



Financial Report Package

11/01/2021 to 11/30/2021

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: 11/30/2021

Date: 12/12/2021
 Time: 11:21 am
 Page: 1

	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$133,472.98	\$0.00	\$133,472.98
TOTAL CASH-OPERATING	\$133,472.98	\$0.00	\$133,472.98
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	177,033.48	177,033.48
Barrington B&T Duplex-#2080	0.00	3,592.93	3,592.93
TOTAL CASH - RESERVES	\$0.00	\$180,626.41	\$180,626.41
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,367.13	0.00	17,367.13
TOTAL ACCOUNTS REC - OPERATING	\$17,367.13	\$0.00	\$17,367.13
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	3,167.40	3,167.40
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$3,167.40	\$3,167.40
Total Assets	\$150,840.11	\$183,793.81	\$334,633.92
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	9,729.36	0.00	9,729.36
Accounts Payable - Operating	4,026.50	0.00	4,026.50
Due to Replacement Fund	3,167.40	0.00	3,167.40
TOTAL CURRENT LIABILITIES - OPERATING	\$16,923.26	\$0.00	\$16,923.26
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	47,274.86	0.00	47,274.86
TOTAL FUND BALANCE - OPERATING	\$116,714.00	\$0.00	\$116,714.00
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	21,048.77	21,048.77
Initial Capital Contribution - Reserve	0.00	24,900.00	24,900.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$183,643.10	\$183,643.10
Net Income Gain/Loss	0.00	150.71	150.71
Net Income Gain/Loss	17,202.85	0.00	17,202.85
Total Liabilities & Equity	\$150,840.11	\$183,793.81	\$334,633.92

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Income Statement
 Creekside Crossing Homeowners Association
 11/1/2021 - 11/30/2021

Date: 12/12/2021
 Time: 11:21 am
 Page: 1

(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	\$12,963.25	\$10,520.75	\$2,442.50	\$130,760.15	\$115,728.25	\$15,031.90	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	45,171.50	45,168.75	2.75	49,275.00
TOTAL INCOME ASSESSMENTS OPERATING	\$17,069.75	\$14,627.00	\$2,442.75	\$175,931.65	\$160,897.00	\$15,034.65	\$175,524.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	300.00	-	300.00	2,925.00	-	2,925.00	-
4102-00 Legal Reimbursements	352.50	-	352.50	352.50	-	352.50	-
4107-00 NSF Fees	-	-	-	150.00	-	150.00	-
4108-00 Administrative Fees	-	-	-	75.00	-	75.00	-
TOTAL OTHER INCOME - OPERATING	\$652.50	\$-	\$652.50	\$3,502.50	\$-	\$3,502.50	\$-
TOTAL OPERATING INCOME	\$17,722.25	\$14,627.00	\$3,095.25	\$179,434.15	\$160,897.00	\$18,537.15	\$175,524.00
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	887.73	541.67	(346.06)	7,371.81	5,958.37	(1,413.44)	6,500.00
TOTAL UTILITIES	\$887.73	\$541.67	(\$346.06)	\$7,371.81	\$5,958.37	(\$1,413.44)	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	2,802.00	-	(2,802.00)	23,967.00	23,454.00	(513.00)	23,454.00
7801-00 Landscape Additional- HOA	16,192.00	2,250.00	(13,942.00)	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	4,125.00	(304.00)	4,500.00
7810-00 Landscaping-Duplex	3,315.00	-	(3,315.00)	23,367.00	23,205.00	(162.00)	23,205.00
7811-00 Snow Removal - Duplex	3,649.00	3,477.00	(172.00)	10,603.00	13,908.00	3,305.00	17,385.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	3,895.00	4,487.12	592.12	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	1,157.50	1,558.37	400.87	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	6,100.00	5,591.63	(508.37)	6,100.00
7840-00 Monument	-	83.33	83.33	-	916.63	916.63	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	7,396.00	7,961.25	565.25	8,685.00
TOTAL GROUNDS MAINTENANCE	\$26,720.50	\$7,967.00	(\$18,753.50)	\$104,708.50	\$112,207.00	\$7,498.50	\$117,924.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	830.87	333.33	(497.54)	5,360.63	3,666.63	(1,694.00)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	14,850.00	14,850.00	-	16,200.00
8504-00 Legal Expense	352.50	250.00	(102.50)	2,572.50	2,750.00	177.50	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	916.63	916.63	1,000.00
8515-00 Bank Fees - Operating	103.07	83.33	(19.74)	1,145.09	916.63	(228.46)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$2,636.44	\$2,099.99	(\$536.45)	\$24,278.22	\$23,449.89	(\$828.33)	\$25,550.00
INSURANCE							
8600-00 Insurance Expense	4,223.00	2,250.00	(1,973.00)	4,824.00	4,500.00	(324.00)	4,500.00
TOTAL INSURANCE	\$4,223.00	\$2,250.00	(\$1,973.00)	\$4,824.00	\$4,500.00	(\$324.00)	\$4,500.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	2,311.28	1,750.00	(561.28)	21,048.77	19,250.00	(1,798.77)	21,000.00
TOTAL RESERVE TRANSFERS	\$2,311.28	\$1,750.00	(\$561.28)	\$21,048.77	\$19,250.00	(\$1,798.77)	\$21,000.00
TOTAL OPERATING EXPENSE	\$36,778.95	\$14,608.66	(\$22,170.29)	\$162,231.30	\$165,365.26	\$3,133.96	\$175,474.00
Net Income:	(\$19,056.70)	\$18.34	(\$19,075.04)	\$17,202.85	(\$4,468.26)	\$21,671.11	\$50.00

