



Financial Report Package

08/01/2022 to 08/31/2022

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: 08/31/2022

Date: 9/7/2022
 Time: 4:39 pm
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(MODIFIED ACCRUAL BASIS)

Assets	Operating	Reserve	Total
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$177,529.50	\$0.00	\$177,529.50
TOTAL CASH-OPERATING	\$177,529.50	\$0.00	\$177,529.50
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	198,376.09	198,376.09
Barrington B&T Duplex-#2080	0.00	4,538.97	4,538.97
TOTAL CASH - RESERVES	\$0.00	\$202,915.06	\$202,915.06
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,546.27	0.00	17,546.27
TOTAL ACCOUNTS REC - OPERATING	\$17,546.27	\$0.00	\$17,546.27
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	1,005.42	1,005.42
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$1,005.42	\$1,005.42
Total Assets	\$195,075.77	\$203,920.48	\$398,996.25
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	21,458.50	0.00	21,458.50
Accounts Payable - Operating	1,469.17	0.00	1,469.17
Due to Replacement Fund	1,005.42	0.00	1,005.42
TOTAL CURRENT LIABILITIES - OPERATING	\$23,933.09	\$0.00	\$23,933.09
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	53,133.10	0.00	53,133.10
TOTAL FUND BALANCE - OPERATING	\$148,081.03	\$0.00	\$148,081.03
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	15,534.52	15,534.52
Initial Capital Contribution - Reserve	0.00	27,300.00	27,300.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$203,793.51	\$203,793.51
Net Income Gain/Loss	0.00	126.97	126.97
Net Income Gain/Loss	23,061.65	0.00	23,061.65
Total Liabilities & Equity	\$195,075.77	\$203,920.48	\$398,996.25

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Income Statement
 Creekside Crossing Homeowners Association
 08/31/2022

Date: 9/7/2022
 Time: 4:39 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	\$12,722.83	\$11,721.37	\$1,001.46	\$99,056.48	\$93,770.96	\$5,285.52	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	31,750.64	31,750.64	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,691.66	\$15,690.20	\$1,001.46	\$130,807.12	\$125,521.60	\$5,285.52	\$188,282.44
OTHER INCOME - OPERATING							
4100-00 Late Fees	250.00	-	250.00	1,700.00	-	1,700.00	-
4102-00 Legal Reimbursements	1,111.50	-	1,111.50	1,111.50	-	1,111.50	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
4108-00 Administrative Fees	75.00	-	75.00	75.00	-	75.00	-
4120-00 Fines	150.00	-	150.00	300.00	-	300.00	-
TOTAL OTHER INCOME - OPERATING	\$1,586.50	\$-	\$1,586.50	\$3,256.50	\$-	\$3,256.50	\$-
TOTAL OPERATING INCOME	\$18,278.16	\$15,690.20	\$2,587.96	\$134,063.62	\$125,521.60	\$8,542.02	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	1,036.34	541.67	(494.67)	4,404.21	4,333.36	(70.85)	6,500.00
TOTAL UTILITIES	\$1,036.34	\$541.67	(\$494.67)	\$4,404.21	\$4,333.36	(\$70.85)	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	3,089.00	3,916.50	827.50	12,356.00	19,582.50	7,226.50	31,332.00
7801-00 Landscape Additional- HOA	-	2,871.87	2,871.87	-	14,359.35	14,359.35	22,975.00
7802-00 Mulch	-	-	-	18,362.00	9,362.00	(9,000.00)	9,362.00
7806-00 Tree Maintenance	802.00	375.00	(427.00)	4,193.00	3,000.00	(1,193.00)	4,500.00
7810-00 Landscaping-Duplex	3,657.00	3,483.00	(174.00)	14,628.00	17,415.00	2,787.00	24,381.00
7811-00 Snow Removal - Duplex	-	-	-	10,947.00	10,947.00	-	18,245.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	3,263.36	3,263.36	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	137.50	1,133.36	995.86	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	3,812.50	4,066.64	254.14	6,100.00
7840-00 Monument	-	83.33	83.33	840.00	666.64	(173.36)	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	3,333.36	863.36	5,000.00
TOTAL GROUNDS MAINTENANCE	\$8,310.50	\$12,204.29	\$3,893.79	\$67,746.00	\$87,129.21	\$19,383.21	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	670.84	416.67	(254.17)	7,894.31	3,333.36	(4,560.95)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	10,800.00	10,800.00	-	16,200.00
8504-00 Legal Expense	1,480.50	250.00	(1,230.50)	3,184.50	2,000.00	(1,184.50)	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	666.64	396.19	1,000.00
8515-00 Bank Fees - Operating	60.56	83.33	22.77	817.98	666.64	(151.34)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$3,561.90	\$2,183.33	(\$1,378.57)	\$23,317.24	\$17,816.64	(\$5,500.60)	\$26,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,742.44
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,861.70	1,750.00	(111.70)	14,589.52	14,000.00	(589.52)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$1,861.70	\$1,750.00	(\$111.70)	\$15,534.52	\$14,000.00	(\$1,534.52)	\$21,000.00
TOTAL OPERATING EXPENSE	\$14,770.44	\$16,679.29	\$1,908.85	\$111,001.97	\$123,279.21	\$12,277.24	\$188,282.44

