

**Crystal Lake Townhome Association
Treasurer's Report
8-31-21**

Income

Assessment Deposits	10,125.00
Bush removal downpayment	150.00
Interest Earned	2.79
Total Income	<u><u>10,277.79</u></u>

Checks written in August

Green Arbor- contract	3,738.20
Carefree Sprinklers - contract	907.80
Village of Frankfort-water	6,417.73
Misc. Repair-severed cable	100.00
Supplies-Director	15.19
Postage-Treasurer	11.00
Subtotal	<u>11,189.92</u>

* Carefree-sprinkler leak	122.48
* Carefree-sprinkler leak	568.34
* Carefree-sprinkler repair	82.69
* Knoll Services-Drain	512.00
* Knoll Services-Drain	1,072.00
* Subtotal	<u>2,357.51</u>

Total Checks written in July	<u><u>13,547.43</u></u>
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Beginning Reserves at 8-1-2021	306,641.86
August reserve deposit	3,798.39
Interest Income	2.79
* Reimbursement from reserves	(2,357.51)
Total Reserves at 8-31-21	<u><u>308,085.53</u></u>

Reserve Recap at 8-31-21	
Old Plank Trail Bank	158,085.53
First Midwest CD	150,000.00
Total Reserves at 8-31-21	<u><u>308,085.53</u></u>

* Indicates amounts to be reimbursed from reserves

Submitted by
Peg Berezewski, Treasurer

Crystal Lake Townhome Association
Income Statement
August 2021

Cash Basis

	<u>Aug 21</u>
Income	
41000 · Monthly Assessments	10,125.00
42000 · Interest Income	2.79
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Total Income	10,127.79
Expense	
63700 · Landscaping and Groundskeeping	
63701 · Green Arbor Contract	3,738.20
63702 · Carefree Sprinklers - Contract	907.80
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Total 63700 · Landscaping and Groundskeeping	4,646.00
64900 · Office Supplies	15.19
66500 · Postage and Delivery	11.00
67200 · Rep. & Maint. from Reserves	
67205 · Misc Landscape Repairs	1,584.00
67208 · Sprinkler Repair	773.51
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Total 67200 · Rep. & Maint. from Reserves	2,357.51
68601 · Water Bill	6,417.73
71000 · Miscellaneous	100.00
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Total Expense	13,547.43
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Net Income	-3,419.64

Crystal Lake Townhome Association
YTD Income Statement Statement 8-31-21

Cash Basis

January through August 2021

	Jan - Aug 21	Jan - Aug 20	\$ Change
Income			
41000 · Monthly Assessments	86,175.00	87,975.00	-1,800.00
42000 · Interest Income	25.05	1,300.40	-1,275.35
43000 · Fines and Fees	85.00	0.00	85.00
Total Income	86,285.05	89,275.40	-2,990.35
Expense			
63300 · Insurance Expense	762.00	754.00	8.00
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	29,905.40	29,905.60	-0.20
63702 · Carefree Sprinklers - Contract	3,928.94	6,120.00	-2,191.06
63703 · Arbor Care Inc.-Contract	9,565.00	9,565.00	0.00
Total 63700 · Landscaping and Groundskeeping	43,399.34	45,590.60	-2,191.26
64900 · Office Supplies	15.19	33.42	-18.23
66500 · Postage and Delivery	33.60	24.85	8.75
66701 · Tax Software	0.00	299.99	-299.99
67200 · Rep.& Maint. from Reserves			
67201 · Seal Coating	0.00	42,925.00	-42,925.00
67202 · Gutter/Downspout Repair	913.00	0.00	913.00
67203 · Drain Tiles and Water Leaks	498.00	735.25	-237.25
67204 · Snow Removal Surcharge	1,308.00	0.00	1,308.00
67205 · Misc Landscape Repairs	2,336.01	12,120.00	-9,783.99
67206 · Concrete Repairs	780.75	0.00	780.75
67207 · Misc Roof Repair	1,196.67	1,465.00	-268.33
67208 · Sprinkler Repair	773.51	0.00	773.51
67200 · Rep.& Maint. from Reserves - Other	873.60	-32,369.29	33,242.89
Total 67200 · Rep.& Maint. from Reserves	8,679.54	24,875.96	-16,196.42
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	9,874.44	9,039.16	835.28
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	249.90	200.00	49.90
Total 71000 · Miscellaneous	450.90	394.09	56.81
Total Expense	68,027.51	119,315.07	-51,287.56
Net Income	18,257.54	-30,039.67	48,297.21

