01/18/2022	1014	Michael Lunardini 20-2000-00 Return credit from Closing	\$113.00
01/19/2022	100290	K & R Landscaping, Inc Invoice #: 9034 78-7890-00 Salt 1/11 Ice Storm-K & R Landscaping, Inc	\$2,470.00
01/19/2022	100291	William Dockus Invoice #: 011822- 14-1499-00 Refund for Overpayment - 15821 Cove-William Dockus	\$94.05
01/19/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$109.05
01/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
01/25/2022		11-1102-00 Transfer to Barrington B&T Duplex Savings ; Duplex EOY 2021 Transfer of Extra unspent funds	\$945.00
01/27/2022	300273	Foster Premier Inc Invoice #: 012622- 85-8501-00 Office Expense January	\$1,071.06
01/12/2022	300280	ComEd Invoice #: 122821-79110024 72-7201-00 Electric-ComEd	\$22.66
01/12/2022	300281	ComEd Invoice #: 122821-47139038 72-7201-00 Electric-ComEd	\$22.53
01/12/2022	300282	ComEd Invoice #: 122821-67080040 72-7201-00 Electric-ComEd	\$21.75
01/12/2022	300283	ComEd Invoice #: 122821-91018008 72-7201-00 Electric-ComEd	\$22.53
Account Totals			15
Association Totals			15
# Checks:			\$13,054.15
# Checks:			\$13,054.15



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 1/31/2022

Date: 2/14/2022
 Time: 6:51 pm
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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K & R Landscaping, Inc

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
9038	01/14/2022		\$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

Marie De Sousa Leite

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
012722-	01/27/2022		\$25.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
85-8501-00	\$25.00	\$0.00	Duplex Meeting Reimbursement-Marie De Sousa Leite				
			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00

Totals:			\$3,674.00	\$0.00	\$0.00	\$0.00	\$3,674.00
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