



## **Financial Report Package**

**01/01/2023 to 01/31/2023**

**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: 01/31/2023

Date: 2/7/2023  
 Time: 4:57 pm  
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(MODIFIED ACCRUAL BASIS)

|   | Operating           | Reserve             | Total               |
|---|---------------------|---------------------|---------------------|
| <b>Assets</b>                                 |                     |                     |                     |
| <b>CASH-OPERATING</b>                         |                     |                     |                     |
| Barrington Bank - Operating Account #4417     | \$155,226.67        | \$0.00              | \$155,226.67        |
| <b>TOTAL CASH-OPERATING</b>                   | <b>\$155,226.67</b> | <b>\$0.00</b>       | <b>\$155,226.67</b> |
| <b>CASH - RESERVES</b>                        |                     |                     |                     |
| Barrington Bank - MM #2813                    | 0.00                | 206,384.32          | 206,384.32          |
| Barrington B&T Duplex-#2080                   | 0.00                | 4,541.82            | 4,541.82            |
| <b>TOTAL CASH - RESERVES</b>                  | <b>\$0.00</b>       | <b>\$210,926.14</b> | <b>\$210,926.14</b> |
| <b>ACCOUNTS REC - OPERATING</b>               |                     |                     |                     |
| Homeowner Receivable                          | 18,949.69           | 0.00                | 18,949.69           |
| Due from Replacement Fund                     | 1,202.59            | 0.00                | 1,202.59            |
| <b>TOTAL ACCOUNTS REC - OPERATING</b>         | <b>\$20,152.28</b>  | <b>\$0.00</b>       | <b>\$20,152.28</b>  |
| <b>ACCOUNTS REC - RESERVES</b>                |                     |                     |                     |
| Due from Operating Fund                       | 0.00                | 100.00              | 100.00              |
| <b>TOTAL ACCOUNTS REC - RESERVES</b>          | <b>\$0.00</b>       | <b>\$100.00</b>     | <b>\$100.00</b>     |
| <b>Total Assets</b>                           | <b>\$175,378.95</b> | <b>\$211,026.14</b> | <b>\$386,405.09</b> |
| <b>Liabilities &amp; Equity</b>               |                     |                     |                     |
| <b>CURRENT LIABILITIES - OPERATING</b>        |                     |                     |                     |
| Prepaid Assessments                           | 23,868.91           | 0.00                | 23,868.91           |
| Due to Replacement Fund                       | 100.00              | 0.00                | 100.00              |
| <b>TOTAL CURRENT LIABILITIES - OPERATING</b>  | <b>\$23,968.91</b>  | <b>\$0.00</b>       | <b>\$23,968.91</b>  |
| <b>CURRENT LIABILITIES - RESERVE</b>          |                     |                     |                     |
| Due to Operating Fund                         | 0.00                | 1,202.59            | 1,202.59            |
| <b>TOTAL CURRENT LIABILITIES - RESERVE</b>    | <b>\$0.00</b>       | <b>\$1,202.59</b>   | <b>\$1,202.59</b>   |
| <b>FUND BALANCE - OPERATING</b>               |                     |                     |                     |
| Operating Fund Balance/Prior                  | 87,929.58           | 0.00                | 87,929.58           |
| Initial Capital Contribution - Operating      | 54,093.10           | 0.00                | 54,093.10           |
| <b>TOTAL FUND BALANCE - OPERATING</b>         | <b>\$142,022.68</b> | <b>\$0.00</b>       | <b>\$142,022.68</b> |
| <b>FUND BALANCE - RESERVE</b>                 |                     |                     |                     |
| Reserve Fund Balance/Prior                    | 0.00                | 169,844.58          | 169,844.58          |
| Current Year Reserve Funding                  | 0.00                | 908.33              | 908.33              |
| 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           |
| <b>TOTAL FUND BALANCE - RESERVE</b>           | <b>\$0.00</b>       | <b>\$209,795.93</b> | <b>\$209,795.93</b> |
| Net Income Gain/Loss                          | 0.00                | 27.62               | 27.62               |
| Net Income Gain/Loss                          | 9,387.36            | 0.00                | 9,387.36            |
| <b>Total Liabilities &amp; Equity</b>         | <b>\$175,378.95</b> | <b>\$211,026.14</b> | <b>\$386,405.09</b> |

