



Financial Report Package

09/01/2022 to 09/30/2022

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: 09/30/2022

Date: 10/7/2022
 Time: 12:21 pm
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$162,916.92	\$0.00	\$162,916.92
TOTAL CASH-OPERATING	\$162,916.92	\$0.00	\$162,916.92
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	200,142.42	200,142.42
Barrington B&T Duplex-#2080	0.00	4,539.53	4,539.53
TOTAL CASH - RESERVES	\$0.00	\$204,681.95	\$204,681.95
ACCOUNTS REC - OPERATING			
Homeowner Receivable	17,586.82	0.00	17,586.82
TOTAL ACCOUNTS REC - OPERATING	\$17,586.82	\$0.00	\$17,586.82
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	1,121.27	1,121.27
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$1,121.27	\$1,121.27
Total Assets	\$180,503.74	\$205,803.22	\$386,306.96
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	19,625.08	0.00	19,625.08
Due to Replacement Fund	1,121.27	0.00	1,121.27
TOTAL CURRENT LIABILITIES - OPERATING	\$20,746.35	\$0.00	\$20,746.35
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	53,133.10	0.00	53,133.10
TOTAL FUND BALANCE - OPERATING	\$148,081.03	\$0.00	\$148,081.03
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	17,400.37	17,400.37
Initial Capital Contribution - Reserve	0.00	27,300.00	27,300.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$205,659.36	\$205,659.36
Net Income Gain/Loss	0.00	143.86	143.86
Net Income Gain/Loss	11,676.36	0.00	11,676.36
Total Liabilities & Equity	\$180,503.74	\$205,803.22	\$386,306.96

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Income Statement
 Creekside Crossing Homeowners Association
 09/30/2022

Date: 10/7/2022
 Time: 12:21 pm
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(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	\$12,760.07	\$11,721.37	\$1,038.70	\$111,816.55	\$105,492.33	\$6,324.22	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	35,719.47	35,719.47	-	47,626.00
TOTAL INCOME ASSESSMENTS OPERATING	\$16,728.90	\$15,690.20	\$1,038.70	\$147,536.02	\$141,211.80	\$6,324.22	\$188,282.44
OTHER INCOME - OPERATING							
4100-00 Late Fees	100.00	-	100.00	1,800.00	-	1,800.00	-
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	300.00	-	300.00	600.00	-	600.00	-
TOTAL OTHER INCOME - OPERATING	\$400.00	\$-	\$400.00	\$3,656.50	\$-	\$3,656.50	\$-
TOTAL OPERATING INCOME	\$17,128.90	\$15,690.20	\$1,438.70	\$151,192.52	\$141,211.80	\$9,980.72	\$188,282.44
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	1,088.33	541.67	(546.66)	5,492.54	4,875.03	(617.51)	6,500.00
TOTAL UTILITIES	\$1,088.33	\$541.67	(\$546.66)	\$5,492.54	\$4,875.03	(\$617.51)	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	6,746.00	3,916.50	(2,829.50)	19,102.00	23,499.00	4,397.00	31,332.00
7801-00 Landscape Additional- HOA	1,200.00	2,871.87	1,671.87	1,200.00	17,231.22	16,031.22	22,975.00
7802-00 Mulch	-	-	-	18,362.00	9,362.00	(9,000.00)	9,362.00
7806-00 Tree Maintenance	284.00	375.00	91.00	4,477.00	3,375.00	(1,102.00)	4,500.00
7810-00 Landscaping-Duplex	-	3,483.00	3,483.00	14,628.00	20,898.00	6,270.00	24,381.00
7811-00 Snow Removal - Duplex	-	-	-	10,947.00	10,947.00	-	18,245.00
7822-00 Detention Pond Maintenance	3,895.00	407.92	(3,487.08)	3,895.00	3,671.28	(223.72)	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	137.50	1,275.03	1,137.53	1,700.00
7824-00 Retention Area Restoration	8,602.50	508.33	(8,094.17)	12,415.00	4,574.97	(7,840.03)	6,100.00
7840-00 Monument	-	83.33	83.33	840.00	749.97	(90.03)	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	3,750.03	1,280.03	5,000.00
TOTAL GROUNDS MAINTENANCE	\$20,727.50	\$12,204.29	(\$8,523.21)	\$88,473.50	\$99,333.50	\$10,860.00	\$129,490.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	1,777.00	416.67	(1,360.33)	9,671.31	3,750.03	(5,921.28)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	12,150.00	12,150.00	-	16,200.00
8504-00 Legal Expense	1,329.00	250.00	(1,079.00)	4,513.50	2,250.00	(2,263.50)	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	310.00	83.33	(226.67)	580.45	749.97	169.52	1,000.00
8515-00 Bank Fees - Operating	66.51	83.33	16.82	884.49	749.97	(134.52)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$4,832.51	\$2,183.33	(\$2,649.18)	\$28,149.75	\$19,999.97	(\$8,149.78)	\$26,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,742.44
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,865.85	1,750.00	(115.85)	16,455.37	15,750.00	(705.37)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
TOTAL RESERVE TRANSFERS	\$1,865.85	\$1,750.00	(\$115.85)	\$17,400.37	\$15,750.00	(\$1,650.37)	\$21,000.00
TOTAL OPERATING EXPENSE	\$28,514.19	\$16,679.29	(\$11,834.90)	\$139,516.16	\$139,958.50	\$442.34	\$188,282.44