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Income Statement
 Creekside Crossing Homeowners Association
 11/1/2021 - 11/30/2021

Date: 12/12/2021
 Time: 11:21 am
 Page: 2

(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	\$15.43	\$-	\$15.43	\$150.71	\$-	\$150.71	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$15.43</u>	<u>\$-</u>	<u>\$15.43</u>	<u>\$150.71</u>	<u>\$-</u>	<u>\$150.71</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$15.43	\$-	\$15.43	\$150.71	\$-	\$150.71	\$-
Net Reserve:	<u>\$15.43</u>	<u>\$0.00</u>	<u>\$15.43</u>	<u>\$150.71</u>	<u>\$0.00</u>	<u>\$150.71</u>	<u>\$0.00</u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 11/1/2021 - 11/30/2021

Date: 12/12/2021
Time: 11:21 am
Page: 1

Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
11/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
11/04/2021	300257	ComEd Invoice #: 102521-75148007 72-7201-00 Electric-ComEd	\$429.00
11/08/2021	300258	ComEd Invoice #: 102521-11060094 72-7201-00 Electric-ComEd	\$370.73
11/09/2021	300259	ComEd Invoice #: 102721-79110024 72-7201-00 Electric-ComEd	\$22.34
11/09/2021	300260	ComEd Invoice #: 102721-67080040 72-7201-00 Electric-ComEd	\$21.44
11/09/2021	300261	ComEd Invoice #: 102721-91018008 72-7201-00 Electric-ComEd	\$22.22
11/09/2021	300262	ComEd Invoice #: 102721-47139038 72-7201-00 Electric-ComEd	\$22.00
11/12/2021	100270	Pizzo And Associates Ltd. Invoice #: 26033 78-7824-00 Stewardship-Pizzo And Associates Ltd.	\$762.50
11/12/2021	100271	K & R Landscaping, Inc Invoice #: 8730 78-7800-00 Landscape Contract HOA-K & R Landscaping, Inc	\$2,802.00
11/12/2021	100272	K & R Landscaping, Inc Invoice #: 8731 78-7810-00 Landscape Contract Duplex-K & R Landscaping, Inc	\$3,315.00
11/12/2021	100273	K & R Landscaping, Inc Invoice #: 8873 78-7801-00 Spring Walk Installs-K & R Landscaping, Inc	\$13,034.00
11/16/2021	100274	K & R Landscaping, Inc Invoice #: 8884 78-7801-00 Landscape Additional-K & R Landscaping, Inc	\$2,230.00
11/16/2021	100275	Baldwin Krystyn Sherman Invoice #: 32563 86-8600-00 Insurance Umbrella-Baldwin Krystyn Sherman	\$611.00
11/16/2021	100276	Baldwin Krystyn Sherman Invoice #: 32566 86-8600-00 Insurance-Baldwin Krystyn Sherman	\$1,950.00
11/17/2021	100277	The Travelers Invoice #: 102221-726L2122 86-8600-00 Insurance-The Travelers	\$1,662.00
11/18/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$103.07
11/19/2021	100278	Foster Premier Inc Invoice #: 102921M 85-8501-00 Mailing	\$564.99
11/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
11/29/2021	100279	K & R Landscaping, Inc Invoice #: 8917 78-7801-00 Holiday Decor-K & R Landscaping, Inc	\$928.00



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 Creekside Crossing Homeowners Association
 11/1/2021 - 11/30/2021

Date: 12/12/2021
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Page: 2

Date	Check #	Payee	Amount
11/29/2021	300263	Foster Premier Inc	\$240.88
		Invoice #: 112921-	
		85-8501-00 Office Expenses November	\$240.88
		Account Totals	# Checks: 19
			\$32,191.17
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		Association Totals	# Checks: 19
			\$32,191.17