



Financial Report Package

10/01/2021 to 10/31/2021

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

CINCSystems, Inc. Copyright 2021. All rights reserved.



Balance Sheet
 Creekside Crossing Homeowners Association
 End Date: 10/31/2021

Date: 11/9/2021
 Time: 4:31 pm
 Page: 1

(MODIFIED ACCRUAL BASIS)

| | Operating | Reserve | Total |
|---|---------------------|---------------------|---------------------|
| Assets | | | |
| CASH-OPERATING | | | |
| Barrington Bank - Operating Account #4417 | \$148,811.30 | \$0.00 | \$148,811.30 |
| TOTAL CASH-OPERATING | \$148,811.30 | \$0.00 | \$148,811.30 |
| CASH - RESERVES | | | |
| Barrington Bank - MM #2813 | 0.00 | 175,268.11 | 175,268.11 |
| Barrington B&T Duplex-#2080 | 0.00 | 3,592.87 | 3,592.87 |
| TOTAL CASH - RESERVES | \$0.00 | \$178,860.98 | \$178,860.98 |
| ACCOUNTS REC - OPERATING | | | |
| Homeowner Receivable | 16,699.82 | 0.00 | 16,699.82 |
| TOTAL ACCOUNTS REC - OPERATING | \$16,699.82 | \$0.00 | \$16,699.82 |
| ACCOUNTS REC - RESERVES | | | |
| Due from Operating Fund | 0.00 | 2,206.12 | 2,206.12 |
| TOTAL ACCOUNTS REC - RESERVES | \$0.00 | \$2,206.12 | \$2,206.12 |
| Total Assets | \$165,511.12 | \$181,067.10 | \$346,578.22 |
| Liabilities & Equity | | | |
| CURRENT LIABILITIES - OPERATING | | | |
| Prepaid Assessments | 11,387.45 | 0.00 | 11,387.45 |
| Due to Replacement Fund | 2,206.12 | 0.00 | 2,206.12 |
| TOTAL CURRENT LIABILITIES - OPERATING | \$13,593.57 | \$0.00 | \$13,593.57 |
| FUND BALANCE - OPERATING | | | |
| Operating Fund Balance/Prior | 69,439.14 | 0.00 | 69,439.14 |
| Initial Capital Contribution - Operating | 46,218.86 | 0.00 | 46,218.86 |
| TOTAL FUND BALANCE - OPERATING | \$115,658.00 | \$0.00 | \$115,658.00 |
| FUND BALANCE - RESERVE | | | |
| Reserve Fund Balance/Prior | 0.00 | 126,351.31 | 126,351.31 |
| Current Year Reserve Funding | 0.00 | 18,737.49 | 18,737.49 |
| Initial Capital Contribution - Reserve | 0.00 | 24,500.00 | 24,500.00 |
| Initial Capital Contribution - Duplex Reserve | 0.00 | 11,343.02 | 11,343.02 |
| TOTAL FUND BALANCE - RESERVE | \$0.00 | \$180,931.82 | \$180,931.82 |
| Net Income Gain/Loss | 0.00 | 135.28 | 135.28 |
| Net Income Gain/Loss | 36,259.55 | 0.00 | 36,259.55 |
| Total Liabilities & Equity | \$165,511.12 | \$181,067.10 | \$346,578.22 |

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



Income Statement
 Creekside Crossing Homeowners Association
 10/1/2021 - 10/31/2021

Date: 11/9/2021
 Time: 4:31 pm
 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 | \$12,769.08 | \$10,520.75 | \$2,248.33 | \$117,796.90 | \$105,207.50 | \$12,589.40 | \$126,249.00 |
| 4012-00 Duplex Assessments | 4,106.50 | 4,106.25 | 0.25 | 41,065.00 | 41,062.50 | 2.50 | 49,275.00 |
| TOTAL INCOME ASSESSMENTS OPERATING | \$16,875.58 | \$14,627.00 | \$2,248.58 | \$158,861.90 | \$146,270.00 | \$12,591.90 | \$175,524.00 |
| OTHER INCOME - OPERATING | | | | | | | |
| 4100-00 Late Fees | 200.00 | - | 200.00 | 2,625.00 | - | 2,625.00 | - |
| 4107-00 NSF Fees | - | - | - | 150.00 | - | 150.00 | - |
| 4108-00 Administrative Fees | - | - | - | 75.00 | - | 75.00 | - |
| TOTAL OTHER INCOME - OPERATING | \$200.00 | \$- | \$200.00 | \$2,850.00 | \$- | \$2,850.00 | \$- |
| TOTAL OPERATING INCOME | \$17,075.58 | \$14,627.00 | \$2,448.58 | \$161,711.90 | \$146,270.00 | \$15,441.90 | \$175,524.00 |
| OPERATING EXPENSE | | | | | | | |
| UTILITIES | | | | | | | |
| 7201-00 Electric | 964.50 | 541.67 | (422.83) | 6,484.08 | 5,416.70 | (1,067.38) | 6,500.00 |
| TOTAL UTILITIES | \$964.50 | \$541.67 | (\$422.83) | \$6,484.08 | \$5,416.70 | (\$1,067.38) | \$6,500.00 |
| GROUNDS MAINTENANCE | | | | | | | |
| 7800-00 Landscape Contract-HOA | 2,802.00 | 3,350.00 | 548.00 | 21,165.00 | 23,454.00 | 2,289.00 | 23,454.00 |
| 7801-00 Landscape Additional- HOA | - | 2,250.00 | 2,250.00 | 7,602.00 | 15,750.00 | 8,148.00 | 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 | 3,750.00 | (679.00) | 4,500.00 |
| 7810-00 Landscaping-Duplex | 3,315.00 | 3,315.00 | - | 20,052.00 | 23,205.00 | 3,153.00 | 23,205.00 |
| 7811-00 Snow Removal - Duplex | - | - | - | 6,954.00 | 10,431.00 | 3,477.00 | 17,385.00 |
| 7822-00 Detention Pond Maintenance | - | 407.92 | 407.92 | 3,895.00 | 4,079.20 | 184.20 | 4,895.00 |
| 7823-00 Fountain Maintenance | 990.00 | 141.67 | (848.33) | 1,157.50 | 1,416.70 | 259.20 | 1,700.00 |
| 7824-00 Retention Area Restoration | 762.50 | 508.33 | (254.17) | 5,337.50 | 5,083.30 | (254.20) | 6,100.00 |
| 7840-00 Monument | - | 83.33 | 83.33 | - | 833.30 | 833.30 | 1,000.00 |
| 7890-00 Maintenance Extras-Duplex | 6,764.00 | 723.75 | (6,040.25) | 7,396.00 | 7,237.50 | (158.50) | 8,685.00 |
| TOTAL GROUNDS MAINTENANCE | \$14,633.50 | \$11,155.00 | (\$3,478.50) | \$77,988.00 | \$104,240.00 | \$26,252.00 | \$117,924.00 |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| 8501-00 Office Expense | 221.96 | 333.33 | 111.37 | 4,529.76 | 3,333.30 | (1,196.46) | 4,000.00 |
| 8502-00 Management Fees | 1,350.00 | 1,350.00 | - | 13,500.00 | 13,500.00 | - | 16,200.00 |
| 8504-00 Legal Expense | 352.50 | 250.00 | (102.50) | 2,220.00 | 2,500.00 | 280.00 | 3,000.00 |
| 8506-00 Accounting/Tax Preparation | - | - | - | 350.00 | 350.00 | - | 350.00 |
| 8509-00 Activities Fund Expense | - | 83.33 | 83.33 | - | 833.30 | 833.30 | 1,000.00 |
| 8515-00 Bank Fees - Operating | 109.83 | 83.33 | (26.50) | 1,042.02 | 833.30 | (208.72) | 1,000.00 |
| TOTAL GENERAL & ADMINISTRATIVE | \$2,034.29 | \$2,099.99 | \$65.70 | \$21,641.78 | \$21,349.90 | (\$291.88) | \$25,550.00 |
| INSURANCE | | | | | | | |
| 8600-00 Insurance Expense | 601.00 | 2,250.00 | 1,649.00 | 601.00 | 2,250.00 | 1,649.00 | 4,500.00 |
| TOTAL INSURANCE | \$601.00 | \$2,250.00 | \$1,649.00 | \$601.00 | \$2,250.00 | \$1,649.00 | \$4,500.00 |
| RESERVE TRANSFERS | | | | | | | |
| 9000-00 Transfers to Reserve Fund | 1,750.00 | 1,750.00 | - | 18,737.49 | 17,500.00 | (1,237.49) | 21,000.00 |
| TOTAL RESERVE TRANSFERS | \$1,750.00 | \$1,750.00 | \$- | \$18,737.49 | \$17,500.00 | (\$1,237.49) | \$21,000.00 |
| TOTAL OPERATING EXPENSE | \$19,983.29 | \$17,796.66 | (\$2,186.63) | \$125,452.35 | \$150,756.60 | \$25,304.25 | \$175,474.00 |
| Net Income: | (\$2,907.71) | (\$3,169.66) | \$261.95 | \$36,259.55 | (\$4,486.60) | \$40,746.15 | \$50.00 |

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



Income Statement
 Creekside Crossing Homeowners Association
 10/1/2021 - 10/31/2021

Date: 11/9/2021
 Time: 4:31 pm
 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 | \$13.87 | \$- | \$13.87 | \$135.28 | \$- | \$135.28 | \$- |
| TOTAL OTHER INCOME - RESERVE | <u>\$13.87</u> | <u>\$-</u> | <u>\$13.87</u> | <u>\$135.28</u> | <u>\$-</u> | <u>\$135.28</u> | <u>\$-</u> |
| TOTAL RESERVE INCOME | \$13.87 | \$- | \$13.87 | \$135.28 | \$- | \$135.28 | \$- |
| Net Reserve: | <u><u>\$13.87</u></u> | <u><u>\$0.00</u></u> | <u><u>\$13.87</u></u> | <u><u>\$135.28</u></u> | <u><u>\$0.00</u></u> | <u><u>\$135.28</u></u> | <u><u>\$0.00</u></u> |

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



Cash Disbursement
 Creekside Crossing Homeowners Association
 10/1/2021 - 10/31/2021

Date: 11/9/2021
Time: 4:31 pm
Page: 1

| Date | Check # | Payee | Amount |
|---|---------|--|------------|
| 10-1000-00 Barrington Bank - Operating Account #4417 | | | |
| 10/01/2021 | 0 | Foster Premier Inc 85-8502-00 Management Fee | \$1,350.00 |
| 10/01/2021 | 300250 | ComEd Invoice #: 092721-79110024 72-7201-00 Electric-ComEd | \$22.06 |
| 10/01/2021 | 300251 | ComEd Invoice #: 092721-91018008 72-7201-00 Electric-ComEd | \$22.16 |
| 10/01/2021 | 300252 | ComEd Invoice #: 092721-67080040 72-7201-00 Electric-ComEd | \$21.20 |
| 10/01/2021 | 300253 | ComEd Invoice #: 092721-47139038 72-7201-00 Electric-ComEd | \$21.52 |
| 10/04/2021 | 100261 | Chuhak & Tecson P.C. Invoice #: 532763 JRSI 85-8504-00 Records Response-Chuhak & Tecson P.C. | \$1,339.50 |
| 10/05/2021 | 100262 | Savatree, LLC Invoice #: 7100408 78-7806-00 Zimmerman Spray-Savatree, LLC | \$278.00 |
| 10/06/2021 | 100263 | Pizzo And Associates Ltd. Invoice #: 25813 78-7824-00 Stewardship-Pizzo And Associates Ltd. | \$762.50 |
| 10/07/2021 | 100264 | CAIS Invoice #: 4139097 86-8600-00 Insurance-CAIS | \$601.00 |
| 10/08/2021 | 300254 | ComEd Invoice #: 092421-11060094 72-7201-00 Electric-ComEd | \$417.67 |
| 10/08/2021 | 300255 | ComEd Invoice #: 092421-75148007 72-7201-00 Electric-ComEd | \$459.89 |
| 10/08/2021 | 100265 | K & R Landscaping, Inc Invoice #: 8601 78-7810-00 Landscape Contract October-K & R Landscaping, Inc | \$3,315.00 |
| 10/12/2021 | 100266 | Chuhak & Tecson P.C. Invoice #: 534337 JRSI 85-8504-00 Gen'l Matters-Chuhak & Tecson P.C. | \$352.50 |
| 10/12/2021 | 100267 | K & R Landscaping, Inc Invoice #: 8600 78-7800-00 Landscape Contract October-K & R Landscaping, Inc | \$2,802.00 |
| 10/19/2021 | 0 | Barrington Bank & Trust 85-8515-00 Bank Fees | \$109.83 |
| 10/22/2021 | 100268 | K & R Landscaping, Inc Invoice #: 8758 78-7890-00 Core Aeration Duplex-K & R Landscaping, Inc | \$6,764.00 |
| 10/22/2021 | 100269 | Rollins Aquatic Solutions Invoice #: 3263 78-7823-00 Aeration Winterization-Rollins Aquatic Solutions | \$990.00 |
| 10/25/2021 | | 11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer | \$1,750.00 |
| 10/29/2021 | 300256 | Foster Premier Inc Invoice #: 102621- 85-8501-00 Office Expense October | \$221.26 |



Cash Disbursement
Creekside Crossing Homeowners Association
10/1/2021 - 10/31/2021

Date: 11/9/2021
Time: 4:31 pm
Page: 2

| Date | Check # | Payee | Amount |
|------------|---------|--|--------------------|
| 10/28/2021 | 0 | Foster Premier Inc | \$0.70 |
| | | 85-8501-00 EFT - ADJ Oct office expense s/b 221.96 not 221.26; | \$0.70 |
| | | Office Expense-ADJ Oct office expenses s/b 221.96 not 221.26 | |
| | | Account Totals | \$21,600.79 |
| | | # Checks: | 19 |
| | | Association Totals | \$21,600.79 |
| | | # Checks: | 19 |



Payables Aging Report

As Of 10/31/2021

Date: 11/9/2021

Time: 4:31 pm

Page: 1

| Vendor | Current | Over 30 | Over 60 | Over 90 | Balance |
|--------|---------|---------|---------|---------|---------|
|--------|---------|---------|---------|---------|---------|

Totals: