

**Crystal Lake Townhome Association  
Treasurer's Report August 2020**

**Meeting to be Held Online**

<b>Deposits in August 2020</b>		<u><u>9,000.00</u></u>
<b>Interest Earned for August 2020</b>		<u><u>5.10</u></u>
<b>Checks written for August 2020</b>		
Green Arbor contract (2 months)	7,476.40	
MBS contract	765.00	
Water Bill 6-30 to 7-31-20	6,697.24	
* Schermer Asphalt Seal Coating	5,800.00	
* MBS Sprinkler repairs	540.25	
* Green arbor landscape repair	7,350.00	
* Roof repair	240.00	28,868.89
<b>Beginning Reserves at 7-31-20</b>		301,858.92
Total transfered to reserves in August 2020		3,176.80
Total interest earned August 2020		5.10
*Less total from reserves in August 2020		<u>(13,930.25)</u>
<b>Total Reserves at 8-31-20</b>		<u><u>291,110.57</u></u>
<b>Balance in Reserves</b>		
Old Plank Trail Bank	138,093.39	
Beverly Bank	<u>153,017.18</u>	
<b>Total in Reserves at 8-31-20</b>		<u><u>291,110.57</u></u>

\* Denotes expenses taken from reserve accounts

Submitted by  
Peg Berezewski, Treasurer

**Crystal Lake Townhome Association**  
**Income statement 8-31-20**  
**August 2020**

Cash Basis

	Aug 20
<b>Income</b>	
41000 · Monthly Assessments	9,000.00
42000 · Interest Income	5.10
	9,005.10
<b>Total Income</b>	
<b>Expense</b>	
<b>63700 · Landscaping and Groundskeeping</b>	
63701 · Green Arbor Contract	7,476.40
63702 · MBS - Contract	765.00
	8,241.40
<b>67200 · Rep. &amp; Maint. from Reserves</b>	
67201 · Seal Coating	5,800.00
67203 · Drain Tiles and Water Leaks	540.25
67205 · Misc Landscape Repairs	7,350.00
67200 · Rep. & Maint. from Reserves - Other	240.00
	13,930.25
<b>Total 67200 · Rep. &amp; Maint. from Reserves</b>	
68601 · Water Bill	6,697.24
	28,868.89
<b>Total Expense</b>	
	28,868.89
<b>Net Income</b>	-19,863.79

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09/01/20  
Cash Basis

**Crystal Lake Townhome Association  
Income Statement 1-1 to 8-31-20  
January through August 2020**

	Jan - Aug 20	Jan - Aug 19	\$ Change
<b>Income</b>			
41000 · Monthly Assessments	87,975.00	89,725.00	-1,750.00
42000 · Interest Income	1,300.40	2,002.50	-702.10
43000 · Fines and Fees	0.00	50.00	-50.00
<b>Total Income</b>	<u>89,275.40</u>	<u>91,777.50</u>	<u>-2,502.10</u>
<b>Expense</b>			
63300 · Insurance Expense	754.00	750.00	4.00
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	29,905.60	30,870.60	-965.00
63702 · MBS - Contract	6,120.00	5,468.00	652.00
63703 · Arbor Care Inc.-Contract	9,565.00	9,565.00	0.00
<b>Total 63700 · Landscaping and Groundskeeping</b>	<u>45,590.60</u>	<u>45,903.60</u>	<u>-313.00</u>
64900 · Office Supplies	33.42	0.00	33.42
66500 · Postage and Delivery	24.85	81.86	-57.01
66701 · Tax Software	299.99	128.39	171.60
67200 · Rep.& Maint. from Reserves			
67201 · Seal Coating	42,925.00	0.00	42,925.00
67202 · Gutter/Downspout Repair	0.00	1,080.00	-1,080.00
67203 · Drain Tiles and Water Leaks	735.25	597.00	138.25
67205 · Misc Landscape Repairs	12,120.00	395.00	11,725.00
67206 · Concrete Repairs	0.00	1,200.00	-1,200.00
67207 · Misc Roof Repair	1,465.00	0.00	1,465.00
67200 · Rep.& Maint. from Reserves - Other	-32,369.29	0.00	-32,369.29
<b>Total 67200 · Rep.&amp; Maint. from Reserves</b>	<u>24,875.96</u>	<u>3,272.00</u>	<u>21,603.96</u>
67300 · Replacement Reserves			
67301 · Asphalt Replacement	37,125.00	0.00	37,125.00
<b>Total 67300 · Replacement Reserves</b>	<u>37,125.00</u>	<u>0.00</u>	<u>37,125.00</u>
68000 · Taxes & Gov't Fees			
68001 · Internal Revenue	882.00	533.00	349.00
68002 · Illinois Department of Revenue	296.00	173.00	123.00
<b>Total 68000 · Taxes &amp; Gov't Fees</b>	<u>1,178.00</u>	<u>706.00</u>	<u>472.00</u>
68601 · Water Bill	9,039.16	9,071.24	-32.08
71000 · Miscellaneous			
71001 · Bank Acct Maint Fee	4.50	0.00	4.50
71002 · Bereavement Flowers	89.59	239.59	-150.00
71005 · Electricity Reimbursement	100.00	100.00	0.00
71006 · Website Fee	0.00	26.34	-26.34
71000 · Miscellaneous - Other	200.00	0.00	200.00
<b>Total 71000 · Miscellaneous</b>	<u>394.09</u>	<u>365.93</u>	<u>28.16</u>
<b>Total Expense</b>	<u>119,315.07</u>	<u>60,279.02</u>	<u>59,036.05</u>
<b>Net Income</b>	<u><u>-30,039.67</u></u>	<u><u>31,498.48</u></u>	<u><u>-61,538.15</u></u>

