



## **Financial Report Package**

**07/01/2022 to 07/31/2022**

**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: 07/31/2022

Date: 8/4/2022  
 Time: 1:11 pm  
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$172,090.43	\$0.00	\$172,090.43
<b>TOTAL CASH-OPERATING</b>	<b>\$172,090.43</b>	<b>\$0.00</b>	<b>\$172,090.43</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	196,608.29	196,608.29
Barrington B&T Duplex-#2080	0.00	4,538.50	4,538.50
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$201,146.79</b>	<b>\$201,146.79</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	16,655.26	0.00	16,655.26
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$16,655.26</b>	<b>\$0.00</b>	<b>\$16,655.26</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	593.72	593.72
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$593.72</b>	<b>\$593.72</b>
<b>Total Assets</b>	<b>\$188,745.69</b>	<b>\$201,740.51</b>	<b>\$390,486.20</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	21,237.01	0.00	21,237.01
Due to Replacement Fund	593.72	0.00	593.72
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$21,830.73</b>	<b>\$0.00</b>	<b>\$21,830.73</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	94,947.93	0.00	94,947.93
Initial Capital Contribution - Operating	52,413.10	0.00	52,413.10
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$147,361.03</b>	<b>\$0.00</b>	<b>\$147,361.03</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	149,615.97	149,615.97
Current Year Reserve Funding	0.00	13,672.82	13,672.82
Initial Capital Contribution - Reserve	0.00	27,000.00	27,000.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$201,631.81</b>	<b>\$201,631.81</b>
Net Income Gain/Loss	0.00	108.70	108.70
Net Income Gain/Loss	19,553.93	0.00	19,553.93
<b>Total Liabilities &amp; Equity</b>	<b>\$188,745.69</b>	<b>\$201,740.51</b>	<b>\$390,486.20</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 07/31/2022

Date: 8/4/2022  
 Time: 1:11 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	\$12,626.99	\$11,721.37	\$905.62	\$86,333.65	\$82,049.59	\$4,284.06	\$140,656.44
4012-00 Duplex Assessments	3,968.83	3,968.83	-	27,781.81	27,781.81	-	47,626.00
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$16,595.82</b>	<b>\$15,690.20</b>	<b>\$905.62</b>	<b>\$114,115.46</b>	<b>\$109,831.40</b>	<b>\$4,284.06</b>	<b>\$188,282.44</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	275.00	-	275.00	1,450.00	-	1,450.00	-
4107-00 NSF Fees	-	-	-	70.00	-	70.00	-
4120-00 Fines	100.00	-	100.00	150.00	-	150.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$375.00</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$1,670.00</b>	<b>\$-</b>	<b>\$1,670.00</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,970.82</b>	<b>\$15,690.20</b>	<b>\$1,280.62</b>	<b>\$115,785.46</b>	<b>\$109,831.40</b>	<b>\$5,954.06</b>	<b>\$188,282.44</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	981.47	541.67	(439.80)	3,367.87	3,791.69	423.82	6,500.00
<b>TOTAL UTILITIES</b>	<b>\$981.47</b>	<b>\$541.67</b>	<b>(\$439.80)</b>	<b>\$3,367.87</b>	<b>\$3,791.69</b>	<b>\$423.82</b>	<b>\$6,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	-	3,916.50	3,916.50	9,267.00	15,666.00	6,399.00	31,332.00
7801-00 Landscape Additional- HOA	-	2,871.87	2,871.87	-	11,487.48	11,487.48	22,975.00
7802-00 Mulch	18,362.00	-	(18,362.00)	18,362.00	9,362.00	(9,000.00)	9,362.00
7806-00 Tree Maintenance	1,317.00	375.00	(942.00)	3,391.00	2,625.00	(766.00)	4,500.00
7810-00 Landscaping-Duplex	-	3,483.00	3,483.00	10,971.00	13,932.00	2,961.00	24,381.00
7811-00 Snow Removal - Duplex	-	-	-	10,947.00	10,947.00	-	18,245.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	2,855.44	2,855.44	4,895.00
7823-00 Fountain Maintenance	137.50	141.67	4.17	137.50	991.69	854.19	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	840.00	583.31	(256.69)	1,000.00
7890-00 Maintenance Extras-Duplex	-	416.67	416.67	2,470.00	2,916.69	446.69	5,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$20,579.00</b>	<b>\$12,204.29</b>	<b>(\$8,374.71)</b>	<b>\$59,435.50</b>	<b>\$74,924.92</b>	<b>\$15,489.42</b>	<b>\$129,490.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	206.83	416.67	209.84	7,223.47	2,916.69	(4,306.78)	5,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	9,450.00	9,450.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	1,704.00	1,750.00	46.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	270.45	583.31	312.86	1,000.00
8515-00 Bank Fees - Operating	99.66	83.33	(16.33)	757.42	583.31	(174.11)	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$1,656.49</b>	<b>\$2,183.33</b>	<b>\$526.84</b>	<b>\$19,755.34</b>	<b>\$15,633.31</b>	<b>(\$4,122.03)</b>	<b>\$26,550.00</b>
<b>INSURANCE</b>							
8600-00 Insurance Expense	-	-	-	-	-	-	4,742.44
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,742.44</b>
<b>RESERVE TRANSFERS</b>							
9000-00 Transfers to Reserve Fund	1,851.01	1,750.00	(101.01)	12,727.82	12,250.00	(477.82)	21,000.00
9050-00 Additional Reserve Contribution	-	-	-	945.00	-	(945.00)	-
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,851.01</b>	<b>\$1,750.00</b>	<b>(\$101.01)</b>	<b>\$13,672.82</b>	<b>\$12,250.00</b>	<b>(\$1,422.82)</b>	<b>\$21,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$25,067.97</b>	<b>\$16,679.29</b>	<b>(\$8,388.68)</b>	<b>\$96,231.53</b>	<b>\$106,599.92</b>	<b>\$10,368.39</b>	<b>\$188,282.44</b>
<b>Net Income:</b>	<b>(\$8,097.15)</b>	<b>(\$989.09)</b>	<b>(\$7,108.06)</b>	<b>\$19,553.93</b>	<b>\$3,231.48</b>	<b>\$16,322.45</b>	<b>\$0.00</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 07/31/2022

