



Financial Report Package

09/01/2021 to 09/30/2021

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: 09/30/2021

Date: 10/11/2021
 Time: 4:01 pm
 Page: 1

| | (MODIFIED ACCRUAL BASIS) | | |
|---|--------------------------|---------------------|---------------------|
| | Operating | Reserve | Total |
| Assets | | | |
| CASH-OPERATING | | | |
| Barrington Bank - Operating Account #4417 | \$153,833.80 | \$0.00 | \$153,833.80 |
| TOTAL CASH-OPERATING | \$153,833.80 | \$0.00 | \$153,833.80 |
| CASH - RESERVES | | | |
| Barrington Bank - MM #2813 | 0.00 | 173,504.30 | 173,504.30 |
| Barrington B&T Duplex-#2080 | 0.00 | 3,592.81 | 3,592.81 |
| TOTAL CASH - RESERVES | \$0.00 | \$177,097.11 | \$177,097.11 |
| ACCOUNTS REC - OPERATING | | | |
| Homeowner Receivable | 16,382.37 | 0.00 | 16,382.37 |
| TOTAL ACCOUNTS REC - OPERATING | \$16,382.37 | \$0.00 | \$16,382.37 |
| ACCOUNTS REC - RESERVES | | | |
| Due from Operating Fund | 0.00 | 1,706.12 | 1,706.12 |
| TOTAL ACCOUNTS REC - RESERVES | \$0.00 | \$1,706.12 | \$1,706.12 |
| Total Assets | \$170,216.17 | \$178,803.23 | \$349,019.40 |
| Liabilities & Equity | | | |
| CURRENT LIABILITIES - OPERATING | | | |
| Prepaid Assessments | 13,387.29 | 0.00 | 13,387.29 |
| Accounts Payable - Operating | 1,617.50 | 0.00 | 1,617.50 |
| Due to Replacement Fund | 1,706.12 | 0.00 | 1,706.12 |
| TOTAL CURRENT LIABILITIES - OPERATING | \$16,710.91 | \$0.00 | \$16,710.91 |
| FUND BALANCE - OPERATING | | | |
| Operating Fund Balance/Prior | 69,439.14 | 0.00 | 69,439.14 |
| Initial Capital Contribution - Operating | 44,898.86 | 0.00 | 44,898.86 |
| TOTAL FUND BALANCE - OPERATING | \$114,338.00 | \$0.00 | \$114,338.00 |
| FUND BALANCE - RESERVE | | | |
| Reserve Fund Balance/Prior | 0.00 | 126,351.31 | 126,351.31 |
| Current Year Reserve Funding | 0.00 | 16,987.49 | 16,987.49 |
| Initial Capital Contribution - Reserve | 0.00 | 24,000.00 | 24,000.00 |
| Initial Capital Contribution - Duplex Reserve | 0.00 | 11,343.02 | 11,343.02 |
| TOTAL FUND BALANCE - RESERVE | \$0.00 | \$178,681.82 | \$178,681.82 |
| Net Income Gain/Loss | 0.00 | 121.41 | 121.41 |
| Net Income Gain/Loss | 39,167.26 | 0.00 | 39,167.26 |
| Total Liabilities & Equity | \$170,216.17 | \$178,803.23 | \$349,019.40 |

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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
 9/1/2021 - 9/30/2021

Date: 10/11/2021
 Time: 4:01 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 | \$12,600.80 | \$10,520.75 | \$2,080.05 | \$105,027.82 | \$94,686.75 | \$10,341.07 | \$126,249.00 |
| 4012-00 Duplex Assessments | 4,106.50 | 4,106.25 | 0.25 | 36,958.50 | 36,956.25 | 2.25 | 49,275.00 |
| TOTAL INCOME ASSESSMENTS OPERATING | \$16,707.30 | \$14,627.00 | \$2,080.30 | \$141,986.32 | \$131,643.00 | \$10,343.32 | \$175,524.00 |
| OTHER INCOME - OPERATING | | | | | | | |
| 4100-00 Late Fees | 400.00 | - | 400.00 | 2,425.00 | - | 2,425.00 | - |
| 4107-00 NSF Fees | 35.00 | - | 35.00 | 150.00 | - | 150.00 | - |
| 4108-00 Administrative Fees | 25.00 | - | 25.00 | 75.00 | - | 75.00 | - |
| TOTAL OTHER INCOME - OPERATING | \$460.00 | \$- | \$460.00 | \$2,650.00 | \$- | \$2,650.00 | \$- |
| TOTAL OPERATING INCOME | \$17,167.30 | \$14,627.00 | \$2,540.30 | \$144,636.32 | \$131,643.00 | \$12,993.32 | \$175,524.00 |
| OPERATING EXPENSE | | | | | | | |
| UTILITIES | | | | | | | |
| 7201-00 Electric | 923.74 | 541.67 | (382.07) | 5,519.58 | 4,875.03 | (644.55) | 6,500.00 |
| TOTAL UTILITIES | \$923.74 | \$541.67 | (\$382.07) | \$5,519.58 | \$4,875.03 | (\$644.55) | \$6,500.00 |
| GROUNDS MAINTENANCE | | | | | | | |
| 7800-00 Landscape Contract-HOA | 2,802.00 | 3,350.00 | 548.00 | 18,363.00 | 20,104.00 | 1,741.00 | 23,454.00 |
| 7801-00 Landscape Additional- HOA | 4,800.00 | 2,250.00 | (2,550.00) | 7,602.00 | 13,500.00 | 5,898.00 | 18,000.00 |
| 7802-00 Mulch | - | - | - | - | 9,000.00 | 9,000.00 | 9,000.00 |
| 7806-00 Tree Maintenance | 278.00 | 375.00 | 97.00 | 4,429.00 | 3,375.00 | (1,054.00) | 4,500.00 |
| 7810-00 Landscaping-Duplex | 3,315.00 | 3,315.00 | - | 16,737.00 | 19,890.00 | 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 | 3,671.28 | (223.72) | 4,895.00 |
| 7823-00 Fountain Maintenance | - | 141.67 | 141.67 | 167.50 | 1,275.03 | 1,107.53 | 1,700.00 |
| 7824-00 Retention Area Restoration | 762.50 | 508.33 | (254.17) | 4,575.00 | 4,574.97 | (0.03) | 6,100.00 |
| 7840-00 Monument | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| 7890-00 Maintenance Extras-Duplex | 632.00 | 723.75 | 91.75 | 632.00 | 6,513.75 | 5,881.75 | 8,685.00 |
| TOTAL GROUNDS MAINTENANCE | \$12,589.50 | \$11,155.00 | (\$1,434.50) | \$63,354.50 | \$93,085.00 | \$29,730.50 | \$117,924.00 |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| 8501-00 Office Expense | 642.52 | 333.33 | (309.19) | 4,307.80 | 2,999.97 | (1,307.83) | 4,000.00 |
| 8502-00 Management Fees | 1,350.00 | 1,350.00 | - | 12,150.00 | 12,150.00 | - | 16,200.00 |
| 8504-00 Legal Expense | 1,339.50 | 250.00 | (1,089.50) | 1,867.50 | 2,250.00 | 382.50 | 3,000.00 |
| 8506-00 Accounting/Tax Preparation | - | - | - | 350.00 | 350.00 | - | 350.00 |
| 8509-00 Activities Fund Expense | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| 8515-00 Bank Fees - Operating | 105.00 | 83.33 | (21.67) | 932.19 | 749.97 | (182.22) | 1,000.00 |
| TOTAL GENERAL & ADMINISTRATIVE | \$3,437.02 | \$2,099.99 | (\$1,337.03) | \$19,607.49 | \$19,249.91 | (\$357.58) | \$25,550.00 |
| INSURANCE | | | | | | | |
| 8600-00 Insurance Expense | - | - | - | - | - | - | 4,500.00 |
| TOTAL INSURANCE | \$- | \$- | \$- | \$- | \$- | \$- | \$4,500.00 |
| RESERVE TRANSFERS | | | | | | | |
| 9000-00 Transfers to Reserve Fund | 2,656.12 | 1,750.00 | (906.12) | 16,987.49 | 15,750.00 | (1,237.49) | 21,000.00 |
| TOTAL RESERVE TRANSFERS | \$2,656.12 | \$1,750.00 | (\$906.12) | \$16,987.49 | \$15,750.00 | (\$1,237.49) | \$21,000.00 |
| TOTAL OPERATING EXPENSE | \$19,606.38 | \$15,546.66 | (\$4,059.72) | \$105,469.06 | \$132,959.94 | \$27,490.88 | \$175,474.00 |
| Net Income: | (\$2,439.08) | (\$919.66) | (\$1,519.42) | \$39,167.26 | (\$1,316.94) | \$40,484.20 | \$50.00 |

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Income Statement
 Creekside Crossing Homeowners Association
 9/1/2021 - 9/30/2021

Date: 10/11/2021
 Time: 4:01 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 | \$14.06 | \$- | \$14.06 | \$121.41 | \$- | \$121.41 | \$- |
| TOTAL OTHER INCOME - RESERVE | <u>\$14.06</u> | <u>\$-</u> | <u>\$14.06</u> | <u>\$121.41</u> | <u>\$-</u> | <u>\$121.41</u> | <u>\$-</u> |
| TOTAL RESERVE INCOME | \$14.06 | \$- | \$14.06 | \$121.41 | \$- | \$121.41 | \$- |
| Net Reserve: | <u><u>\$14.06</u></u> | <u><u>\$0.00</u></u> | <u><u>\$14.06</u></u> | <u><u>\$121.41</u></u> | <u><u>\$0.00</u></u> | <u><u>\$121.41</u></u> | <u><u>\$0.00</u></u> |

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Cash Disbursement
 Creekside Crossing Homeowners Association
 9/1/2021 - 9/30/2021

Date: 10/11/2021
Time: 4:01 pm
Page: 1

| Date | Check # | Payee | Amount |
|---|---------|--|--------------------|
| 10-1000-00 Barrington Bank - Operating Account #4417 | | | |
| 09/01/2021 | 0 | Foster Premier Inc 85-8502-00 Management Fee | \$1,350.00 |
| 09/09/2021 | 300243 | ComEd Invoice #: 082521-11060094 72-7201-00 Electric-ComEd | \$377.44 |
| 09/09/2021 | 300244 | ComEd Invoice #: 082621-91018008 72-7201-00 Electric-ComEd | \$22.00 |
| 09/09/2021 | 300245 | ComEd Invoice #: 082621-67080040 72-7201-00 Electric-ComEd | \$21.11 |
| 09/09/2021 | 300246 | ComEd Invoice #: 082621-47139038 72-7201-00 Electric-ComEd | \$21.23 |
| 09/09/2021 | 300247 | ComEd Invoice #: 082621-79110024 72-7201-00 Electric-ComEd | \$22.00 |
| 09/14/2021 | 100254 | K & R Landscaping, Inc Invoice #: 8471 78-7810-00 Landscape September Duplex-K & R Landscaping, Inc | \$3,315.00 |
| 09/14/2021 | 100255 | K & R Landscaping, Inc Invoice #: 8472 78-7800-00 Landscape September HOA-K & R Landscaping, Inc | \$2,802.00 |
| 09/14/2021 | 100256 | K&R Landscaping, Inc. Invoice #: 8554 78-7890-00 Post Emergent Crabgrass-K&R Landscaping, Inc. | \$632.00 |
| 09/14/2021 | 100257 | Foster Premier Inc Invoice #: 09/09/2021TF 85-8501-00 NSF 15623 Brookshore-Foster Premier Inc | \$25.00 |
| 09/14/2021 | 100258 | Foster Premier Inc Invoice #: 081621M 85-8501-00 Mailing-Foster Premier Inc | \$354.42 |
| 09/14/2021 | 100259 | Pizzo And Associates Ltd. Invoice #: 25598 78-7824-00 Stewardship-Pizzo And Associates Ltd. | \$762.50 |
| 09/15/2021 | | 11-1100-00 Transfer to Barrington Bank MM #2813; Oper owes reserves for closings | \$3,131.37 |
| 09/16/2021 | 300248 | ComEd Invoice #: 082521-75148007 72-7201-00 Electric-ComEd | \$459.96 |
| 09/17/2021 | 0 | Barrington Bank & Trust 85-8515-00 Bank Fees | \$105.00 |
| 09/25/2021 | | 11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer | \$1,750.00 |
| 09/29/2021 | 300249 | Foster Premier Inc Invoice #: 092721- 85-8501-00 Office Expenses September | \$263.10 |
| 09/30/2021 | 100260 | Jeremy Dippold Invoice #: 092721- 78-7801-00 Best Budget Tree Removals-Jeremy Dippold | \$4,800.00 |
| Account Totals | | | 16 |
| Association Totals | | | 16 |
| # Checks: | | | \$20,214.13 |
| # Checks: | | | \$20,214.13 |



Payables Aging Report
 Creekside Crossing Homeowners Association
 As Of 9/30/2021

Date: 10/11/2021
 Time: 4:01 pm
 Page: 1

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

| Invoice # | Date | Check Memo | Current | Over 30 | Over 60 | Over 90 | Balance |
|-------------------|-----------------|-------------|---------------------------------------|---------------|-------------------|---------------|-------------------|
| 532763 | JRSI 07/31/2021 | | \$0.00 | \$0.00 | \$1,339.50 | \$0.00 | |
| GL Account | Amount | Paid | Description | | | | |
| 85-8504-00 | \$1,339.50 | \$0.00 | Records Response-Chuhak & Tecson P.C. | | | | |
| | | | \$0.00 | \$0.00 | \$1,339.50 | \$0.00 | \$1,339.50 |

Savatree, LLC

| Invoice # | Date | Check Memo | Current | Over 30 | Over 60 | Over 90 | Balance |
|-------------------|---------------|-------------|-------------------------------|---------------|---------------|---------------|-----------------|
| 7100408 | 09/09/2021 | | \$278.00 | \$0.00 | \$0.00 | \$0.00 | |
| GL Account | Amount | Paid | Description | | | | |
| 78-7806-00 | \$278.00 | \$0.00 | Zimmerman Spray-Savatree, LLC | | | | |
| | | | \$278.00 | \$0.00 | \$0.00 | \$0.00 | \$278.00 |

Totals: **\$278.00** **\$0.00** **\$1,339.50** **\$0.00** **\$1,617.50**

Grand Total: 1,617.50