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Income Statement
 Creekside Crossing Homeowners Association
 08/31/2022

Date: 9/7/2022
 Time: 4:39 pm
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$3,507.72</u>	<u>(\$989.09)</u>	<u>\$4,496.81</u>	<u>\$23,061.65</u>	<u>\$2,242.39</u>	<u>\$20,819.26</u>	<u>\$0.00</u>

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Income Statement
 Creekside Crossing Homeowners Association
 08/31/2022

Date: 9/7/2022
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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	\$18.27	\$-	\$18.27	\$126.97	\$-	\$126.97	\$-
TOTAL OTHER INCOME - RESERVE	\$18.27	\$-	\$18.27	\$126.97	\$-	\$126.97	\$-
TOTAL RESERVE INCOME	\$18.27	\$-	\$18.27	\$126.97	\$-	\$126.97	\$-
Net Reserve:	\$18.27	\$0.00	\$18.27	\$126.97	\$0.00	\$126.97	\$0.00

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Cash Disbursement
 Creekside Crossing Homeowners Association
 8/1/2022 - 8/31/2022

Date: 9/7/2022
Time: 4:39 pm
Page: 1

Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
08/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
08/09/2022	300316	Com Ed Invoice #: 072722-11060094 72-7201-00 Electric-Com Ed	\$509.27
08/09/2022	300317	ComEd Invoice #: 062722-47139038 72-7201-00 Electric-ComEd	\$19.44
08/09/2022	300318	ComEd Invoice #: 062722-67080040 72-7201-00 Electric-ComEd	\$20.27
08/09/2022	300319	ComEd Invoice #: 062722-91018008 72-7201-00 Electric-ComEd	\$19.94
08/09/2022	300320	ComEd Invoice #: 062722-79110024 72-7201-00 Electric-ComEd	\$20.82
08/09/2022	100334	K & R Landscaping, Inc Invoice #: 9811 78-7810-00 Landscape Contract Duplex July-K & R Landscaping, Inc	\$3,657.00
08/09/2022	100335	K & R Landscaping, Inc Invoice #: 9812 78-7800-00 Landscape Contract HOA July-K & R Landscaping, Inc	\$3,089.00
08/10/2022	300321	ComEd Invoice #: 072722-67080040 72-7201-00 Electric-ComEd	\$20.15
08/10/2022	300322	ComEd Invoice #: 072722-91018008 72-7201-00 Electric-ComEd	\$19.95
08/10/2022	300323	ComEd Invoice #: 1747139038 72-7201-00 Electric-ComEd	\$19.95
08/10/2022	300324	ComEd Invoice #: 072722-79110024 72-7201-00 Electric-ComEd	\$20.84
08/10/2022	300325	ComEd Invoice #: 072722-75148007 72-7201-00 Electric-ComEd	\$365.71
08/15/2022	1015	Lonny Merlak and Susan Merlak 20-2000-00 Return Credit Balance	\$86.15
08/17/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$60.56
08/19/2022	100336	Pizzo And Associates Ltd. Invoice #: 199-5 78-7824-00 Wetland Stewardship-Pizzo And Associates Ltd.	\$762.50
08/23/2022	100337	Tressler LLP Invoice #: 450077 85-8504-00 Gen'l Matters-Tressler LLP	\$1,480.50
08/23/2022	100338	Marie De Sousa Leite Invoice #: 081522- 85-8501-00 Duplex Meeting Reimbursement-Marie De Sousa Leite	\$25.00
08/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
08/30/2022	300326	Foster Premier Inc	\$185.72



Cash Disbursement
Creekside Crossing Homeowners Association
8/1/2022 - 8/31/2022

Date: 9/7/2022
Time: 4:39 pm
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Date	Check #	Payee	Amount
		Invoice #: 083122-	
		85-8501-00 Office Expense August-Foster Premier Inc	\$185.72
		Account Totals	# Checks: 19
			\$13,482.77
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		Association Totals	# Checks: 19
			\$13,482.77



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 8/31/2022

Date: 9/7/2022
 Time: 4:39 pm
 Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Foster Premier Inc

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
081222M	08/26/2022		\$667.17	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
85-8501-00	\$667.17	\$0.00	Mailing Annual Notice-Foster Premier Inc				
			\$667.17	\$0.00	\$0.00	\$0.00	\$667.17

Savatree, LLC

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
7100399	08/15/2022		\$802.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description				
78-7806-00	\$802.00	\$0.00	Evergreen Spray 3-Savatree, LLC				
			\$802.00	\$0.00	\$0.00	\$0.00	\$802.00

Totals:			\$1,469.17	\$0.00	\$0.00	\$0.00	\$1,469.17
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