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Income Statement
 Creekside Crossing Homeowners Association
 09/30/2022

Date: 10/7/2022
 Time: 12:21 pm
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	(\$11,385.29)	(\$989.09)	(\$10,396.20)	\$11,676.36	\$1,253.30	\$10,423.06	\$0.00

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Income Statement
 Creekside Crossing Homeowners Association
 09/30/2022

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(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	\$16.89	\$-	\$16.89	\$143.86	\$-	\$143.86	\$-
TOTAL OTHER INCOME - RESERVE	<u>\$16.89</u>	<u>\$-</u>	<u>\$16.89</u>	<u>\$143.86</u>	<u>\$-</u>	<u>\$143.86</u>	<u>\$-</u>
TOTAL RESERVE INCOME	\$16.89	\$-	\$16.89	\$143.86	\$-	\$143.86	\$-
Net Reserve:	<u><u>\$16.89</u></u>	<u><u>\$0.00</u></u>	<u><u>\$16.89</u></u>	<u><u>\$143.86</u></u>	<u><u>\$0.00</u></u>	<u><u>\$143.86</u></u>	<u><u>\$0.00</u></u>

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Cash Disbursement
 Creekside Crossing Homeowners Association
 9/1/2022 - 9/30/2022

Date: 10/7/2022
Time: 12:21 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
09/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
09/02/2022	100339	Foster Premier Inc Invoice #: 081222M 85-8501-00 Mailing Annual Notice-Foster Premier Inc	\$667.17
09/02/2022	100340	Savatree, LLC Invoice #: 7100399 78-7806-00 Evergreen Spray 3-Savatree, LLC	\$802.00
09/07/2022	100341	K & R Landscaping, Inc Invoice #: 9891 78-7800-00 Landscape Contract Duplex August-K & R Landscaping, Inc	\$3,657.00
09/07/2022	100342	K & R Landscaping, Inc Invoice #: 9892 78-7800-00 Landscape Contract HOA August-K & R Landscaping, Inc	\$3,089.00
09/07/2022	100343	Foster Premier Inc Invoice #: 82622ACF 85-8501-00 Collection 15730 Port Ln-Foster Premier Inc	\$75.00
09/07/2022	100344	Savatree, LLC Invoice #: 7100409 78-7806-00 Tree Care - Pine Moth-Savatree, LLC	\$284.00
09/07/2022	100345	Pizzo And Associates Ltd. Invoice #: 199-6 78-7824-00 Stewardship-Pizzo And Associates Ltd.	\$762.50
09/09/2022	300327	ComEd Invoice #: 082522-11060094 72-7201-00 Electric-ComEd	\$497.23
09/09/2022	300328	ComEd Invoice #: 082522-79110024 72-7201-00 Electric-ComEd	\$21.23
09/09/2022	300329	ComEd Invoice #: 082522-47139038 72-7201-00 Electric-ComEd	\$19.96
09/09/2022	300330	ComEd Invoice #: 082522-67080040 72-7201-00 Electric-ComEd	\$20.30
09/09/2022	300331	ComEd Invoice #: 082522-91018008 72-7201-00 Electric-ComEd	\$19.96
09/09/2022	300332	ComEd Invoice #: 082522-75148007 72-7201-00 Electric-ComEd	\$509.65
09/09/2022	100346	Christina Dante Balodimas Invoice #: 090622- 85-8509-00 Community Activities-Christina Dante Balodimas	\$310.00
09/15/2022	100347	Pizzo And Associates Ltd. Invoice #: 809 78-7824-00 Sign Installation - Wetlands-Pizzo And Associates Ltd.	\$7,840.00
09/15/2022	100348	Tressler LLP Invoice #: 450591 85-8504-00 Collection 15730 Port-Tressler LLP	\$195.00
09/19/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$66.51
09/20/2022	100349	Jeremy Dippold Invoice #: 091722- 78-7801-00 Tree Removal (Renwick)-Jeremy Dippold	\$600.00



Cash Disbursement
 Creekside Crossing Homeowners Association
 9/1/2022 - 9/30/2022

Date: 10/7/2022
Time: 12:21 pm
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Date	Check #	Payee	Amount
09/20/2022	100350	Reserve Advisors, Inc. Invoice #: #22911274F-140041 85-8501-00 Reserve Study Update Balance-Reserve Advisors, Inc.	\$1,500.00 \$1,500.00
09/20/2022	100351	Solitude Lake Management LLC Invoice #: PSI-05615 78-7822-00 Annual Pond Maintenance 2022-Solitude Lake Management LLC	\$3,895.00 \$3,895.00
09/23/2022	100352	Jeremy Dippold Invoice #: 091922- 78-7801-00 Tree Removal Creekview-Jeremy Dippold	\$600.00 \$600.00
09/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00 \$1,750.00
09/27/2022	100353	Tressler LLP Invoice #: 451281 85-8504-00 Gen'l Matters-Tressler LLP	\$1,134.00 \$1,134.00
09/28/2022	300333	Foster Premier Inc Invoice #: 092822- 85-8501-00 Office Expense September-Foster Premier Inc	\$202.00 \$202.00
Account Totals			24
# Checks:			\$29,867.51
Association Totals			24
# Checks:			\$29,867.51



Payables Aging Report

As Of 9/30/2022

Date: 10/7/2022

Time: 12:21 pm

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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: