



Financial Report Package

03/01/2021 to 03/31/2021

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: 03/31/2021

Date: 4/7/2021
 Time: 4:47 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH-OPERATING			
Barrington Bank - Operating Account #4417	\$134,260.16	\$0.00	\$134,260.16
TOTAL CASH-OPERATING	\$134,260.16	\$0.00	\$134,260.16
CASH - RESERVES			
Barrington Bank - MM #2813	0.00	159,790.35	159,790.35
Barrington Bank - Duplex MM #3152	0.00	3,592.54	3,592.54
TOTAL CASH - RESERVES	\$0.00	\$163,382.89	\$163,382.89
ACCOUNTS REC - OPERATING			
Homeowner Receivable	15,028.86	0.00	15,028.86
TOTAL ACCOUNTS REC - OPERATING	\$15,028.86	\$0.00	\$15,028.86
ACCOUNTS REC - RESERVES			
Due from Operating Fund	0.00	300.00	300.00
TOTAL ACCOUNTS REC - RESERVES	\$0.00	\$300.00	\$300.00
Total Assets	\$149,289.02	\$163,682.89	\$312,971.91
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	16,046.30	0.00	16,046.30
Due to Replacement Fund	300.00	0.00	300.00
TOTAL CURRENT LIABILITIES - OPERATING	\$16,346.30	\$0.00	\$16,346.30
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	69,439.14	0.00	69,439.14
Initial Capital Contribution - Operating	36,251.06	0.00	36,251.06
TOTAL FUND BALANCE - OPERATING	\$105,690.20	\$0.00	\$105,690.20
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	0.00	126,351.31	126,351.31
Current Year Reserve Funding	0.00	5,250.00	5,250.00
Initial Capital Contribution - Reserve	0.00	20,700.00	20,700.00
Initial Capital Contribution - Duplex Reserve	0.00	11,343.02	11,343.02
TOTAL FUND BALANCE - RESERVE	\$0.00	\$163,644.33	\$163,644.33
Net Income Gain/Loss	0.00	38.56	38.56
Net Income Gain/Loss	27,252.52	0.00	27,252.52
Total Liabilities & Equity	\$149,289.02	\$163,682.89	\$312,971.91

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Income Statement
 Creekside Crossing Homeowners Association
 3/1/2021 - 3/31/2021