# Crystal Lake Townhome Association

## Balance Sheet

As of August 31, 2020

Cash Basis

	<u>Aug 31, 20</u>	<u>Aug 31, 19</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
10000 · Regular Checking	9,754.84	13,056.38	-3,301.54
11000 · Reserves - Old Plank Trail Bank	138,093.39	164,151.88	-26,058.49
11100 · Reserves - Beverly Bank	153,017.18	150,832.47	2,184.71
<b>Total Checking/Savings</b>	<u>300,865.41</u>	<u>328,040.73</u>	<u>-27,175.32</u>
<b>Total Current Assets</b>	<u>300,865.41</u>	<u>328,040.73</u>	<u>-27,175.32</u>
<b>TOTAL ASSETS</b>	<u><u>300,865.41</u></u>	<u><u>328,040.73</u></u>	<u><u>-27,175.32</u></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
32000 · Retained Earnings	330,905.08	296,542.25	34,362.83
Net Income	-30,039.67	31,498.48	-61,538.15
<b>Total Equity</b>	<u>300,865.41</u>	<u>328,040.73</u>	<u>-27,175.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>300,865.41</u></u>	<u><u>328,040.73</u></u>	<u><u>-27,175.32</u></u>

Crystal Lake Townhome Association		
Regular Checking Reconciliation		
8-31-2020		
Balance per Bank		11,060.09
Less: Outstanding Checks		
Ck# 3923- MBS Contract	765.00	
Ck# 3926- MBS Sprinkler Head repair	254.00	
Ck# 3922-MBS Sprinkler Head repair	286.25	
<b>Total</b>		<u>1,305.25</u>
Balance per Books		<u>9,754.84</u>

**Old Plank Trail Community Bank, N.A.**  
**A Wintrust Community Bank**  
**9801 W. Higgins Rd., Box 32**  
**Rosemont, IL 60018**

CRYSTAL LAKE TOWNHOME ASSOC  
 20147 CRYSTAL LAKE WAY  
 FRANKFORT IL 60423-8832

<b>Primary Account Number</b>
<b>Statement Dates</b>
Prior 07/31/20 Current 08/31/20
<b>Customer Service</b>
(815) 464-6888

13

### FINANCIAL SUMMARY

Account Description	Account Number	Ending Balance
ENTREPRENEUR CHECKING		\$ 11,060.09
TOTAL DEPOSITS		\$ 11,060.09

EFFECTIVE OCTOBER 1, 2020 FOR ALL BUSINESS ACCOUNTS, THE RETURN DEPOSIT ITEM FEE WILL BE INCREASED FROM \$4.50 TO \$6.50.

### ENTREPRENEUR CHECKING

Account Number		Beginning Balance	\$ 20,380.28
Average Balance	\$ 18,828.18	Deposits/Credits	\$ 22,930.25
Low Balance	\$ 11,060.09	Checks/Debits	\$-32,250.44
		Service Charges	\$-0.00
		Ending Balance	\$ 11,060.09
		Enclosures	13

### Daily Transaction Activity

Date	Description	Additions	Subtractions	Balance
07-31	BEGINNING BALANCE			20,380.28
08-03	#CASH MGMT TRSFR CR	240.00		20,620.28
08-03	CHECK 3914		115.00	20,505.28
08-03	#CASH MGMT TRSFR DR		3,176.80	17,328.48
08-07	CHECK 3919		3,738.20	13,590.28
08-10	CHECK 3920		240.00	13,350.28
08-13	CHECK 3918		330.00	13,020.28
08-20	#CASH MGMT TRSFR CR	286.25		13,306.53
08-20	DEPOSIT	3,825.00		17,131.53
08-20	DEPOSIT	4,275.00		21,406.53
08-20	#CASH MGMT TRSFR CR	7,350.00		28,756.53
08-21	CHECK 3913		765.00	27,991.53
08-24	#CASH MGMT TRSFR CR	254.00		28,245.53
08-24	DEPOSIT	900.00		29,145.53
08-24	CHECK 3917		300.00	28,845.53
08-25	#CASH MGMT TRSFR CR	5,800.00		34,645.53
08-25	CHECK 3921		6,697.24	27,948.29
08-26	CHECK 3924		3,738.20	24,210.09

**Daily Transaction Activity (cont.)**

Date	Description	Additions	Subtractions	Balance
08-31	CHECK 3927		5,800.00	18,410.09
08-31	CHECK 3925		7,350.00	11,060.09
08-31	<b>ENDING TOTALS</b>	<b>22,930.25</b>	<b>32,250.44</b>	<b>11,060.09</b>

**Detailed Electronic Transaction Information**

Date	Description	Additions	Subtractions
08-03	REF 2151252L FUNDS TRANSFER FRM DEP XXX7291 FROM	240.00	
08-03	REF 2151259L FUNDS TRANSFER TO DEP XXX7291 FROM		3,176.80
08-20	REF 2331233L FUNDS TRANSFER FRM DEP XXX7291 FROM	286.25	
08-20	REF 2331827L FUNDS TRANSFER FRM DEP XXX7291 FROM	7,350.00	
08-24	REF 2351052L FUNDS TRANSFER FRM DEP XXX7291 FROM	254.00	
08-25	REF 2381049L FUNDS TRANSFER FRM DEP XXX7291 FROM	5,800.00	

**Check Register**

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
3913	08-21	765.00	3919	08-07	3,738.20	3925	08-31	7,350.00
3914	08-03	115.00	3920	08-10	240.00	*3927	08-31	5,800.00
*3917	08-24	300.00	3921	08-25	6,697.24			
3918	08-13	330.00	*3924	08-26	3,738.20			

\* Denotes a skip in check sequence

R - Denotes a returned check

	Total For This Period	Total Year-To-Date
Total Overdraft Fees	\$ 0.00	\$ 0.00
Total Returned Item Fees	\$ 0.00	\$ 0.00

**Old Plank Trail Community Bank, N.A.**  
**A Wintrust Community Bank**  
**9801 W. Higgins Rd., Box 32**  
**Rosemont, IL 60018**

CRYSTAL LAKE TOWNHOME ASSOC  
 20147 CRYSTAL LAKE WAY  
 FRANKFORT IL 60423-8832

<b>Primary Account Number</b>
<b>Statement Dates</b>
Prior 07/31/20 Current 08/31/20
<b>Customer Service</b>
(815) 464-6888

0

**FINANCIAL SUMMARY**

Account Description	Account Number	Ending Balance
BUSINESS MONEY MARKET		\$ 138,093.39
TOTAL DEPOSITS		\$ 138,093.39

EFFECTIVE OCTOBER 1, 2020 FOR ALL BUSINESS ACCOUNTS, THE RETURN DEPOSIT ITEM FEE WILL BE INCREASED FROM \$4.50 TO \$6.50.

