

**Crystal Lake Townhome Association
Treasurer's Report
7-31-21**

Income	
Assessment Deposits	10,125.00
Interest Earned	<u>2.53</u>
Total Income	

Checks written in July

Green Arbor- contract	3,738.20
Carefree Sprinklers - contract	163.00
Village of Frankfort-water	<u>3,429.43</u>
Subtotal	7,330.63

* Precise Tree Care	575.00
* Building Permit-Concrete	180.75
* Replace Common Area Bushes	252.01
* Knoll Services-Drain	913.00
* Knoll Services-Drain	498.00
* Affordable Concrete	<u>600.00</u>
* Subtotal	3,018.76

Total Checks written in July 10,349.39

Beginning Reserves at 7-1-2021	302,984.70
July reserve deposit	3,798.39
Interest Income	2.53
Prepaid tree removal by residents	2,875.00
* Reimbursement from reserves	<u>(3,018.76)</u>
Total Reserves at 7-31-21	<u><u>306,641.86</u></u>

Reserve Recap at 7-31-21

Old Plank Trail Bank	156,641.86
First Midwest CD	<u>150,000.00</u>
Total Reserves at 7-31-21	<u><u>306,641.86</u></u>

* Indicates amounts to be reimbursed from reserves

Submitted by
Peg Berezewski, Treasurer

Crystal Lake Townhome Association
Monthly Income Statement 7-31-21
 July 1 to July 31 2021

Cash Basis

	Jul 21	Jul 20	\$ Change
Income			
41000 · Monthly Assessments	11,475.00	13,050.00	-1,575.00
42000 · Interest Income	2.53	5.22	-2.69
Total Income	11,477.53	13,055.22	-1,577.69
Expense			
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	3,738.20	0.00	3,738.20
63702 · Carefree Sprinklers - Contract	163.00	765.00	-602.00
63703 · Arbor Care Inc.-Contract	0.00	3,475.00	-3,475.00
Total 63700 · Landscaping and Groundskeeping	3,901.20	4,240.00	-338.80
67200 · Rep.& Maint. from Reserves			
67201 · Seal Coating	0.00	37,125.00	-37,125.00
67202 · Gutter/Downspout Repair	913.00	0.00	913.00
67203 · Drain Tiles and Water Leaks	498.00	115.00	383.00
67205 · Misc Landscape Repairs	252.01	2,775.00	-2,522.99
67206 · Concrete Repairs	780.75	0.00	780.75
67207 · Misc Roof Repair	0.00	670.00	-670.00
67200 · Rep.& Maint. from Reserves - Other	0.00	-37,125.00	37,125.00
Total 67200 · Rep.& Maint. from Reserves	2,443.76	3,560.00	-1,116.24
67300 · Replacement Reserves			
67301 · Asphalt Replacement	0.00	37,125.00	-37,125.00
67303 · Trees Replacement	287.50	0.00	287.50
Total 67300 · Replacement Reserves	287.50	37,125.00	-36,837.50
68601 · Water Bill	3,429.43	2,209.68	1,219.75
Total Expense	10,061.89	47,134.68	-37,072.79
Net Income	1,415.64	-34,079.46	35,495.10

Crystal Lake Townhome Association
Income Statement YTD 7-31-21
1-1 to 7-31-2021

Cash Basis

	Jan - Jul 21	Jan - Jul 20	\$ Change
Income			
41000 · Monthly Assessments	76,050.00	78,975.00	-2,925.00
42000 · Interest Income	22.26	1,295.30	-1,273.04
43000 · Fines and Fees	85.00	0.00	85.00
Total Income	76,157.26	80,270.30	-4,113.04
Expense			
63300 · Insurance Expense	762.00	754.00	8.00
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	26,167.20	22,429.20	3,738.00
63702 · Carefree Sprinklers - Contract	3,021.14	5,355.00	-2,333.86
63703 · Arbor Care Inc.-Contract	9,565.00	9,565.00	0.00
Total 63700 · Landscaping and Groundskeeping	38,753.34	37,349.20	1,404.14
64900 · Office Supplies	0.00	33.42	-33.42
66500 · Postage and Delivery	22.60	24.85	-2.25
66701 · Tax Software	0.00	299.99	-299.99
67200 · Rep. & Maint. from Reserves			
67201 · Seal Coating	0.00	37,125.00	-37,125.00
67202 · Gutter/Downspout Repair	913.00	0.00	913.00
67203 · Drain Tiles and Water Leaks	498.00	195.00	303.00
67204 · Snow Removal Surcharge	1,308.00	0.00	1,308.00
67205 · Misc Landscape Repairs	752.01	4,770.00	-4,017.99
67206 · Concrete Repairs	780.75	0.00	780.75
67207 · Misc Roof Repair	1,196.67	1,465.00	-268.33
67200 · Rep. & Maint. from Reserves - Other	873.60	-32,609.29	33,482.89
Total 67200 · Rep. & Maint. from Reserves	6,322.03	10,945.71	-4,623.68
67300 · Replacement Reserves			
67301 · Asphalt Replacement	0.00	37,125.00	-37,125.00
67303 · Trees Replacement	287.50	0.00	287.50
67304 · Concrete Replacement	4,095.00	0.00	4,095.00
Total 67300 · Replacement Reserves	4,382.50	37,125.00	-32,742.50
68000 · Taxes & Gov't Fees			
68001 · Internal Revenue	277.00	882.00	-605.00
68002 · Illinois Department of Revenue	153.00	296.00	-143.00
Total 68000 · Taxes & Gov't Fees	430.00	1,178.00	-748.00
68601 · Water Bill	3,456.71	2,341.92	1,114.79
71000 · Miscellaneous			
71001 · Bank Acct Maint Fee	5.00	4.50	0.50
71002 · Bereavement Flowers	0.00	89.59	-89.59
71005 · Electricity Reimbursement	100.00	100.00	0.00
71006 · Website Fee	96.00	0.00	96.00
71000 · Miscellaneous - Other	149.90	200.00	-50.10
Total 71000 · Miscellaneous	350.90	394.09	-43.19
Total Expense	54,480.08	90,446.18	-35,966.10
Net Income	21,677.18	-10,175.88	31,853.06

