



## **Financial Report Package**

**06/01/2021 to 06/30/2021**

**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: 06/30/2021

Date: 7/16/2021  
 Time: 9:56 am  
 Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH-OPERATING</b>			
Barrington Bank - Operating Account #4417	\$142,738.88	\$0.00	\$142,738.88
<b>TOTAL CASH-OPERATING</b>	<b>\$142,738.88</b>	<b>\$0.00</b>	<b>\$142,738.88</b>
<b>CASH - RESERVES</b>			
Barrington Bank - MM #2813	0.00	165,080.69	165,080.69
Barrington Bank - Duplex MM #3152	0.00	0.03	0.03
Barrington B&T Duplex-#2080	0.00	3,592.60	3,592.60
<b>TOTAL CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$168,673.32</b>	<b>\$168,673.32</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	16,031.07	0.00	16,031.07
<b>TOTAL ACCOUNTS REC - OPERATING</b>	<b>\$16,031.07</b>	<b>\$0.00</b>	<b>\$16,031.07</b>
<b>ACCOUNTS REC - RESERVES</b>			
Due from Operating Fund	0.00	1,831.37	1,831.37
<b>TOTAL ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$1,831.37</b>	<b>\$1,831.37</b>
<b>Total Assets</b>	<b>\$158,769.95</b>	<b>\$170,504.69</b>	<b>\$329,274.64</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	14,545.98	0.00	14,545.98
Due to Replacement Fund	1,831.37	0.00	1,831.37
<b>TOTAL CURRENT LIABILITIES - OPERATING</b>	<b>\$16,377.35</b>	<b>\$0.00</b>	<b>\$16,377.35</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	39,354.86	0.00	39,354.86
<b>TOTAL FUND BALANCE - OPERATING</b>	<b>\$108,794.00</b>	<b>\$0.00</b>	<b>\$108,794.00</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	10,831.37	10,831.37
Initial Capital Contribution - Reserve	0.00	21,900.00	21,900.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
<b>TOTAL FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$170,425.70</b>	<b>\$170,425.70</b>
Net Income Gain/Loss	0.00	78.99	78.99
Net Income Gain/Loss	33,598.60	0.00	33,598.60
<b>Total Liabilities &amp; Equity</b>	<b>\$158,769.95</b>	<b>\$170,504.69</b>	<b>\$329,274.64</b>

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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  
 6/1/2021 - 6/30/2021

Date: 7/16/2021  
 Time: 9:57 am  
 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	\$11,749.47	\$10,520.75	\$1,228.72	\$68,074.83	\$63,124.50	\$4,950.33	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	24,639.00	24,637.50	1.50	49,275.00
<b>TOTAL INCOME ASSESSMENTS OPERATING</b>	<b>\$15,855.97</b>	<b>\$14,627.00</b>	<b>\$1,228.97</b>	<b>\$92,713.83</b>	<b>\$87,762.00</b>	<b>\$4,951.83</b>	<b>\$175,524.00</b>
<b>OTHER INCOME - OPERATING</b>							
4100-00 Late Fees	325.00	-	325.00	1,475.00	-	1,475.00	-
4107-00 NSF Fees	-	-	-	45.00	-	45.00	-
4108-00 Administrative Fees	50.00	-	50.00	50.00	-	50.00	-
<b>TOTAL OTHER INCOME - OPERATING</b>	<b>\$375.00</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$1,570.00</b>	<b>\$-</b>	<b>\$1,570.00</b>	<b>\$-</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$16,230.97</b>	<b>\$14,627.00</b>	<b>\$1,603.97</b>	<b>\$94,283.83</b>	<b>\$87,762.00</b>	<b>\$6,521.83</b>	<b>\$175,524.00</b>
<b>OPERATING EXPENSE</b>							
<b>UTILITIES</b>							
7201-00 Electric	925.89	541.67	(384.22)	2,545.83	3,250.02	704.19	6,500.00
<b>TOTAL UTILITIES</b>	<b>\$925.89</b>	<b>\$541.67</b>	<b>(\$384.22)</b>	<b>\$2,545.83</b>	<b>\$3,250.02</b>	<b>\$704.19</b>	<b>\$6,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
7800-00 Landscape Contract-HOA	2,802.00	3,351.00	549.00	6,642.00	10,053.00	3,411.00	23,454.00
7801-00 Landscape Additional- HOA	-	2,250.00	2,250.00	2,802.00	6,750.00	3,948.00	18,000.00
7802-00 Mulch	-	-	-	-	9,000.00	9,000.00	9,000.00
7806-00 Tree Maintenance	1,291.00	375.00	(916.00)	2,579.00	2,250.00	(329.00)	4,500.00
7810-00 Landscaping-Duplex	3,315.00	3,315.00	-	10,107.00	9,945.00	(162.00)	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	2,447.52	(1,447.48)	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	47.50	850.02	802.52	1,700.00
7824-00 Retention Area Restoration	762.50	508.33	(254.17)	2,287.50	3,049.98	762.48	6,100.00
7840-00 Monument	-	83.33	83.33	-	499.98	499.98	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	-	4,342.50	4,342.50	8,685.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$8,170.50</b>	<b>\$11,156.00</b>	<b>\$2,985.50</b>	<b>\$35,314.00</b>	<b>\$59,619.00</b>	<b>\$24,305.00</b>	<b>\$117,924.00</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>							
8501-00 Office Expense	565.54	333.33	(232.21)	2,940.83	1,999.98	(940.85)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	8,100.00	8,100.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	499.98	499.98	1,000.00
8515-00 Bank Fees - Operating	91.31	83.33	(7.98)	603.20	499.98	(103.22)	1,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$2,006.85</b>	<b>\$2,099.99</b>	<b>\$93.14</b>	<b>\$11,994.03</b>	<b>\$12,949.94</b>	<b>\$955.91</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	-	10,831.37	10,500.00	(331.37)	21,000.00
<b>TOTAL RESERVE TRANSFERS</b>	<b>\$1,750.00</b>	<b>\$1,750.00</b>	<b>\$-</b>	<b>\$10,831.37</b>	<b>\$10,500.00</b>	<b>(\$331.37)</b>	<b>\$21,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$12,853.24</b>	<b>\$15,547.66</b>	<b>\$2,694.42</b>	<b>\$60,685.23</b>	<b>\$86,318.96</b>	<b>\$25,633.73</b>	<b>\$175,474.00</b>
<b>Net Income:</b>	<b>\$3,377.73</b>	<b>(\$920.66)</b>	<b>\$4,298.39</b>	<b>\$33,598.60</b>	<b>\$1,443.04</b>	<b>\$32,155.56</b>	<b>\$50.00</b>