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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  
 01/31/2023

Date: 2/7/2023  
 Time: 4:57 pm  
 Page: 1

(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             | \$11,308.96        | \$11,060.72        | \$248.24          | \$11,308.96        | \$11,060.72        | \$248.24          | \$132,728.61        |
| 4012-00 Duplex Assessments                | 4,673.24           | 4,672.92           | 0.32              | 4,673.24           | 4,672.92           | 0.32              | 56,075.00           |
| <b>TOTAL INCOME ASSESSMENTS OPERATING</b> | <b>\$15,982.20</b> | <b>\$15,733.64</b> | <b>\$248.56</b>   | <b>\$15,982.20</b> | <b>\$15,733.64</b> | <b>\$248.56</b>   | <b>\$188,803.61</b> |
| <b>OTHER INCOME - OPERATING</b>           |                    |                    |                   |                    |                    |                   |                     |
| 4100-00 Late Fees                         | 350.00             | -                  | 350.00            | 350.00             | -                  | 350.00            | -                   |
| 4102-00 Legal Reimbursements              | 526.35             | -                  | 526.35            | 526.35             | -                  | 526.35            | -                   |
| 4120-00 Fines                             | (100.00)           | -                  | (100.00)          | (100.00)           | -                  | (100.00)          | -                   |
| <b>TOTAL OTHER INCOME - OPERATING</b>     | <b>\$776.35</b>    | <b>\$-</b>         | <b>\$776.35</b>   | <b>\$776.35</b>    | <b>\$-</b>         | <b>\$776.35</b>   | <b>\$-</b>          |
| <b>TOTAL OPERATING INCOME</b>             | <b>\$16,758.55</b> | <b>\$15,733.64</b> | <b>\$1,024.91</b> | <b>\$16,758.55</b> | <b>\$15,733.64</b> | <b>\$1,024.91</b> | <b>\$188,803.61</b> |
| <b>OPERATING EXPENSE</b>                  |                    |                    |                   |                    |                    |                   |                     |
| <b>UTILITIES</b>                          |                    |                    |                   |                    |                    |                   |                     |
| 7201-00 Electric                          | 129.87             | 583.33             | 453.46            | 129.87             | 583.33             | 453.46            | 7,000.00            |
| <b>TOTAL UTILITIES</b>                    | <b>\$129.87</b>    | <b>\$583.33</b>    | <b>\$453.46</b>   | <b>\$129.87</b>    | <b>\$583.33</b>    | <b>\$453.46</b>   | <b>\$7,000.00</b>   |
| <b>GROUNDS MAINTENANCE</b>                |                    |                    |                   |                    |                    |                   |                     |
| 7800-00 Landscape Contract-HOA            | -                  | -                  | -                 | -                  | -                  | -                 | 22,650.00           |
| 7801-00 Landscape Additional- HOA         | -                  | -                  | -                 | -                  | -                  | -                 | 23,900.00           |
| 7802-00 Mulch                             | -                  | 833.33             | 833.33            | -                  | 833.33             | 833.33            | 10,000.00           |
| 7806-00 Tree Maintenance                  | -                  | 402.30             | 402.30            | -                  | 402.30             | 402.30            | 4,827.61            |
| 7810-00 Landscaping-Duplex                | -                  | -                  | -                 | -                  | -                  | -                 | 29,475.00           |
| 7811-00 Snow Removal - Duplex             | 3,920.00           | 3,920.00           | -                 | 3,920.00           | 3,920.00           | -                 | 19,600.00           |
| 7822-00 Detention Pond Maintenance        | -                  | 423.00             | 423.00            | -                  | 423.00             | 423.00            | 5,076.00            |