Crystal Lake Townhome Association
Balance Sheet 7-31-21
As of July 31, 2021

	<u>Jul 31, 21</u>	<u>Jul 31, 20</u>
ASSETS		
Current Assets		
Checking/Savings		
10000 · Regular Checking	9,748.63	18,870.28
11000 · Reserves - Old Plank Trail Bank	156,641.86	148,844.34
11100 · Reserves - Beverly Bank	0.00	153,014.58
11300 · First Midwest Bank Reserves CD	150,000.00	0.00
Total Checking/Savings	<u>316,390.49</u>	<u>320,729.20</u>
Total Current Assets	<u>316,390.49</u>	<u>320,729.20</u>
TOTAL ASSETS	<u>316,390.49</u>	<u>320,729.20</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Prepaid tree removal	2,875.00	0.00
Total Other Current Liabilities	<u>2,875.00</u>	<u>0.00</u>
Total Current Liabilities	<u>2,875.00</u>	<u>0.00</u>
Total Liabilities	2,875.00	0.00
Equity		
32000 · Retained Earnings	291,838.31	330,905.08
Net Income	21,677.18	-10,175.88
Total Equity	<u>313,515.49</u>	<u>320,729.20</u>
TOTAL LIABILITIES & EQUITY	<u>316,390.49</u>	<u>320,729.20</u>

OLD PLANK TRAIL COMMUNITY BANK,N.A.
 9801 W Higgins, Box 32
 Rosemont, IL 60018

Last statement: June 30, 2021
 This statement: July 30, 2021
 Total days in statement period: 30

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

(13)

Direct inquiries to:
 (815) 464-6888

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

EFFECTIVE JULY 19, 2021, THE FEE FOR COUNTER CHECKS WILL CHANGE FROM \$1 FOR EACH ADDITIONAL COUNTER CHECK OVER THE FIRST FIVE (5) AT NO CHARGE TO \$1 FOR THREE COUNTER CHECKS OVER THE FIRST SIX (6) AT NO CHARGE.

Entrepreneur Checking

Account number		Beginning balance	\$13,497.65
Enclosures	13	Total additions	18,018.76
Low balance	\$9,115.15	Total subtractions	21,767.78
Average balance	\$12,385.36	Ending balance	\$9,748.63

CHECKS

Number	Date	Amount	Number	Date	Amount
3989	07-07	4,095.00	3994	07-27	163.00
3990	07-15	575.00	3995	07-27	913.00
3991	07-27	3,429.43	3996	07-27	498.00
3992	07-27	180.75	3997	07-30	600.00
3993	07-23	252.01	3998	07-28	3,738.20

DEBITS

Date	Description	Subtractions
07-21	Acct Adj - Dr	650.00
07-21	Cash Mgmt Trsfr Dr	2,875.00
	FROM TRANSTORESERVESBIRCH TREES	
07-21	Cash Mgmt Trsfr Dr	3,798.39
	FROM JULY 21 RRESERVES	

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Business Money Market

Account number		Beginning balance	\$152,984.70
Low balance	\$152,697.20	Total additions	6,675.92
Average balance	\$154,145.41	Total subtractions	3,018.76
Interest paid year to date	\$19.64	Ending balance	\$156,641.86

INTEREST RATES

Effective dates	Interest Rate
06-30-21	0.020%

DEBITS

Date	Description	Subtractions
07-06	Cash Mgmt Trsfr Dr INDS TRANSFER TO DEP FROM BIRCH TREE 20076	287.50
07-21	Cash Mgmt Trsfr Dr INDS TRANSFER TO DEP FROM BLDGPERMITCONCRETE	180.75
07-21	Cash Mgmt Trsfr Dr INDS TRANSFER TO DEP FROM LANSCAPERREPAIR	252.01

