



## **Financial Report Package**

**11/01/2022 to 11/30/2022**

**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: 11/30/2022

Date: 12/8/2022  
 Time: 2:51 pm  
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$136,001.60	\$0.00	\$136,001.60
<b>TOTAL CASH-OPERATING</b>	<b>\$136,001.60</b>	<b>\$0.00</b>	<b>\$136,001.60</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	203,676.05	203,676.05
Barrington B&T Duplex-#2080	0.00	4,540.67	4,540.67
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$208,216.72</b>	<b>\$208,216.72</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	17,619.52	0.00	17,619.52
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$17,619.52</b>	<b>\$0.00</b>	<b>\$17,619.52</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	1,565.68	1,565.68
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$1,565.68</b>	<b>\$1,565.68</b>
<b>Total Assets</b>	<b>\$153,621.12</b>	<b>\$209,782.40</b>	<b>\$363,403.52</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	15,716.38	0.00	15,716.38
Accounts Payable - Operating	6,074.50	0.00	6,074.50
Due to Replacement Fund	1,565.68	0.00	1,565.68
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$23,356.56</b>	<b>\$0.00</b>	<b>\$23,356.56</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	53,613.10	0.00	53,613.10
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$148,561.03</b>	<b>\$0.00</b>	<b>\$148,561.03</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	21,144.78	21,144.78
Initial Capital Contribution - Reserve	0.00	27,500.00	27,500.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$209,603.77</b>	<b>\$209,603.77</b>
Net Income Gain/Loss	0.00	178.63	178.63
Net Income Gain/Loss	(18,296.47)	0.00	(18,296.47)
<b>Total Liabilities &amp; Equity</b>	<b>\$153,621.12</b>	<b>\$209,782.40</b>	<b>\$363,403.52</b>

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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  
 11/30/2022

Date: 12/8/2022  
 Time: 2:51 pm  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME ASSESSMENTS OPERATING</b>							
4010-00 Operating Assessments	\$12,831.75	\$11,721.37	\$1,110.38	\$137,450.61	\$128,935.07	\$8,515.54	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	43,657.13	43,657.13	-	47,626.00
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$16,800.58</b>	<b>\$15,690.20</b>	<b>\$1,110.38</b>	<b>\$181,107.74</b>	<b>\$172,592.20</b>	<b>\$8,515.54</b>	<b>\$188,282.44</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	175.00	-	175.00	2,325.00	-	2,325.00	-
4102-00 Legal Reimbursements	-	-	-	1,111.50	-	1,111.50	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
4108-00 Administrative Fees	-	-	-	75.00	-	75.00	-
4120-00 Fines	-	-	-	600.00	-	600.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$175.00</b>	<b>\$-</b>	<b>\$175.00</b>	<b>\$4,181.50</b>	<b>\$-</b>	<b>\$4,181.50</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,975.58</b>	<b>\$15,690.20</b>	<b>\$1,285.38</b>	<b>\$185,289.24</b>	<b>\$172,592.20</b>	<b>\$12,697.04</b>	<b>\$188,282.44</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	899.93	541.67	(358.26)	7,578.69	5,958.37	(1,620.32)	6,500.00
<b>TOTAL UTILITIES</b>	<b>\$899.93</b>	<b>\$541.67</b>	<b>(\$358.26)</b>	<b>\$7,578.69</b>	<b>\$5,958.37</b>	<b>(\$1,620.32)</b>	<b>\$6,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	-	3,916.50	3,916.50	25,133.00	31,332.00	6,199.00	31,332.00
7801-00 Landscape Additional- HOA	1,052.00	2,871.91	1,819.91	25,282.00	22,975.00	(2,307.00)	22,975.00
7802-00 Mulch	-	-	-	18,362.00	9,362.00	(9,000.00)	9,362.00
7806-00 Tree Maintenance	-	375.00	375.00	4,477.00	4,125.00	(352.00)	4,500.00
7810-00 Landscaping-Duplex	-	-	-	21,768.00	24,381.00	2,613.00	24,381.00
7811-00 Snow Removal - Duplex	3,920.00	3,649.00	(271.00)	14,867.00	14,596.00	(271.00)	18,245.00
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	137.50	1,558.37	1,420.87	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	13,940.00	5,591.63	(8,348.37)	6,100.00
7840-00 Monument	-	83.33	83.33	840.00	916.63	76.63	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	7,384.00	4,583.37	(2,800.63)	5,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$5,734.50</b>	<b>\$12,370.33</b>	<b>\$6,635.83</b>	<b>\$136,085.50</b>	<b>\$123,908.12</b>	<b>(\$12,177.38)</b>	<b>\$129,490.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	219.99	416.67	196.68	10,110.25	4,583.37	(5,526.88)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	14,850.00	14,850.00	-	16,200.00
8504-00 Legal Expense	2,114.00	250.00	(1,864.00)	6,627.50	2,750.00	(3,877.50)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	580.45	916.63	336.18	1,000.00
8515-00 Bank Fees - Operating	37.76	83.33	45.57	984.66	916.63	(68.03)	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$3,721.75</b>	<b>\$2,183.33</b>	<b>(\$1,538.42)</b>	<b>\$33,502.86</b>	<b>\$24,366.63</b>	<b>(\$9,136.23)</b>	<b>\$26,550.00</b>
<b>INSURANCE</b>							
8600-00 Insurance Expense	4,672.88	2,371.22	(2,301.66)	5,273.88	4,742.44	(531.44)	4,742.44
<b>TOTAL INSURANCE</b>	<b>\$4,672.88</b>	<b>\$2,371.22</b>	<b>(\$2,301.66)</b>	<b>\$5,273.88</b>	<b>\$4,742.44</b>	<b>(\$531.44)</b>	<b>\$4,742.44</b>
<b>RESERVE TRANSFERS</b>							
9000-00 Transfers to Reserve Fund	1,873.85	1,750.00	(123.85)	20,199.78	19,250.00	(949.78)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,873.85</b>	<b>\$1,750.00</b>	<b>(\$123.85)</b>	<b>\$21,144.78</b>	<b>\$19,250.00</b>	<b>(\$1,894.78)</b>	<b>\$21,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$16,902.91</b>	<b>\$19,216.55</b>	<b>\$2,313.64</b>	<b>\$203,585.71</b>	<b>\$178,225.56</b>	<b>(\$25,360.15)</b>	<b>\$188,282.44</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 11/30/2022

Date: 12/8/2022  
 Time: 2:51 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>\$72.67</u>	<u>(\$3,526.35)</u>	<u>\$3,599.02</u>	<u>(\$18,296.47)</u>	<u>(\$5,633.36)</u>	<u>(\$12,663.11)</u>	<u>\$0.00</u>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 11/30/2022

Date: 12/8/2022  
 Time: 2:51 pm  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>OTHER INCOME - RESERVE</b>							
4650-00 Interest Income - Bank - Reserve	\$17.16	\$-	\$17.16	\$178.63	\$-	\$178.63	\$-
<b>TOTAL OTHER INCOME - RESERVE</b>	\$17.16	\$-	\$17.16	\$178.63	\$-	\$178.63	\$-
<b>TOTAL RESERVE INCOME</b>	<b>\$17.16</b>	<b>\$-</b>	<b>\$17.16</b>	<b>\$178.63</b>	<b>\$-</b>	<b>\$178.63</b>	<b>\$-</b>
Net Reserve:	<u>\$17.16</u>	<u>\$0.00</u>	<u>\$17.16</u>	<u>\$178.63</u>	<u>\$0.00</u>	<u>\$178.63</u>	<u>\$0.00</u>