| 7823-00 Fountain Maintenance              | -                  | 110.42             | 110.42            | -                  | 110.42             | 110.42            | 1,325.00            |
| 7824-00 Retention Area Restoration        | 762.50             | 908.33             | 145.83            | 762.50             | 908.33             | 145.83            | 10,900.00           |
| 7840-00 Monument                          | -                  | 83.33              | 83.33             | -                  | 83.33              | 83.33             | 1,000.00            |
| 7890-00 Maintenance Extras-Duplex         | -                  | 583.33             | 583.33            | -                  | 583.33             | 583.33            | 7,000.00            |
| <b>TOTAL GROUNDS MAINTENANCE</b>          | <b>\$4,682.50</b>  | <b>\$7,264.04</b>  | <b>\$2,581.54</b> | <b>\$4,682.50</b>  | <b>\$7,264.04</b>  | <b>\$2,581.54</b> | <b>\$135,753.61</b> |
| <b>GENERAL &amp; ADMINISTRATIVE</b>       |                    |                    |                   |                    |                    |                   |                     |
| 8501-00 Office Expense                    | 231.74             | 666.67             | 434.93            | 231.74             | 666.67             | 434.93            | 8,000.00            |
| 8502-00 Management Fees                   | 1,350.00           | 1,350.00           | -                 | 1,350.00           | 1,350.00           | -                 | 16,200.00           |
| 8504-00 Legal Expense                     | -                  | 250.00             | 250.00            | -                  | 250.00             | 250.00            | 3,000.00            |
| 8506-00 Accounting/Tax Preparation        | -                  | -                  | -                 | -                  | -                  | -                 | 350.00              |
| 8509-00 Activities Fund Expense           | -                  | 125.00             | 125.00            | -                  | 125.00             | 125.00            | 1,500.00            |
| 8515-00 Bank Fees - Operating             | 68.75              | 83.33              | 14.58             | 68.75              | 83.33              | 14.58             | 1,000.00            |
| <b>TOTAL GENERAL &amp; ADMINISTRATIVE</b> | <b>\$1,650.49</b>  | <b>\$2,475.00</b>  | <b>\$824.51</b>   | <b>\$1,650.49</b>  | <b>\$2,475.00</b>  | <b>\$824.51</b>   | <b>\$30,050.00</b>  |
| <b>INSURANCE</b>                          |                    |                    |                   |                    |                    |                   |                     |
| 8600-00 Insurance Expense                 | -                  | 425.00             | 425.00            | -                  | 425.00             | 425.00            | 5,100.00            |
| <b>TOTAL INSURANCE</b>                    | <b>\$-</b>         | <b>\$425.00</b>    | <b>\$425.00</b>   | <b>\$-</b>         | <b>\$425.00</b>    | <b>\$425.00</b>   | <b>\$5,100.00</b>   |
| <b>RESERVE TRANSFERS</b>                  |                    |                    |                   |                    |                    |                   |                     |
| 9000-00 Transfers to Reserve Fund         | 908.33             | 908.33             | -                 | 908.33             | 908.33             | -                 | 10,900.00           |
| <b>TOTAL RESERVE TRANSFERS</b>            | <b>\$908.33</b>    | <b>\$908.33</b>    | <b>\$-</b>        | <b>\$908.33</b>    | <b>\$908.33</b>    | <b>\$-</b>        | <b>\$10,900.00</b>  |
| <b>TOTAL OPERATING EXPENSE</b>            | <b>\$7,371.19</b>  | <b>\$11,655.70</b> | <b>\$4,284.51</b> | <b>\$7,371.19</b>  | <b>\$11,655.70</b> | <b>\$4,284.51</b> | <b>\$188,803.61</b> |
| <b>Net Income:</b>                        | <b>\$9,387.36</b>  | <b>\$4,077.94</b>  | <b>\$5,309.42</b> | <b>\$9,387.36</b>  | <b>\$4,077.94</b>  | <b>\$5,309.42</b> | <b>\$0.00</b>       |