Crystal Lake Townhome Association
Balance Sheet
As of August 31, 2021

	<u>Aug 31, 21</u>	<u>Aug 31, 20</u>
ASSETS		
Current Assets		
Checking/Savings		
10000 · Regular Checking	5,035.32	9,754.84
11000 · Reserves - Old Plank Trail Bank	158,085.53	138,093.39
11100 · Reserves - Beverly Bank	0.00	153,017.18
11300 · First Midwest Bank Reserves CD	150,000.00	0.00
Total Checking/Savings	<u>313,120.85</u>	<u>300,865.41</u>
Total Current Assets	<u>313,120.85</u>	<u>300,865.41</u>
TOTAL ASSETS	<u><u>313,120.85</u></u>	<u><u>300,865.41</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Prepaid tree removal	3,025.00	0.00
Total Other Current Liabilities	<u>3,025.00</u>	<u>0.00</u>
Total Current Liabilities	<u>3,025.00</u>	<u>0.00</u>
Total Liabilities	3,025.00	0.00
Equity		
32000 · Retained Earnings	291,838.31	330,905.08
Net Income	18,257.54	-30,039.67
Total Equity	<u>310,095.85</u>	<u>300,865.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>313,120.85</u></u>	<u><u>300,865.41</u></u>

Crystal Lake Townhome Association		
Regular Checking Reconciliation		
08-31-2021		
Balance per Bank		6,207.32
Less: Outstanding Checks		
Ck# 4008- Knoll Services	1,072.00	
Ck # 4007-20107	100.00	
Total		<u>1,172.00</u>
Balance per Books		<u>5,035.32</u>

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

{274/0000002/924}
 Last statement: July 30, 2021
 This statement: August 31, 2021
 Total days in statement period: 32

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

(14)

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	\$9,748.63
Enclosures	14	Total additions	12,632.51
Low balance	\$6,207.32	Total subtractions	16,173.82
Average balance	\$10,899.37	Ending balance	\$6,207.32

CHECKS

Number	Date	Amount	Number	Date	Amount
3999	08-05	907.80	4004	08-17	568.34
4000	08-11	512.00	4005	08-30	6,417.73
4001	08-23	3,738.20	4006	08-31	82.69
4002	08-17	122.48	4009 *	08-31	11.00
4003	08-24	15.19			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
08-03	Cash Mgmt Trsfr Dr	3,798.39
	FROM	

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Business Money Market

Account number		Beginning balance	\$156,641.86
Low balance	\$156,641.86	Total additions	3,801.18
Average balance	\$159,112.39	Total subtractions	2,357.51
Interest paid year to date	\$22.43	Ending balance	\$158,085.53

INTEREST RATES

Effective dates	Interest Rate
07-30-21	0.020%

DEBITS

Date	Description	Subtractions
08-03	Cash Mgmt Trsfr Dr TRANSFER TO DEP FROM DRAINLINE INSTALLED 20135 20137	512.00
08-11	Cash Mgmt Trsfr Dr FUNDS TRANSFER TO I FROM REPAIR LEAK IN SPRINKLER LINE	122.48
08-12	Cash Mgmt Trsfr Dr FUNDS TRANSFER TO L FROM REPLACE MAIN SPRINKLER LINE	568.34

OLD PLANK TRAIL COMMUNITY BANK, N.A.

CRYSTAL LAKE TOWNHOME ASSOC
August 31, 2021

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Date	Description	Subtractions
08-30	Cash Mgmt Trsfr Dr FUND TRANSFER TO DEF FROM SPRINKLER REPAIR	82.69
08-30	Cash Mgmt Trsfr Dr FUND TRANSFER TO DEF FROM MISC REPAIR DRAIN LINES	1,072.00

CREDITS

Date	Description	Additions
08-03	Cash Mgmt Trsfr Cr FUND TRANSFER FRM FROM	3,798.39
08-31	Interest Credit	2.79

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-30	156,641.86	08-11	159,805.77	08-30	158,082.74
08-03	159,928.25	08-12	159,237.43	08-31	158,085.53

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	32
Average balance for APY	\$159,112.39
Interest earned	\$2.79

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Old Plank Trail Community Bank, N.A.

CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 8-31-2021

Reserves	Balance @12-31-2020	Deposits @8-31-21	Withdrawals @8-31-21	Balance @ 8-31-21
Asphalt	66,455.73	6,053.36		72,509.09
Roof	137,978.71	12,333.36		150,312.07
Trees	9,976.20	4,284.33	575.00	13,685.53
Concrete	446.10	1,880.00	4,875.75	(2,549.65)
Misc repairs	13,922.78	1,504.00	3,481.27	11,945.51
Painting	19,595.60	1,128.00		20,723.60
Landscape Repairs	11,913.57	3,062.56	2,336.01	12,640.12
Sealcoating	6,900.00	1,410.00		8,310.00
Sprinkler Repairs	4,198.82	1,627.44	773.51	5,052.75
Professional Services	5,823.49	266.64		6,090.13
Interest Income-Emergency Fund	10,654.40	24.98	1,313.00	9,366.38
Ending Capital Account Balance.	<u>287,865.40</u>	<u>33,574.67</u>		<u>308,085.53</u>
 Recap				
Old Plank Trail Bank 8-31-21				158,085.53
First Midwest CD 8-31-21				<u>150,000.00</u>
Total Reserves				<u><u>308,085.53</u></u>