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 11/1/2022 - 11/30/2022

**Date:** 12/8/2022  
**Time:** 2:51 pm  
**Page:** 1

Date	Check #	Payee	Amount
<b>10-1000-00 Barrington Bank - Operating Account #4417</b>			
11/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
11/01/2022	100364	K & R Landscaping, Inc <b>Invoice #: 10169</b> 78-7800-00 Landscape HOA October.-K & R Landscaping, Inc	\$3,089.00
11/02/2022	100365	The Travelers <b>Invoice #: 102422-726L2L22</b> 86-8600-00 Insurance-The Travelers	\$1,914.00
11/09/2022	300341	ComEd <b>Invoice #: 102522-67080040</b> 72-7201-00 Electric-ComEd	\$20.13
11/09/2022	300342	ComEd <b>Invoice #: 102522-79110024</b> 72-7201-00 Electric-ComEd	\$20.92
11/09/2022	300343	ComEd <b>Invoice #: 102522-47139028</b> 72-7201-00 Electric-ComEd	\$19.95
11/09/2022	300344	ComEd <b>Invoice #: 102522-75148007</b> 72-7201-00 Electric-ComEd	\$418.04
11/09/2022	300345	ComEd <b>Invoice #: 102522-91018008</b> 72-7201-00 Electric-ComEd	\$19.01
11/09/2022	300346	ComEd <b>Invoice #: 102522-11060094</b> 72-7201-00 Electric-ComEd	\$401.88
11/09/2022	100366	Tressler LLP <b>Invoice #: 453154</b> 85-8504-00 Gen'l Matters R&R Wetlands-Tressler LLP	\$350.00
11/09/2022	100367	Tressler LLP <b>Invoice #: 453192</b> 85-8504-00 Gen'l Matters Catch Basins	\$661.50
11/09/2022	100368	Pizzo And Associates Ltd. <b>Invoice #: 199-8</b> 78-7824-00 Stewardship-Pizzo And Associates Ltd.	\$762.50
11/14/2022	100369	Baldwin Krystyn Sherman <b>Invoice #: 94301</b> 86-8600-00 Insurance-Baldwin Krystyn Sherman	\$2,758.88
11/18/2022	0	Barrington Bank & Trust Co 85-8515-00 Bank Fees	\$37.76
11/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
11/30/2022	1016	Linda Shuman 12-1210-00 Return credit balance	\$86.15
11/30/2022	1017	Jesus Chavez 20-2000-00 Return credit balance	\$312.03
11/29/2022	300347	Foster Premier Inc <b>Invoice #: 112222-</b> 85-8501-00 Office Expenses November-Foster Premier Inc	\$219.99
<b>Account Totals</b>			<b># Checks: 17</b>
<b>Association Totals</b>			<b># Checks: 17</b>
			<b>\$14,191.74</b>
			<b>\$14,191.74</b>



**Payables Aging Report**  
 Creekside Crossing Homeowners Association  
 As Of 11/30/2022

Date: 12/8/2022  
 Time: 2:51 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				
10344	11/21/2022		\$1,052.00	\$0.00	\$0.00	\$0.00
<b>GL Account</b>	<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
78-7801-00	\$1,052.00	\$0.00	Holiday Decor Install-K & R Landscaping, Inc			
10286	11/01/2022		\$3,920.00	\$0.00	\$0.00	\$0.00
<b>GL Account</b>	<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
78-7811-00	\$3,920.00	\$0.00	Snow Contract November-K & R Landscaping, Inc			
			<b>\$4,972.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
						<b>\$4,972.00</b>

**Tressler LLP**

Invoice #	Date	Check Memo				
45484	11/04/2022		\$1,102.50	\$0.00	\$0.00	\$0.00
<b>GL Account</b>	<b>Amount</b>	<b>Paid</b>	<b>Description</b>			
85-8504-00	\$1,102.50	\$0.00	General Matters-Tressler LLP			
			<b>\$1,102.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
						<b>\$1,102.50</b>

<b>Totals:</b>			<b>\$6,074.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,074.50</b>
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