



## **Financial Report Package**

**07/01/2021 to 07/31/2021**

**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

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**Balance Sheet**  
 Creekside Crossing Homeowners Association  
 End Date: 07/31/2021

Date:	8/9/2021
Time:	3:07 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$148,890.25	\$0.00	\$148,890.25
<b>TOTAL CASH-OPERATING</b>	<b>\$148,890.25</b>	<b>\$0.00</b>	<b>\$148,890.25</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	166,844.28	166,844.28
Barrington B&T Duplex-#2080	0.00	3,592.69	3,592.69
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$170,436.97</b>	<b>\$170,436.97</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	16,606.67	0.00	16,606.67
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$16,606.67</b>	<b>\$0.00</b>	<b>\$16,606.67</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	2,431.37	2,431.37
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$2,431.37</b>	<b>\$2,431.37</b>
<b>Total Assets</b>	<b>\$165,496.92</b>	<b>\$172,868.34</b>	<b>\$338,365.26</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	14,904.30	0.00	14,904.30
Accounts Payable - Operating	282.00	0.00	282.00
Due to Replacement Fund	2,431.37	0.00	2,431.37
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$17,617.67</b>	<b>\$0.00</b>	<b>\$17,617.67</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	40,938.86	0.00	40,938.86
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$110,378.00</b>	<b>\$0.00</b>	<b>\$110,378.00</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	12,581.37	12,581.37
Initial Capital Contribution - Reserve	0.00	22,500.00	22,500.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$172,775.70</b>	<b>\$172,775.70</b>
Net Income Gain/Loss	0.00	92.64	92.64
Net Income Gain/Loss	37,501.25	0.00	37,501.25
<b>Total Liabilities &amp; Equity</b>	<b>\$165,496.92</b>	<b>\$172,868.34</b>	<b>\$338,365.26</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 7/1/2021 - 7/31/2021

Date: 8/9/2021  
 Time: 3:07 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	\$11,986.21	\$10,520.75	\$1,465.46	\$80,061.04	\$73,645.25	\$6,415.79	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	28,745.50	28,743.75	1.75	49,275.00
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$16,092.71</b>	<b>\$14,627.00</b>	<b>\$1,465.71</b>	<b>\$108,806.54</b>	<b>\$102,389.00</b>	<b>\$6,417.54</b>	<b>\$175,524.00</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	225.00	-	225.00	1,700.00	-	1,700.00	-
4107-00 NSF Fees	70.00	-	70.00	115.00	-	115.00	-
4108-00 Administrative Fees	-	-	-	50.00	-	50.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$295.00</b>	<b>\$-</b>	<b>\$295.00</b>	<b>\$1,865.00</b>	<b>\$-</b>	<b>\$1,865.00</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,387.71</b>	<b>\$14,627.00</b>	<b>\$1,760.71</b>	<b>\$110,671.54</b>	<b>\$102,389.00</b>	<b>\$8,282.54</b>	<b>\$175,524.00</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	998.90	541.67	(457.23)	3,544.73	3,791.69	246.96	6,500.00
<b>TOTAL UTILITIES</b>	<b>\$998.90</b>	<b>\$541.67</b>	<b>(\$457.23)</b>	<b>\$3,544.73</b>	<b>\$3,791.69</b>	<b>\$246.96</b>	<b>\$6,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	6,117.00	3,351.00	(2,766.00)	12,759.00	13,404.00	645.00	23,454.00
7801-00 Landscape Additional- HOA	-	2,250.00	2,250.00	2,802.00	9,000.00	6,198.00	18,000.00
7802-00 Mulch	-	-	-	-	9,000.00	9,000.00	9,000.00
7806-00 Tree Maintenance	786.00	375.00	(411.00)	3,365.00	2,625.00	(740.00)	4,500.00
7810-00 Landscaping-Duplex	-	3,315.00	3,315.00	10,107.00	13,260.00	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	2,855.44	(1,039.56)	4,895.00
7823-00 Fountain Maintenance	60.00	141.67	81.67	107.50	991.69	884.19	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	3,050.00	3,558.31	508.31	6,100.00
7840-00 Monument	-	83.33	83.33	-	583.31	583.31	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	-	5,066.25	5,066.25	8,685.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$7,725.50</b>	<b>\$11,156.00</b>	<b>\$3,430.50</b>	<b>\$43,039.50</b>	<b>\$70,775.00</b>	<b>\$27,735.50</b>	<b>\$117,924.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	278.32	333.33	55.01	3,219.15	2,333.31	(885.84)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	9,450.00	9,450.00	-	16,200.00
8504-00 Legal Expense	282.00	250.00	(32.00)	282.00	1,750.00	1,468.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	583.31	583.31	1,000.00
8515-00 Bank Fees - Operating	100.34	83.33	(17.01)	703.54	583.31	(120.23)	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$2,010.66</b>	<b>\$2,099.99</b>	<b>\$89.33</b>	<b>\$14,004.69</b>	<b>\$15,049.93</b>	<b>\$1,045.24</b>	<b>\$25,550.00</b>
<b>INSURANCE</b>							
8600-00 Insurance Expense	-	-	-	-	-	-	4,500.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,500.00</b>
<b>RESERVE TRANSFERS</b>							
9000-00 Transfers to Reserve Fund	1,750.00	1,750.00	-	12,581.37	12,250.00	(331.37)	21,000.00
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,750.00</b>	<b>\$1,750.00</b>	<b>\$-</b>	<b>\$12,581.37</b>	<b>\$12,250.00</b>	<b>(\$331.37)</b>	<b>\$21,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$12,485.06</b>	<b>\$15,547.66</b>	<b>\$3,062.60</b>	<b>\$73,170.29</b>	<b>\$101,866.62</b>	<b>\$28,696.33</b>	<b>\$175,474.00</b>
<b>Net Income:</b>	<b>\$3,902.65</b>	<b>(\$920.66)</b>	<b>\$4,823.31</b>	<b>\$37,501.25</b>	<b>\$522.38</b>	<b>\$36,978.87</b>	<b>\$50.00</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 7/1/2021 - 7/31/2021

Date: 8/9/2021  
 Time: 3:07 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	\$13.65	\$-	\$13.65	\$92.64	\$-	\$92.64	\$-
<b>TOTAL OTHER INCOME - RESERVE</b>	<b>\$13.65</b>	<b>\$-</b>	<b>\$13.65</b>	<b>\$92.64</b>	<b>\$-</b>	<b>\$92.64</b>	<b>\$-</b>
<b>TOTAL RESERVE INCOME</b>	<b>\$13.65</b>	<b>\$-</b>	<b>\$13.65</b>	<b>\$92.64</b>	<b>\$-</b>	<b>\$92.64</b>	<b>\$-</b>
Net Reserve:	<u>\$13.65</u>	<u>\$0.00</u>	<u>\$13.65</u>	<u>\$92.64</u>	<u>\$0.00</u>	<u>\$92.64</u>	<u>\$0.00</u>

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 7/1/2021 - 7/31/2021

**Date:** 8/9/2021  
**Time:** 3:07 pm  
**Page:** 1

Date	Check #	Payee	Amount
<b>10-1000-00 Barrington Bank - Operating Account #4417</b>			
07/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
07/01/2021	300229	Commonwealth Edison <b>Invoice #: 062521-75148007</b> 72-7201-00 Electric-Commonwealth Edison	\$464.57
07/01/2021	300230	Commonwealth Edison <b>Invoice #: 062521-11060094</b> 72-7201-00 Electric-Commonwealth Edison	\$455.61
07/07/2021	300231	Commonwealth Edison <b>Invoice #: 062821-67080040</b> 72-7201-00 Electric-Commonwealth Edison	\$21.11
07/07/2021	300232	Commonwealth Edison <b>Invoice #: 062821-91018008</b> 72-7201-00 Electric-Commonwealth Edison	\$22.13
07/07/2021	300233	Commonwealth Edison <b>Invoice #: 062821-47139038</b> 72-7201-00 Electric-Commonwealth Edison	\$21.11
07/07/2021	300234	Commonwealth Edison <b>Invoice #: 062921-79110024</b> 72-7201-00 Electric-Commonwealth Edison	\$14.37
07/07/2021	100238	Foster Premier Inc <b>Invoice #: 06302021TF</b> 85-8501-00 Transfer Fee 15735 Cove	\$25.00
07/09/2021	100239	K & R Landscaping, Inc <b>Invoice #: 8320</b> 78-7800-00 Landscape Contract July Dupl-K & R Landscaping, Inc	\$3,315.00
07/09/2021	100240	K & R Landscaping, Inc <b>Invoice #: 8321</b> 78-7800-00 Landscape HOA July-K & R Landscaping, Inc	\$2,802.00
07/19/2021	100241	Rollins Aquatic Solutions <b>Invoice #: 21601</b> 78-7823-00 Aerator Service-Rollins Aquatic Solutions	\$60.00
07/19/2021	100242	Pizzo And Associates Ltd. <b>Invoice #: 25112</b> 78-7824-00 Stewardship-Pizzo And Associates Ltd.	\$762.50
07/20/2021	1012	Steven Church and Kathleen Church 20-2000-00 Refund Overpayment 25412 Springview; Return CK# 5083 overpayment	\$44.00
07/20/2021	1013	Steven Church and Kathleen Church 20-2000-00 Refund overpayment from Closing	\$3.60
07/19/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$100.34
07/23/2021	100243	Savatree, LLC <b>Invoice #: 7100394</b> 78-7806-00 Evergreen Treatment 2-Savatree, LLC	\$786.00
07/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
07/28/2021	300235	Foster Premier Inc <b>Invoice #: 072721-</b> 85-8501-00 Office Expense July	\$253.32
<b>Account Totals</b>			<b># Checks: 17</b>
			<b>\$12,250.66</b>
<b>11-1101-00 Barrington Bank - Duplex MM #3152</b>			
07/01/2021		11-1102-00 Transfer to Barrington B&T Duplex Savings ; Funds Transfer	\$0.03
<b>Account Totals</b>			<b># Checks: 0</b>
			<b>\$0.03</b>



**Cash Disbursement**  
Creekside Crossing Homeowners Association  
7/1/2021 - 7/31/2021

Date: 8/9/2021  
Time: 3:07 pm  
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Date	Check #	Payee	Amount
<b>Association Totals</b>			<b># Checks: 17</b>
			<b>\$12,250.69</b>



**Payables Aging Report**  
 Creekside Crossing Homeowners Association  
 As Of 7/31/2021

Date: 8/9/2021  
 Time: 3:07 pm  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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**Chuhak & Tecson P.C.**

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90
529448 JRSI	06/29/2021		\$0.00	\$282.00	\$0.00	\$0.00

GL Account	Amount	Paid	Description	Current	Over 30	Over 60	Over 90	Balance
85-8504-00	\$282.00	\$0.00	Gen'l Matters Records/Service Animal-Chuhak & Tecson P.C.	\$0.00	\$282.00	\$0.00	\$0.00	\$282.00

**Totals:** 
\$0.00    \$282.00    \$0.00    \$0.00    \$282.00

**Grand Total:** 282.00