Certificate of Deposit Receipt: Non-Negotiable

-----			Principal: \$150,000.00
Maturity Date: 3/01/2023	Initial Annual Percentage Yield: .21		Issue Date: 3/01/2021
Branch: 183	Officer: 3271	Int. Cmp Method: Compounding	Initial Interest Rate: 0.210
Renewal Information: Renewable Automatically			Rate: Fixed
Interest Method: Add to CD		Interest Frequency: Monthly	Term: 24 Months

For the Account of Title/Address:
CRYSTAL LAKE TOWNHOME ASSOCIATION

Terms and Conditions

Your Certificate of Deposit is Subject to the Following:

This receipt evidences funds deposited in this bank in the amount and for the term indicated. These funds will be payable on the maturity date to the person(s) named above (the "depositor") at the office of First Midwest Bank. Interest will be computed in accordance with the method indicated elsewhere on this receipt. If the depositor requests that this time deposit be paid prior to maturity date other than by reason of death, incompetency or as permitted by law, a substantial interest penalty will be incurred in accordance with Federal Law, as described on this receipt.

Disclosure of Penalties for Withdrawals Prior to Maturity

We may impose a penalty if you withdraw any of the deposited funds before the maturity date. The fee imposed will be determined as follows:

- For an account with a term of 31 days or less, the penalty will be all of the interest earned on the principal amount withdrawn, from the most recent date of deposit or last renewal
- For an account with an original term of more than 31 days and up to and including one year, the penalty will be 3 months interest on the principal amount withdrawn. (Based on a 30 day month)
- For an account with an original term of more than one year, the penalty will be six months interest on the principal amount withdrawn. (Based on a 30 day month)

If the withdrawal closes your account, you will be paid interest which has accrued but has not yet been credited; however the penalty paid may exceed the interest which has accrued.

Automatically Renewable

Your account is automatically renewable. The principal and all paid earned interest that has not been withdrawn will automatically renew at each maturity date for the same term as the original term and at the interest rate being offered as of the dates of such renewal for that type of certificate unless otherwise disclosed or one of the following actions occur:

- A formal request is made to the bank for payment at the original maturity or any subsequent maturity date of within 10 days thereafter; or
- The bank receives written notice from the depositor on or before the scheduled maturity date advising the bank that the certificate should not be renewed; or
- The bank mails a notice to you, the depositor, at least 10 days prior to the scheduled maturity date advising the depositor that the bank will not renew the certificate.

Fixed Rate Account

Transaction Limitations:

- You may not make additional deposits to this account until maturity.
- Withdrawals are not permitted; however in certain circumstances the bank may consider requests for early withdrawal. If granted, the above applicable early withdrawal penalty will apply.

Rate Information:

- This interest rate and Annual Percentage Yield for this account are fixed. You will be paid the interest rate that is stated on this receipt until the maturity date of the certificate. If your account is automatically renewable your certificate will automatically renew at each maturity date for the same term and at the interest rate being offered as of the date of such renewal for that type of certificate, unless otherwise disclosed.
- Interest begins to accrue on the business day you deposit cash and / or non-cash items.
- We use the daily balance method to compute your interest. Under this method, interest is calculated by applying a periodic rate to the full principal balance in your account each day.
- The annual percentage yield assumes that funds will remain on deposit until maturity. Any withdrawal prior to maturity will reduce earnings.
- You must maintain a minimum daily balance for the balance tier your initial deposit falls into to earn the Annual Percentage Yield listed on the face of this receipt.

Additional Terms

- No assignment of this deposit shall be binding upon the bank until the assignment is presented to and accepted by an authorized representative of the bank.
- This is a non-negotiable and non-transferable receipt evidencing a deposit with the bank only during the time period shown. In the case of renewal of this deposit, an advice of renewal will be issued.
- In addition to these terms, conditions and provisions, this receipt is subject to the rules and regulations set forth in the Business Account Agreement and Time Deposit Agreement of the bank in effect from time to time and applicable federal and state laws, rules and regulations.



CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 7-31-2021

Reserves	Balance @12-31-2020	Deposits @7-31-21	Withdrawals @7-31-21	Balance @7-31-21
Asphalt	66,455.73	5,296.69		71,752.42
Roof	137,978.71	10,791.69		148,770.40
Trees	9,976.20	4,144.11	575.00	13,545.31
Concrete	446.10	1,645.00	4,875.75	(2,784.65)
Misc repairs	13,922.78	1,316.00	3,481.27	11,757.51
Painting	19,595.60	987.00		20,582.60
Landscape Repairs	11,913.57	2,679.74	752.01	13,841.30
Sealcoating	6,900.00	1,233.75		8,133.75
Sprinkler Repairs	4,198.82	1,424.01		5,622.83
Professional Services	5,823.49	233.31		6,056.80
Interest Income-Emergency Fund	10,654.40	22.19	1,313.00	9,363.59
Ending Capital Account Balance.	<u>287,865.40</u>	<u>29,773.49</u>		<u>306,641.86</u>
 Recap				
Old Plank Trail Bank 7-31-21				156,641.86
First Midwest CD 7-31-21				<u>150,000.00</u>
Total Reserves				<u>306,641.86</u>