



Financial Report Package

02/01/2023 to 02/28/2023

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: 02/28/2023

Date: 3/14/2023
 Time: 2:05 pm
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$162,450.33	\$0.00	\$162,450.33
TOTAL CASH-OPERATING	\$162,450.33	\$0.00	\$162,450.33
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	207,316.40	207,316.40
Barrington B&T Duplex-#2080	0.00	4,542.34	4,542.34
TOTAL CASH - RESERVES	\$0.00	\$211,858.74	\$211,858.74
ACCOUNTS REC - OPERATING			
Homeowner Receivable	18,806.42	0.00	18,806.42
Due from Replacement Fund	1,102.59	0.00	1,102.59
TOTAL ACCOUNTS REC - OPERATING	\$19,909.01	\$0.00	\$19,909.01
Total Assets	\$182,359.34	\$211,858.74	\$394,218.08
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	22,818.19	0.00	22,818.19
Accounts Payable - Operating	739.18	0.00	739.18
TOTAL CURRENT LIABILITIES - OPERATING	\$23,557.37	\$0.00	\$23,557.37
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	0.00	1,102.59	1,102.59
TOTAL CURRENT LIABILITIES - RESERVE	\$0.00	\$1,102.59	\$1,102.59
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	87,929.58	0.00	87,929.58
Initial Capital Contribution - Operating	54,093.10	0.00	54,093.10
TOTAL FUND BALANCE - OPERATING	\$142,022.68	\$0.00	\$142,022.68
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	169,844.58	169,844.58
Current Year Reserve Funding	0.00	1,816.66	1,816.66
Initial Capital Contribution - Reserve	0.00	27,700.00	27,700.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$210,704.26	\$210,704.26
Net Income Gain/Loss	0.00	51.89	51.89
Net Income Gain/Loss	16,779.29	0.00	16,779.29
Total Liabilities & Equity	\$182,359.34	\$211,858.74	\$394,218.08

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Income Statement
 Creekside Crossing Homeowners Association
 02/28/2023

Date: 3/14/2023
 Time: 2:05 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	\$11,305.00	\$11,060.72	\$244.28	\$22,613.96	\$22,121.44	\$492.52	\$132,728.61
4012-00 Duplex Assessments	4,673.24	4,672.92	0.32	9,346.48	9,345.84	0.64	56,075.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,978.24	\$15,733.64	\$244.60	\$31,960.44	\$31,467.28	\$493.16	\$188,803.61
OTHER INCOME - OPERATING							
4100-00 Late Fees	225.00	-	225.00	575.00	-	575.00	-
4102-00 Legal Reimbursements	-	-	-	526.35	-	526.35	-
4107-00 NSF Fees	35.00	-	35.00	35.00	-	35.00	-
4120-00 Fines	-	-	-	(100.00)	-	(100.00)	-
TOTAL OTHER INCOME - OPERATING	\$260.00	\$-	\$260.00	\$1,036.35	\$-	\$1,036.35	\$-
TOTAL OPERATING INCOME	\$16,238.24	\$15,733.64	\$504.60	\$32,996.79	\$31,467.28	\$1,529.51	\$188,803.61
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	131.92	583.33	451.41	261.79	1,166.66	904.87	7,000.00
TOTAL UTILITIES	\$131.92	\$583.33	\$451.41	\$261.79	\$1,166.66	\$904.87	\$7,000.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	-	-	-	22,650.00
7801-00 Landscape Additional- HOA	-	-	-	-	-	-	23,900.00
7802-00 Mulch	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
7806-00 Tree Maintenance	-	402.30	402.30	-	804.60	804.60	4,827.61
7810-00 Landscaping-Duplex	-	-	-	3,920.00	-	(3,920.00)	29,475.00
7811-00 Snow Removal - Duplex	-	3,920.00	3,920.00	3,920.00	7,840.00	3,920.00	19,600.00
7822-00 Detention Pond Maintenance	-	423.00	423.00	-	846.00	846.00	5,076.00
7823-00 Fountain Maintenance	-	110.42	110.42	-	220.84	220.84	1,325.00
7824-00 Retention Area Restoration	-	908.33	908.33	762.50	1,816.66	1,054.16	10,900.00
7840-00 Monument	-	83.33	83.33	-	166.66	166.66	1,000.00
7890-00 Maintenance Extras-Duplex	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
TOTAL GROUNDS MAINTENANCE	\$-	\$7,264.04	\$7,264.04	\$8,602.50	\$14,528.08	\$5,925.58	\$135,753.61
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	1,019.12	666.67	(352.45)	1,250.86	1,333.34	82.48	8,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	2,700.00	2,700.00	-	16,200.00
8504-00 Legal Expense	1,111.35	250.00	(861.35)	1,111.35	500.00	(611.35)	3,000.00
8506-00 Accounting/Tax Preparation	350.00	350.00	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	125.00	125.00	-	250.00	250.00	1,500.00
8515-00 Bank Fees - Operating	55.59	83.33	27.74	124.34	166.66	42.32	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,886.06	\$2,825.00	(\$1,061.06)	\$5,536.55	\$5,300.00	(\$236.55)	\$30,050.00
INSURANCE							
8600-00 Insurance Expense	-	425.00	425.00	-	850.00	850.00	5,100.00
TOTAL INSURANCE	\$-	\$425.00	\$425.00	\$-	\$850.00	\$850.00	\$5,100.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	908.33	908.33	-	1,816.66	1,816.66	-	10,900.00
TOTAL RESERVE TRANSFERS	\$908.33	\$908.33	\$-	\$1,816.66	\$1,816.66	\$-	\$10,900.00
TOTAL OPERATING EXPENSE	\$4,926.31	\$12,005.70	\$7,079.39	\$16,217.50	\$23,661.40	\$7,443.90	\$188,803.61
Net Income:	\$11,311.93	\$3,727.94	\$7,583.99	\$16,779.29	\$7,805.88	\$8,973.41	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 02/28/2023