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**Income Statement**  
 Creekside Crossing Homeowners Association  
 6/1/2021 - 6/30/2021

Date: 7/16/2021  
 Time: 9:57 am  
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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	\$14.82	\$-	\$14.82	\$78.99	\$-	\$78.99	\$-
<b>TOTAL OTHER INCOME - RESERVE</b>	<u>\$14.82</u>	<u>\$-</u>	<u>\$14.82</u>	<u>\$78.99</u>	<u>\$-</u>	<u>\$78.99</u>	<u>\$-</u>
<b>TOTAL RESERVE INCOME</b>	<b>\$14.82</b>	<b>\$-</b>	<b>\$14.82</b>	<b>\$78.99</b>	<b>\$-</b>	<b>\$78.99</b>	<b>\$-</b>
Net Reserve:	<u>\$14.82</u>	<u>\$0.00</u>	<u>\$14.82</u>	<u>\$78.99</u>	<u>\$0.00</u>	<u>\$78.99</u>	<u>\$0.00</u>

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**Cash Disbursement**  
 Creekside Crossing Homeowners Association  
 6/1/2021 - 6/30/2021

Date: 7/16/2021  
 Time: 9:57 am  
 Page: 1

Date	Check #	Payee	Amount
<b>10-1000-00 Barrington Bank - Operating Account #4417</b>			
06/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
06/02/2021	100232	Pizzo And Associates Ltd. <b>Invoice #: 24887</b> 78-7824-00 Prairie Stewardship-Pizzo And Associates Ltd.	\$762.50
06/10/2021	300221	Commonwealth Edison <b>Invoice #: 052621-11060094</b> 72-7201-00 Electric-Commonwealth Edison	\$458.32
06/10/2021	300222	Commonwealth Edison <b>Invoice #: 052621-75148007</b> 72-7201-00 Electric-Commonwealth Edison	\$383.04
06/10/2021	300223	Commonwealth Edison <b>Invoice #: 052721-47139038</b> 72-7201-00 Electric-Commonwealth Edison	\$21.04
06/10/2021	300224	Commonwealth Edison <b>Invoice #: 052721-67080040</b> 72-7201-00 Electric-Commonwealth Edison	\$20.94
06/10/2021	300225	Commonwealth Edison <b>Invoice #: 052721-91018008</b> 72-7201-00 Electric-Commonwealth Edison	\$21.51
06/10/2021	300226	Commonwealth Edison <b>Invoice #: 060221-79110024</b> 72-7201-00 Electric-Commonwealth Edison	\$21.04
06/10/2021	100233	K & R Landscaping, Inc <b>Invoice #: 8120</b> 78-7800-00 Landscape June-K & R Landscaping, Inc	\$2,802.00
06/15/2021	100234	K & R Landscaping, Inc <b>Invoice #: 8119</b> 78-7810-00 Landscape June-K & R Landscaping, Inc	\$3,315.00
06/16/2021	1010	Nicole Grojean &/or Shane Grojean 20-2000-00 Closing 15809 Cove Circle	\$91.75
06/16/2021	1011	Nicole Grojean &/or Shane Grojean 20-2000-00 Closing 15809 Cove Circle	\$91.75
06/18/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$91.31
06/21/2021	100235	Foster Premier Inc <b>Invoice #: 06162021TF</b> 85-8501-00 Closing Transfer 15809 CC	\$25.00
06/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
06/29/2021	300227	Foster Premier Inc <b>Invoice #: 062821-</b> 85-8501-00 Office Expense June	\$232.93
06/29/2021	300228	Foster Premier Inc <b>Invoice #: 060921M</b> 85-8501-00 Mailing-Foster Premier Inc	\$307.61
06/29/2021	100236	Savatree, LLC <b>Invoice #: 7100390</b> 78-7806-00 Tree Care-Savatree, LLC	\$786.00
06/29/2021	100237	Savatree, LLC <b>Invoice #: 7100387</b> 78-7806-00 Tree Care-Savatree, LLC	\$505.00
<b>Account Totals</b>			<b>\$13,036.74</b>
<b># Checks:</b>			<b>18</b>

11-1101-00 Barrington Bank - Duplex MM #3152



**Cash Disbursement**  
Creekside Crossing Homeowners Association  
6/1/2021 - 6/30/2021

Date: 7/16/2021  
Time: 9:57 am  
Page: 2

Date	Check #	Payee	Amount
06/28/2021		11-1102-00 Transfer to Barrington B&T Duplex Savings ; Funds Transfer	\$3,592.59
		<b>Account Totals</b>	<b># Checks: 0</b>
			<b>\$3,592.59</b>
		<b>Association Totals</b>	<b># Checks: 18</b>
			<b>\$16,629.33</b>



**Payables Aging Report**

As Of 6/30/2021

Date: 7/16/2021  
Time: 9:57 am  
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: