

**Crystal Lake Townhome Association
Treasurer's Report
9-30-21**

Income

Assessment Deposits	9,450.00
Late Fees	50.00
Interest Earned	2.48
Total Income	9,502.48

Checks written in September

Green Arbor- contract	2,028.20
* Carefree	80.00
Village of Frankfort-water	6,303.89
Arbor Care-contract	1,465.00
Secretary of State	10.00
Subtotal	9,887.09

* 20052- downspout repair	254.00
* Carefree-sprinkler repair	68.40
* Carefree-sprinkler repair	299.30
* Carefree-sprinkler repair	510.21
* Carefree-sprinkler repair	1,058.66
* Knoll Services-Drain	599.00
* M & M Concrete	4,095.00
* Precise Tree Care	7,250.00
Subtotal	14,134.57

Total Checks written in July	24,021.66
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Beginning Reserves at 9-01-21	308,085.53
September reserve deposit	3,798.39
Interest Income	2.48
* Reimbursement from reserves	(14,134.57)
Total Reserves at 9-30-21	297,751.83

Reserve Recap at 9-30-21	
Old Plank Trail Bank	147,751.83
First Midwest CD	150,000.00
Total Reserves at 9-30-21	297,751.83

* Indicates amounts to be reimbursed from reserves

Submitted by
Peg Berezewski, Treasurer

Crystal Lake Townhome Association
Monthly Income Statement 9-30-21
September 2021

Cash Basis

	Sep 21	Sep 20	\$ Change
Income			
41000 · Monthly Assessments	9,450.00	9,000.00	450.00
42000 · Interest Income	2.48	4.70	-2.22
43000 · Fines and Fees	50.00	25.00	25.00
Total Income	<u>9,502.48</u>	<u>9,029.70</u>	<u>472.78</u>
Expense			
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	2,028.20	0.00	2,028.20
63702 · Carefree Sprinklers - Contract	0.00	765.00	-765.00
63703 · Arbor Care Inc.-Contract	1,465.00	1,465.00	0.00
Total 63700 · Landscaping and Groundskeeping	<u>3,493.20</u>	<u>2,230.00</u>	<u>1,263.20</u>
64900 · Office Supplies	0.00	269.91	-269.91
66500 · Postage and Delivery	0.00	11.00	-11.00
67200 · Rep.& Maint. from Reserves			
67202 · Gutter/Downspout Repair	254.00	0.00	254.00
67205 · Misc Landscape Repairs	599.00	811.63	-212.63
67206 · Concrete Repairs	4,095.00	9,000.00	-4,905.00
67207 · Misc Roof Repair	0.00	910.00	-910.00
67208 · Sprinkler Repair	2,016.57	0.00	2,016.57
Total 67200 · Rep.& Maint. from Reserves	<u>6,964.57</u>	<u>10,721.63</u>	<u>-3,757.06</u>
67300 · Replacement Reserves			
67303 · Trees Replacement	4,225.00	0.00	4,225.00
Total 67300 · Replacement Reserves	<u>4,225.00</u>	<u>0.00</u>	<u>4,225.00</u>
68000 · Taxes & Gov't Fees			
68003 · Secretary of State	10.00	0.00	10.00
Total 68000 · Taxes & Gov't Fees	<u>10.00</u>	<u>0.00</u>	<u>10.00</u>
68601 · Water Bill	6,303.89	5,524.20	779.69
Total Expense	<u>20,996.66</u>	<u>18,756.74</u>	<u>2,239.92</u>
Net Income	<u><u>-11,494.18</u></u>	<u><u>-9,727.04</u></u>	<u><u>-1,767.14</u></u>

Crystal Lake Townhome Association Income Statement YTD 9-30-21

1-1 to 9-30-2021

Cash Basis

	Jan - Sep 21	Jan - Sep 20	\$ Change
Income			
41000 · Monthly Assessments	95,625.00	96,975.00	-1,350.00
42000 · Interest Income	27.53	1,305.10	-1,277.57
43000 · Fines and Fees	135.00	25.00	110.00
Total Income	95,787.53	98,305.10	-2,517.57
Expense			
63300 · Insurance Expense	762.00	754.00	8.00
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	31,933.60	29,905.60	2,028.00
63702 · Carefree Sprinklers - Contract	3,928.94	6,885.00	-2,956.06
63703 · Arbor Care Inc.-Contract	11,030.00	11,030.00	0.00
Total 63700 · Landscaping and Groundskeeping	46,892.54	47,820.60	-928.06
64900 · Office Supplies	15.19	303.33	-288.14
66500 · Postage and Delivery	33.60	35.85	-2.25
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	1,167.00	0.00	1,167.00
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	2,935.01	12,931.63	-9,996.62
67206 · Concrete Repairs	4,875.75	9,000.00	-4,124.25
67207 · Misc Roof Repair	1,196.67	2,375.00	-1,178.33
67208 · Sprinkler Repair	2,790.08	0.00	2,790.08
67200 · Rep.& Maint. from Reserves - Other	873.60	-32,369.29	33,242.89
Total 67200 · Rep.& Maint. from Reserves	15,644.11	35,597.59	-19,953.48
67300 · Replacement Reserves			
67301 · Asphalt Replacement	0.00	37,125.00	-37,125.00
67303 · Trees Replacement	4,512.50	0.00	4,512.50
67304 · Concrete Replacement	4,095.00	0.00	4,095.00
Total 67300 · Replacement Reserves	8,607.50	37,125.00	-28,517.50
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
68003 · Secretary of State	10.00	0.00	10.00
Total 68000 · Taxes & Gov't Fees	440.00	1,178.00	-738.00
68601 · Water Bill	16,178.33	14,563.36	1,614.97
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	89,024.17	138,071.81	-49,047.64
Net Income	6,763.36	-39,766.71	46,530.07

Crystal Lake Townhome Association
Balance Sheet 9-30-2021
As of September 30, 2021

	Sep 30, 21	Sep 30, 20
ASSETS		
Current Assets		
Checking/Savings		
10000 · Regular Checking	849.84	7,567.93
11000 · Reserves - Old Plank Trail Bank	147,751.83	130,550.75
11100 · Reserves - Beverly Bank	0.00	153,019.69
11300 · First Midwest Bank Reserves CD	150,000.00	0.00
Total Checking/Savings	298,601.67	291,138.37
Total Current Assets	298,601.67	291,138.37
TOTAL ASSETS	298,601.67	291,138.37
LIABILITIES & EQUITY		
Equity		
32000 · Retained Earnings	291,838.31	330,905.08
Net Income	6,763.36	-39,766.71
Total Equity	298,601.67	291,138.37
TOTAL LIABILITIES & EQUITY	298,601.67	291,138.37

Crystal Lake Townhome Association		
Regular Checking Reconciliation		
09-30-2021		
Balance per Bank		5,054.84
Less: Outstanding Checks		
Ck# 4022- M&M Concrete	4,095.00	
Ck # 4007-20107	100.00	
Ck #4019-Secretary of State	10.00	
Total		4,205.00
Balance per Books		849.84

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

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 Last statement: August 31, 2021
 This statement: September 30, 2021
 Total days in statement period: 30

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

(16)

Direct inquiries to:
 (815) 464-6888

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

Entrepreneur Checking

Account number		Beginning balance	\$6,207.32
Enclosures	16	Total additions	23,634.57
Low balance	\$5,054.84	Total subtractions	24,787.05
Average balance	\$10,902.04	Ending balance	\$5,054.84

CHECKS

Number	Date	Amount	Number	Date	Amount
4008	09-01	1,072.00	4016	09-23	68.40
4010 *	09-13	80.00	4017	09-23	299.30
4011	09-13	7,250.00	4018	09-23	510.21
4012	09-10	2,028.20	4020 *	09-28	6,303.89
4013	09-09	599.00	4021	09-29	1,058.66
4014	09-28	254.00			
4015	09-23	1,465.00			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
09-20	Cash Mgmt Trsfr Dr	3,798.39
	FROM SEPTEMBER RESERVES	

CREDITS

Date	Description	Additions
09-02	Cash Mgmt Trsfr Cr	7,250.00
	FROM TREE REMOVAL	

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EFFECTIVE 11/01/2021, BUSINESS MONEY MARKET ACCOUNTS WILL BE CHARGED A \$7.35 PAPER STATEMENT FEE IDENTICAL TO OTHER BUSINESS ACCOUNTS. ELECTRONIC STATEMENTS ARE AVAILABLE FREE THROUGH IBUSINESSBANKING. TO ENROLL, LOGIN INTO IBUSINESSBANKING AND CHOOSE ONLINE UNDER DELIVERY PREFERENCES FOR STATEMENTS AND DOCUMENTS. FOR FURTHER ASSISTANCE, PLEASE CONTACT TM SUPPORT AT 847-939-9050.

Business Money Market

Account number		Beginning balance	\$158,085.53
Low balance	\$147,749.35	Total additions	3,800.87
Average balance	\$150,327.33	Total subtractions	14,134.57
Interest paid year to date	\$24.91	Ending balance	\$147,751.83

INTEREST RATES

<u>Effective dates</u>	<u>Interest Rate</u>
08-31-21	0.020%

DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-02	Cash Mgmt Trsfr Dr	7,250.00
	FROM TREE REMOVAL	
09-03	Cash Mgmt Trsfr Dr	599.00
	FROM DRAIN LINE	
09-20	Cash Mgmt Trsfr Dr	68.40
	FROM SPRINKLER REPAIR	

CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 9-30-21

Reserves	Balance @12-31-2020	Deposits @9-30-21	Withdrawals @9-30-21	Balance @ 9-30-21
Asphalt	66,455.73	6,810.03		73,265.76
Roof	137,978.71	13,875.03		151,853.74
Trees	9,976.20	4,424.55	7,825.00	6,575.75
Concrete	446.10	2,115.00	8,970.75	(6,409.65)
Misc repairs	13,922.78	1,692.00	4,334.27	11,280.51
Painting	19,595.60	1,269.00		20,864.60
Landscape Repairs	11,913.57	3,445.38	2,336.01	13,022.94
Sealcoating	6,900.00	1,586.25		8,486.25
Sprinkler Repairs	4,198.82	1,830.87	2,710.08	3,319.61
Professional Services	5,823.49	299.97		6,123.46
Interest Income-Emergency Fund	10,654.40	27.46	1,313.00	9,368.86
Ending Capital Account Balance.	<u>287,865.40</u>	<u>37,375.54</u>		<u>297,751.83</u>
Recap				
Old Plank Trail Bank 9-30-21				147,751.83
First Midwest CD 9-30-21				<u>150,000.00</u>
Total Reserves				<u>297,751.83</u>