**BUSINESS MONEY MARKET**

Account Number		Beginning Balance	\$ 148,844.34
Average Balance	\$ 147,260.48	Deposits/Credits	\$ 3,176.80
Low Balance	\$ 138,090.89	Interest Paid	\$ 2.50
Interest Paid Year to Date	\$ 125.64	Checks/Debits	\$-13,930.25
Withholding Year to Date	\$ 0.00	Service Charges	\$-0.00
Interest Paid Prior Year	\$ 1,370.77	Ending Balance	\$ 138,093.39
		Enclosures	0

**Daily Transaction Activity**

Date	Description	Additions	Subtractions	Balance
07-31	BEGINNING BALANCE			148,844.34
08-03	# CASH MGMT TRSFR CR	3,176.80		152,021.14
08-03	# CASH MGMT TRSFR DR		240.00	151,781.14
08-20	# CASH MGMT TRSFR DR		286.25	151,494.89
08-20	# CASH MGMT TRSFR DR		7,350.00	144,144.89
08-24	# CASH MGMT TRSFR DR		254.00	143,890.89
08-25	# CASH MGMT TRSFR DR		5,800.00	138,090.89
08-31	# INTEREST CREDIT	2.50		138,093.39

08-31	ENDING TOTALS	3,179.30	13,930.25	138,093.39
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**Detailed Electronic Transaction Information**

Date	Description	Additions	Subtractions
08-03	REF 2151259L FUNDS TRANSFER FRM	3,176.80	

**Beverly Bank & Trust Co., N.A.**  
**9801 W. Higgins Rd., Box 32**  
**Rosemont, IL 60018**

CRYSTAL LAKE TOWNHOME ASSOCIATION  
 20147 CRYSTAL LAKE WAY  
 FRANKFORT IL 60423-8832

<b>Primary Account Number</b>
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<b>Statement Dates</b>
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Prior 07/31/20 Current 08/31/20
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<b>Customer Service</b>
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(773) 239-2265
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### FINANCIAL SUMMARY

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Account Description	Account Number	Ending Balance
BUSINESS MONEY MARKET		\$ 153,017.18
TOTAL DEPOSITS		\$ 153,017.18

EFFECTIVE OCTOBER 1, 2020 FOR ALL BUSINESS ACCOUNTS, THE RETURN DEPOSIT  
 ITEM FEE WILL BE INCREASED FROM \$4.50 TO \$6.50.

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### BUSINESS MONEY MARKET

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Account Number		Beginning Balance	\$ 153,014.58
Average Balance	\$ 153,014.58	Deposits/Credits	\$ 0.00
Low Balance	\$ 153,014.58	Interest Paid	\$ 2.60
Interest Paid Year to Date	\$ 1,174.76	Checks/Debits	\$-0.00
Withholding Year to Date	\$ 0.00	Service Charges	\$-0.00
Interest Paid Prior Year	\$ 1,842.42	Ending Balance	\$ 153,017.18
		Enclosures	0

### Daily Transaction Activity

Date	Description	Additions	Subtractions	Balance
07-31	BEGINNING BALANCE			153,014.58
08-31	#INTEREST CREDIT	2.60		153,017.18

08-31	ENDING TOTALS	2.60	0.00	153,017.18
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Annual Percentage Yield Earned	0.02%
Interest-Bearing Days	31
Average Balance for APY	153,014.58
Interest Earned	2.60

**Designated Capital Accounts Recap  
For Year End 12/31/2019  
And as of 8/31/2020**

<b>Reserves</b>	a) Balance " 12/31/2019	Deposits @8/31/2020	Withdrawals @8/31/20	Balance @7-31-20
Asphalt	94,500.69	6,053.36	37,125.00	63,429.05
Roof	126,767.11	7,474.40		134,241.51
Trees	13,254.20	1,128.00	4,470.00	9,912.20
Concrete	10,006.85	1,880.00		11,886.85
Misc repairs	20,248.56	1,504.00	6,220.68	15,531.88
Painting	17,903.60	1,128.00		19,031.60
Landscape Repairs	15,081.20	3,196.00	7,650.00	10,627.20
Sealcoating	10,585.00	1,410.00	5,800.00	6,195.00
Sprinkler Repairs -	3,486.11	1,240.64	735.25	3,991.50
Professional Services	5,223.49	400.00		5,623.49
Reimbursement FROM Checking	-			-
Interest Income-Emergency Fund	9,339.89	1,300.40		10,640.29
Ending Capital Account Balance.	= 326,396.70	26,714.80	62,000.93	<u>291,110.57</u> <u>291,110.57</u>