Date: 4/7/2021
 Time: 4:47 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	\$11,181.68	\$10,520.75	\$660.93	\$33,445.68	\$31,562.25	\$1,883.43	\$126,249.00
4012-00 Duplex Assessments	4,106.50	4,106.25	0.25	12,319.50	12,318.75	0.75	49,275.00
TOTAL INCOME ASSESSMENTS OPERATING	\$15,288.18	\$14,627.00	\$661.18	\$45,765.18	\$43,881.00	\$1,884.18	\$175,524.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	725.00	-	725.00	600.00	-	600.00	-
4107-00 NSF Fees	(25.00)	-	(25.00)	45.00	-	45.00	-
TOTAL OTHER INCOME - OPERATING	\$700.00	\$-	\$700.00	\$645.00	\$-	\$645.00	\$-
TOTAL OPERATING INCOME	\$15,988.18	\$14,627.00	\$1,361.18	\$46,410.18	\$43,881.00	\$2,529.18	\$175,524.00
OPERATING EXPENSE							
UTILITIES							
7201-00 Electric	134.35	541.67	407.32	405.04	1,625.01	1,219.97	6,500.00
TOTAL UTILITIES	\$134.35	\$541.67	\$407.32	\$405.04	\$1,625.01	\$1,219.97	\$6,500.00
GROUNDS MAINTENANCE							
7800-00 Landscape Contract-HOA	-	-	-	-	-	-	23,454.00
7801-00 Landscape Additional- HOA	-	-	-	-	-	-	18,000.00
7802-00 Mulch	-	-	-	-	-	-	9,000.00
7806-00 Tree Maintenance	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
7810-00 Landscaping-Duplex	-	-	-	-	-	-	23,205.00
7811-00 Snow Removal - Duplex	-	3,477.00	3,477.00	6,954.00	10,431.00	3,477.00	17,385.00
7822-00 Detention Pond Maintenance	-	407.92	407.92	-	1,223.76	1,223.76	4,895.00
7823-00 Fountain Maintenance	-	141.67	141.67	-	425.01	425.01	1,700.00
7824-00 Retention Area Restoration	-	508.33	508.33	-	1,524.99	1,524.99	6,100.00
7840-00 Monument	-	83.33	83.33	-	249.99	249.99	1,000.00
7890-00 Maintenance Extras-Duplex	-	723.75	723.75	-	2,171.25	2,171.25	8,685.00
TOTAL GROUNDS MAINTENANCE	\$-	\$5,717.00	\$5,717.00	\$6,954.00	\$17,151.00	\$10,197.00	\$117,924.00
GENERAL & ADMINISTRATIVE							
8501-00 Office Expense	269.43	333.33	63.90	1,847.53	999.99	(847.54)	4,000.00
8502-00 Management Fees	1,350.00	1,350.00	-	4,050.00	4,050.00	-	16,200.00
8504-00 Legal Expense	-	250.00	250.00	-	750.00	750.00	3,000.00
8506-00 Accounting/Tax Preparation	-	-	-	350.00	350.00	-	350.00
8509-00 Activities Fund Expense	-	83.33	83.33	-	249.99	249.99	1,000.00
8515-00 Bank Fees - Operating	97.21	83.33	(13.88)	301.09	249.99	(51.10)	1,000.00
TOTAL GENERAL & ADMINISTRATIVE	\$1,716.64	\$2,099.99	\$383.35	\$6,548.62	\$6,649.97	\$101.35	\$25,550.00
INSURANCE							
8600-00 Insurance Expense	-	-	-	-	-	-	4,500.00
TOTAL INSURANCE	\$-	\$-	\$-	\$-	\$-	\$-	\$4,500.00
RESERVE TRANSFERS							
9000-00 Transfers to Reserve Fund	1,750.00	1,750.00	-	5,250.00	5,250.00	-	21,000.00
TOTAL RESERVE TRANSFERS	\$1,750.00	\$1,750.00	\$-	\$5,250.00	\$5,250.00	\$-	\$21,000.00
TOTAL OPERATING EXPENSE	\$3,600.99	\$10,108.66	\$6,507.67	\$19,157.66	\$30,675.98	\$11,518.32	\$175,474.00
Net Income:	\$12,387.19	\$4,518.34	\$7,868.85	\$27,252.52	\$13,205.02	\$14,047.50	\$50.00

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Income Statement
 Creekside Crossing Homeowners Association
 3/1/2021 - 3/31/2021

Date: 4/7/2021
 Time: 4:47 pm
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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	\$14.36	\$-	\$14.36	\$38.56	\$-	\$38.56	\$-
TOTAL OTHER INCOME - RESERVE	\$14.36	\$-	\$14.36	\$38.56	\$-	\$38.56	\$-
TOTAL RESERVE INCOME	\$14.36	\$-	\$14.36	\$38.56	\$-	\$38.56	\$-
Net Reserve:	\$14.36	\$0.00	\$14.36	\$38.56	\$0.00	\$38.56	\$0.00

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Cash Disbursement
 Creekside Crossing Homeowners Association
 3/1/2021 - 3/31/2021

Date: 4/7/2021
 Time: 4:48 pm
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Date	Check #	Payee	Amount
10-1000-00 Barrington Bank - Operating Account #4417			
03/01/2021	0	Foster Premier Inc 85-8502-00 Management Fee	\$1,350.00
03/03/2021	100218	K&R Landscaping, Inc. Invoice #: 7715 78-7811-00 Snow Contract Duplex Feb-March-K&R Landscaping, Inc.	\$3,477.00
03/15/2021	300200	Commonwealth Edison Invoice #: 022621-11060094 72-7201-00 Electric-Commonwealth Edison	\$24.72
03/15/2021	300201	Commonwealth Edison Invoice #: 022621-75148007 72-7201-00 Electric-Commonwealth Edison	\$24.72
03/16/2021	300202	Commonwealth Edison Invoice #: 030121-91018008 72-7201-00 Electric-Commonwealth Edison	\$21.25
03/16/2021	300203	Commonwealth Edison Invoice #: 030121-67080040 72-7201-00 Electric-Commonwealth Edison	\$21.25
03/16/2021	300204	Commonwealth Edison Invoice #: 030121-47139038 72-7201-00 Electric-Commonwealth Edison	\$21.25
03/17/2021	100219	Foster Premier Inc Invoice #: 03022021NSF 41-4107-00 NSF 15803 CC-Foster Premier Inc	\$25.00
03/19/2021	0	Barrington Bank & Trust 85-8515-00 Bank Fees	\$97.21
03/19/2021	300205	Commonwealth Edison Invoice #: 030421-79110024 72-7201-00 Electric-Commonwealth Edison	\$21.16
03/25/2021		11-1100-00 Transfer to Barrington Bank MM #2813; Monthly Reserve Transfer	\$1,750.00
03/25/2021	300206	Foster Premier Inc Invoice #: 032421- 85-8501-00 Expense Report March	\$269.43
03/29/2021	1009	Ewah Edokpayi and Gregory Sophie 12-1210-00 Return CK# 703230155 overpayment 20-2000-00 Return CK# 703230155 overpayment	\$370.00
Account Totals			12
Association Totals			12
# Checks:			\$7,472.99
# Checks:			\$7,472.99



Payables Aging Report

As Of 3/31/2021

Date: 4/7/2021
Time: 4:48 pm
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals:



Aging Summary Report
 Creekside Crossing Homeowners Association
 End Date: 03/31/2021

Date: 4/7/2021
 Time: 4:48 pm
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Filters: Minimum Balance - \$0.01 ACH Only - No