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 01/31/2023

Date: 2/7/2023  
 Time: 4:57 pm  
 Page: 2

(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 | \$27.62        | \$-           | \$27.62        | \$27.62        | \$-           | \$27.62        | \$-           |
| <b>TOTAL OTHER INCOME - RESERVE</b>      | \$27.62        | \$-           | \$27.62        | \$27.62        | \$-           | \$27.62        | \$-           |
| <b>TOTAL RESERVE INCOME</b>              | <b>\$27.62</b> | <b>\$-</b>    | <b>\$27.62</b> | <b>\$27.62</b> | <b>\$-</b>    | <b>\$27.62</b> | <b>\$-</b>    |
| Net Reserve:                             | <u>\$27.62</u> | <u>\$0.00</u> | <u>\$27.62</u> | <u>\$27.62</u> | <u>\$0.00</u> | <u>\$27.62</u> | <u>\$0.00</u> |

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 1/1/2023 - 1/31/2023

Date: 2/7/2023  
 Time: 4:57 pm  
 Page: 1

| Date  | Check # | Payee   | Amount            |
|---|---------|---|-------------------|
| <b>10-1000-00 Barrington Bank - Operating Account #4417</b> |         |   |                   |
| 01/03/2023  | 0       | Foster Premier Inc<br>85-8502-00 Management Fee   | \$1,350.00        |
| 01/03/2023  | 100378  | Tressler LLP<br><b>Invoice #: 457003</b><br>85-8504-00 Skip Trace 15724 Portage-Tressler LLP                      | \$85.00           |
| 01/05/2023  | 100379  | Foster Premier Inc<br><b>Invoice #: 111722Mail</b><br>85-8501-00 Mailing-Foster Premier Inc                       | \$713.09          |
| 01/12/2023  | 300355  | ComEd<br><b>Invoice #: 122822-11060094</b><br>72-7201-00 Electric December  | \$23.36           |
| 01/12/2023  | 300356  | ComEd<br><b>Invoice #: 122822-91018008</b><br>72-7201-00 Electric December  | \$20.02           |
| 01/12/2023  | 300357  | ComEd<br><b>Invoice #: 122822-67080040</b><br>72-7201-00 Electric December  | \$21.04           |
| 01/12/2023  | 300358  | ComEd<br><b>Invoice #: 122822-79110024</b><br>72-7201-00 Electric December  | \$21.48           |
| 01/12/2023  | 300359  | ComEd<br><b>Invoice #: 122822-47139038</b><br>72-7201-00 Electric December  | \$20.61           |
| 01/12/2023  | 300360  | ComEd<br><b>Invoice #: 122822-75148007</b><br>72-7201-00 Electric   | \$23.36           |
| 01/18/2023  | 100380  | Pizzo And Associates Ltd.<br><b>Invoice #: 2155</b><br>78-7824-00 Wetland Steward April-Pizzo And Associates Ltd. | \$762.50          |
| 01/19/2023  | 0       | Barrington Bank & Trust Co<br>85-8515-00 Bank Fees  | \$68.75           |
| 01/24/2023  | 100381  | K & R Landscaping, Inc<br><b>Invoice #: 10421</b><br>78-7811-00 Snow Contract January-K & R Landscaping, Inc      | \$3,920.00        |
| 01/25/2023  |         | 11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer   | \$908.33          |
| 01/26/2023  | 300361  | Foster Premier Inc<br><b>Invoice #: 012623-</b><br>85-8501-00 Office Expense January 2023                         | \$231.74          |
| <b>Account Totals</b>                                       |         |   | <b>13</b>         |
| <b>Association Totals</b>                                   |         |   | <b>\$8,169.28</b> |



**Payables Aging Report**

As Of 1/31/2023

Date: 2/7/2023

Time: 4:57 pm

Page: 1

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

**Totals:**