Date: 3/14/2023
 Time: 2:05 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	\$24.27	\$-	\$24.27	\$51.89	\$-	\$51.89	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$24.27</u>	<u>\$-</u>	<u>\$24.27</u>	<u>\$51.89</u>	<u>\$-</u>	<u>\$51.89</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$24.27	\$-	\$24.27	\$51.89	\$-	\$51.89	\$-
Net Reserve:	<u>\$24.27</u>	<u>\$0.00</u>	<u>\$24.27</u>	<u>\$51.89</u>	<u>\$0.00</u>	<u>\$51.89</u>	<u>\$0.00</u>

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Cash Disbursement

Creekside Crossing Homeowners Association
2/1/2023 - 2/28/2023

Date: 3/14/2023
Time: 2:05 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
02/01/2023	0	Foster Premier Inc	\$1,350.00
		20-2010-00 Management Fee	\$1,350.00
		85-8502-00 Management Fee	\$1,350.00
02/09/2023	100382	Tressler LLP	\$296.35
		Invoice #: 458614	
		20-2010-00 Payment - Invoice No: 458614; Accounts Payable Inv # 458614	\$296.35
		20-2010-00 Accounts Payable Inv # 458614	\$296.35
		85-8504-00 Lien 15724 Portage-Tressler LLP	\$296.35
02/09/2023	100383	Tressler LLP	\$230.00
		Invoice #: 459177	
		20-2010-00 Payment - Invoice No: 459177; Accounts Payable Inv # 459177	\$230.00
		20-2010-00 Accounts Payable Inv # 459177	\$230.00
		85-8504-00 Foreclosure 15817 CC-Tressler LLP	\$230.00
02/09/2023	100384	Foster Premier Inc	\$25.00
		Invoice #: 01242023NSF	
		20-2010-00 Payment - Invoice No: 01242023NSF; Accounts Payable Inv # 01242023NSF	\$25.00
		20-2010-00 Accounts Payable Inv # 01242023NSF	\$25.00
		85-8501-00 NSF 15744CC-Foster Premier Inc	\$25.00
02/09/2023	100385	Tressler LLP	\$585.00
		Invoice #: 459685	
		20-2010-00 Payment - Invoice No: 459685; Accounts Payable Inv # 459685	\$585.00
		20-2010-00 Accounts Payable Inv # 459685	\$585.00
		85-8504-00 Gen'l Matters-Tressler LLP	\$585.00
02/13/2023	300362	ComEd	\$23.52
		Invoice #: 012723-75148007	
		20-2010-00 Payment - Invoice No: 012723-75148007; Accounts Payable Inv # 012723-75148007	\$23.52
		20-2010-00 Accounts Payable Inv # 012723-75148007	\$23.52
		72-7201-00 Electric-ComEd	\$23.52
02/13/2023	300363	ComEd	\$23.52
		Invoice #: 012723-11060094	
		20-2010-00 Payment - Invoice No: 012723-11060094; Accounts Payable Inv # 012723-11060094	\$23.52
		20-2010-00 Accounts Payable Inv # 012723-11060094	\$23.52
		72-7201-00 Electric-ComEd	\$23.52
02/13/2023	300364	ComEd	\$20.94
		Invoice #: 012723-47139038	
		20-2010-00 Payment - Invoice No: 012723-47139038; Accounts Payable Inv # 012723-47139038	\$20.94
		20-2010-00 Accounts Payable Inv # 012723-47139038	\$20.94
		72-7201-00 Electric-ComEd	\$20.94
02/13/2023	300365	ComEd	\$21.62
		Invoice #: 012723-79110024	
		20-2010-00 Payment - Invoice No: 012723-79110024; Accounts Payable Inv # 012723-79110024	\$21.62
		20-2010-00 Accounts Payable Inv # 012723-79110024	\$21.62
		72-7201-00 Electric-ComEd	\$21.62
02/13/2023	300366	ComEd	\$20.94
		Invoice #: 012723-91018008	
		20-2010-00 Payment - Invoice No: 012723-91018008; Accounts Payable Inv # 012723-91018008	\$20.94
		20-2010-00 Accounts Payable Inv # 012723-91018008	\$20.94
		72-7201-00 Electric-ComEd	\$20.94



Cash Disbursement
 Creekside Crossing Homeowners Association
 2/1/2023 - 2/28/2023

Date: 3/14/2023
Time: 2:05 pm
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Date	Check #	Payee	Amount
02/13/2023	300367	ComEd	\$21.38
		Invoice #: 012723-67080040	
		20-2010-00 Payment - Invoice No: 012723-67080040; Accounts Payable Inv # 012723-67080040	\$21.38
		20-2010-00 Accounts Payable Inv # 012723-67080040	\$21.38
		72-7201-00 Electric-ComEd	\$21.38
02/17/2023	0	Barrington Bank & Trust Co	\$55.59
		20-2010-00 Bank Fees	\$55.59
		85-8515-00 Bank Fees	\$55.59
02/22/2023	100386	K & R Landscaping, Inc	\$3,920.00
		Invoice #: 10486	
		20-2010-00 Payment - Invoice No: 10486; Accounts Payable Inv # 10486	\$3,920.00
		20-2010-00 Accounts Payable Inv # 10486	\$3,920.00
		78-7810-00 Snow Contract February-K & R Landscaping, Inc	\$3,920.00
02/25/2023		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$908.33
02/28/2023	300368	Foster Premier Inc	\$254.94
		Invoice #: 022723-	
		20-2010-00 Payment - Invoice No: 022723-; Accounts Payable Inv # 022723-	\$254.94
		20-2010-00 Accounts Payable Inv # 022723-	\$254.94
		85-8501-00 Office Expense February-Foster Premier Inc	\$254.94
02/28/2023	100387	Cantey Associates	\$350.00
		Invoice #: 31074	
		20-2010-00 Payment - Invoice No: 31074; Accounts Payable Inv # 31074	\$350.00
		20-2010-00 Accounts Payable Inv # 31074	\$350.00
		85-8506-00 Tax Return 2022-Cantey Associates	\$350.00
Account Totals			15
# Checks:			\$8,107.13
Association Totals			15
# Checks:			\$8,107.13