Homeowner Account	Current	Over 30	Over 60	Over 90	Balance
CK-25406010 - Rui Abelho :	(\$41.05)	\$0.00	\$0.00	\$0.00	(\$41.05)
CK-25528005 - Rui Abelho :	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
CK-25419001 - Anjum Ahmed :	\$94.00	\$44.00	\$54.80	\$0.00	\$192.80
CK-15829005 - Laura Altergott :	\$141.75	\$91.75	\$116.75	\$1,442.88	\$1,793.13
CK-25521006 - Terry Arya :	(\$367.00)	\$0.00	\$0.00	\$0.00	(\$367.00)
CK-15729001 - Kevin Bailey :	(\$20.10)	\$0.00	\$0.00	\$0.00	(\$20.10)
CK-15733001 - Melissa M Bayles & Joshua J Bayles :	(\$44.00)	\$0.00	\$0.00	\$0.00	(\$44.00)
CK-25526005 - William Beagle & Stella Beagle :	(\$111.75)	\$0.00	\$0.00	\$0.00	(\$111.75)
CK-15543004 - Brian Beck & Nancy Beck :	(\$3.40)	\$0.00	\$0.00	\$0.00	(\$3.40)
CK-25308020 - Stewart Beck :	\$69.00	\$0.00	\$0.00	\$0.00	\$69.00
CK-15727006 - April Belanger & Chris Belanger :	(\$396.00)	\$0.00	\$0.00	\$0.00	(\$396.00)
CK-15621006 - James Berliner & Laura Nielsen* :	\$0.00	\$0.00	\$0.00	\$65.20	\$65.20
CK-15735005 - Joseph Bonavota & James O'Sullivan :	(\$161.75)	\$0.00	\$0.00	\$0.00	(\$161.75)
CK-25401010 - Erdell Branch :	(\$8.00)	\$0.00	\$0.00	\$0.00	(\$8.00)
CK-25321020 - Jeff Brzeczek :	\$69.00	\$0.00	\$0.00	\$0.00	\$69.00
CK-15805008 - Charles Businaro :	(\$47.60)	\$0.00	\$0.00	\$0.00	(\$47.60)
CK-15723005 - Sheila Byers & Richard Byers :	\$0.00	\$0.00	\$0.00	\$90.81	\$90.81
CK-25111002 - Helen Cavitt & Lisa Waznis :	\$69.00	\$40.40	\$0.00	\$0.00	\$109.40
CK-25215003 - Daryl T Cesal & Amber K Cesal :	(\$47.61)	\$0.00	\$0.00	\$0.00	(\$47.61)
CK-15718005 - Jesus Chavez :	(\$433.78)	\$0.00	\$0.00	\$0.00	(\$433.78)
CK-15705001 - Quality Choice Properties :	\$0.00	\$0.00	\$0.00	\$47.60	\$47.60
CK-15805001 - Quality Choice Properties :	\$0.00	\$0.00	\$0.00	\$47.60	\$47.60
CK-25412001 - Steven Church & Kathleen Church :	(\$3.60)	\$0.00	\$0.00	\$0.00	(\$3.60)
CK-15605006 - Tim Colin & Ashley Pruneau :	(\$37.80)	\$0.00	\$0.00	\$0.00	(\$37.80)
CK-15740005 - Alda Colon :	(\$91.75)	\$0.00	\$0.00	\$0.00	(\$91.75)
CK-15813001 - Pulte Home Company LLC :	\$69.00	\$0.00	\$0.00	\$0.00	\$69.00
CK-25112002 - Patrick Conrad :	(\$408.58)	\$0.00	\$0.00	\$0.00	(\$408.58)
CK-15809001 - Adrian Contreras :	(\$216.60)	\$0.00	\$0.00	\$0.00	(\$216.60)
CK-15618001 - DJK Custom Homes Inc :	\$94.00	\$44.00	\$44.00	\$0.00	\$182.00
CK-15747008 - Kathleen Dell'Aquila :	(\$88.00)	\$0.00	\$0.00	\$0.00	(\$88.00)
CK-15703005 - Schelling Development* :	(\$3.00)	\$0.00	\$0.00	\$0.00	(\$3.00)
CK-15714005 - Schelling Development Co. :	(\$917.50)	\$0.00	\$0.00	\$0.00	(\$917.50)
CK-15746005 - Schelling Development Co. :	(\$917.53)	\$0.00	\$0.00	\$0.00	(\$917.53)
CK-15708008 - Nicholas Dibitto :	\$22.60	\$0.00	\$0.00	\$25.00	\$47.60
CK-15801008 - Christopher Dimagiba :	(\$3.60)	\$0.00	\$0.00	\$0.00	(\$3.60)
CK-15606006 - David Dimarco :	(\$10.80)	\$0.00	\$0.00	\$0.00	(\$10.80)
CK-15821005 - William Dockus :	(\$2.30)	\$0.00	\$0.00	\$0.00	(\$2.30)
CK-25104002 - Christopher Dwyer & Erin Dwyer :	(\$82.50)	\$0.00	\$0.00	\$0.00	(\$82.50)
CK-15712005 - Ewah Edokpayi & Gregory Sophie :	(\$825.75)	\$0.00	\$0.00	\$0.00	(\$825.75)
CK-25236003 - Katelyn A Erickson & Travis J Hartkopp :	\$403.45	\$0.00	\$0.00	\$0.00	\$403.45
CK-25240003 - Stephanie Essex & Eric Essex :	(\$34.80)	\$0.00	\$0.00	\$0.00	(\$34.80)
CK-15801001 - Mark Finley & Michelle Finley :	(\$132.00)	\$0.00	\$0.00	\$0.00	(\$132.00)
CK-25204004 - Mark Finnicum & Nancy Finnicum :	(\$44.00)	\$0.00	\$0.00	\$0.00	(\$44.00)