Date: 8/4/2022  
 Time: 1:11 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	\$15.57	\$-	\$15.57	\$108.70	\$-	\$108.70	\$-
<b>TOTAL OTHER INCOME - RESERVE</b>	<u>\$15.57</u>	<u>\$-</u>	<u>\$15.57</u>	<u>\$108.70</u>	<u>\$-</u>	<u>\$108.70</u>	<u>\$-</u>
<b>TOTAL RESERVE INCOME</b>	<b>\$15.57</b>	<b>\$-</b>	<b>\$15.57</b>	<b>\$108.70</b>	<b>\$-</b>	<b>\$108.70</b>	<b>\$-</b>
<b>Net Reserve:</b>	<u><u>\$15.57</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15.57</u></u>	<u><u>\$108.70</u></u>	<u><u>\$0.00</u></u>	<u><u>\$108.70</u></u>	<u><u>\$0.00</u></u>

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 7/1/2022 - 7/31/2022

**Date:** 8/4/2022  
**Time:** 1:11 pm  
**Page:** 1

Date	Check #	Payee	Amount
<b>10-1000-00 Barrington Bank - Operating Account #4417</b>			
07/01/2022	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
07/06/2022	300313	ComEd <b>Invoice #: 062722-11060094</b> 72-7201-00 Electric-ComEd	\$524.59
07/06/2022	300314	ComEd <b>Invoice #: 062722-75148007</b> 72-7201-00 Electric-ComEd	\$456.88
07/06/2022	100329	Pizzo And Associates Ltd. <b>Invoice #: 199-4</b> 78-7824-00 Stewardship-Pizzo And Associates Ltd.	\$762.50
07/06/2022	100330	K & R Landscaping, Inc <b>Invoice #: 9761</b> 78-7802-00 Mulch-K & R Landscaping, Inc	\$18,362.00
07/12/2022	100331	Savatree, LLC <b>Invoice #: 7100388</b> 78-7806-00 Crab Spray 3-Savatree, LLC	\$515.00
07/19/2022	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$99.66
07/25/2022		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
07/26/2022	100332	Savatree, LLC <b>Invoice #: 7100396</b> 78-7806-00 Disease Treatment Evergreen 2-Savatree, LLC	\$802.00
07/29/2022	300315	Foster Premier Inc <b>Invoice #: 072522-</b> 85-8501-00 Office Expense July-Foster Premier Inc	\$206.83
07/29/2022	100333	Solitude Lake Management LLC <b>Invoice #: PI-A00855732</b> 78-7823-00 Fountain Service Repair GFCI-Solitude Lake Management LLC	\$137.50
<b>Account Totals</b>			<b>10</b>
<b># Checks:</b>			<b>\$24,966.96</b>
<b>Association Totals</b>			<b>10</b>
<b># Checks:</b>			<b>\$24,966.96</b>



**Payables Aging Report**

As Of 7/31/2022

Date: 8/4/2022

Time: 1:11 pm

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Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: