

**Crystal Lake Townhome Association
Treasurer's Report
10-31-2021**

Income

Assessment Deposits	9,900.00
Late Fees	25.00
Interest Earned	2.35
Total Income	<u><u>9,927.35</u></u>

Checks written in October

Village of Frankfort-water	4,539.37
Safe deposit box fee	70.00
Ck# 4007 cancelled	(100.00)
Total Checks written in October	<u><u>4,509.37</u></u>

Beginning Reserves at 10-31-21	297,751.83
September reserve deposit	3,798.39
Interest Income	2.35

* Reimbursement from reserves

Total Reserves at 9-30-21	<u><u>301,552.57</u></u>
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Reserve Recap at 9-30-21

Old Plank Trail Bank	151,552.57
First Midwest CD	150,000.00
Total Reserves at 9-30-21	<u><u>301,552.57</u></u>

* Indicates amounts to be reimbursed from reserves

Submitted by
Peg Berezewski, Treasurer

Crystal Lake Townhome Association
Monthly Income Statement
October 2021

Cash Basis

	Oct 21	Oct 20	\$ Change
Income			
41000 · Monthly Assessments	9,900.00	8,100.00	1,800.00
42000 · Interest Income	2.35	4.70	-2.35
43000 · Fines and Fees	25.00	0.00	25.00
Total Income	9,927.35	8,104.70	1,822.65
Expense			
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	0.00	3,738.20	-3,738.20
63702 · Carefree Sprinklers - Contract	0.00	765.00	-765.00
Total 63700 · Landscaping and Groundskeeping	0.00	4,503.20	-4,503.20
68000 · Taxes & Gov't Fees			
68003 · Secretary of State	0.00	10.00	-10.00
Total 68000 · Taxes & Gov't Fees	0.00	10.00	-10.00
68601 · Water Bill	4,539.37	0.00	4,539.37
71000 · Miscellaneous			
71004 · Safe Deposit Box Rental Fee	70.00	70.00	0.00
71000 · Miscellaneous - Other	-100.00	0.00	-100.00
Total 71000 · Miscellaneous	-30.00	70.00	-100.00
Total Expense	4,509.37	4,583.20	-73.83
Net Income	5,417.98	3,521.50	1,896.48

Crystal Lake Townhome Association Income Statement YTD 10-31-2021

1-1 to 10-31-2021

Cash Basis

	Jan - Oct 21	Jan - Oct 20	\$ Change
Income			
41000 · Monthly Assessments	105,525.00	105,075.00	450.00
42000 · Interest Income	29.88	1,309.80	-1,279.92
43000 · Fines and Fees	160.00	25.00	135.00
Total Income	105,714.88	106,409.80	-694.92
Expense			
63300 · Insurance Expense	762.00	754.00	8.00
63700 · Landscaping and Groundskeeping			
63701 · Green Arbor Contract	31,933.60	33,643.80	-1,710.20
63702 · Carefree Sprinklers - Contract	3,928.94	7,650.00	-3,721.06
63703 · Arbor Care Inc.-Contract	11,030.00	11,030.00	0.00
Total 63700 · Landscaping and Groundskeeping	46,892.54	52,323.80	-5,431.26
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	10.00	0.00
Total 68000 · Taxes & Gov't Fees	440.00	1,188.00	-748.00
68601 · Water Bill	20,717.70	14,563.36	6,154.34
71000 · Miscellaneous			
71001 · Bank Acct Maint Fee	5.00	4.50	0.50
71002 · Bereavement Flowers	0.00	89.59	-89.59
71004 · Safe Deposit Box Rental Fee	70.00	70.00	0.00
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	420.90	464.09	-43.19
Total Expense	93,533.54	142,655.01	-49,121.47
Net Income	12,181.34	-36,245.21	48,426.55

Crystal Lake Townhome Association
Balance Sheet 10-31-2021
As of October 31, 2021

	<u>Oct 31, 21</u>	<u>Oct 31, 20</u>
ASSETS		
Current Assets		
Checking/Savings		
10000 · Regular Checking	2,467.08	7,907.93
11000 · Reserves - Old Plank Trail Bank	151,552.57	133,729.73
11100 · Reserves - Beverly Bank	0.00	153,022.21
11300 · First Midwest Bank Reserves CD	150,000.00	0.00
Total Checking/Savings	<u>304,019.65</u>	<u>294,659.87</u>
Total Current Assets	<u>304,019.65</u>	<u>294,659.87</u>
TOTAL ASSETS	<u>304,019.65</u>	<u>294,659.87</u>
LIABILITIES & EQUITY		
Equity		
32000 · Retained Earnings	291,838.31	330,905.08
Net Income	12,181.34	-36,245.21
Total Equity	<u>304,019.65</u>	<u>294,659.87</u>
TOTAL LIABILITIES & EQUITY	<u>304,019.65</u>	<u>294,659.87</u>

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

Last statement: September 30, 2021
 This statement: October 29, 2021
 Total days in statement period: 29

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

(6)

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	\$5,054.84
Enclosures	6	Total additions	9,925.00
Low balance	\$879.84	Total subtractions	12,512.76
Average balance	\$5,064.29	Ending balance	\$2,467.08

CHECKS

Number	Date	Amount	Number	Date	Amount
4019	10-06	10.00	4023	10-26	4,539.37
4022 *	10-13	4,095.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
10-08	Safe Deposit Box Fee	70.00
10-29	Cash Mgmt Trsfr Dr	3,798.39

FROM OCTOBER RESERVES

CREDITS

Date	Description	Additions
10-20	Deposit 560	2,475.00
10-20	Deposit 559	6,325.00
10-25	Deposit 561	1,125.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	5,054.84	10-08	4,974.84	10-20	9,679.84
10-06	5,044.84	10-13	879.84	10-25	10,804.84

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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	\$147,751.83
Low balance	\$147,751.83	Total additions	3,800.74
Average balance	\$147,882.81	Total subtractions	0.00
Interest paid year to date	\$27.26	Ending balance	\$151,552.57

INTEREST RATES

Effective dates	Interest Rate
09-30-21	0.020%

CREDITS

Date	Description	Additions
10-29	Cash Mamt Trsf Cr	3,798.39
	FROM OCTOBER RESERVES	
10-29	Interest Credit	2.35

DAILY BALANCES

Date	Amount	Date	Amount
09-30	147,751.83	10-29	151,552.57

CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 10-31-21

Reserves	Balance @12-31-2020	Deposits @10-31-21	Withdrawals @10-31-21	Balance @ 10-31-21
Asphalt	66,455.73	7,566.70		74,022.43
Roof	137,978.71	15,416.70		153,395.41
Trees	9,976.20	4,564.78	7,825.00	6,715.98
Concrete	446.10	2,350.00	8,970.75	(6,174.65)
Misc repairs	13,922.78	1,880.00	4,334.28	11,468.50
Painting	19,595.60	1,410.00		21,005.60
Landscape Repairs	11,913.57	3,828.20	2,336.01	13,405.76
Sealcoating	6,900.00	1,762.50		8,662.50
Sprinkler Repairs	4,198.82	2,034.30	2,710.08	3,523.04
Professional Services	5,823.49	333.30		6,156.79
Interest Income-Emergency Fund	10,654.40	29.81	1,313.00	9,371.21
Ending Capital Account Balance.	<u>287,865.40</u>	<u>41,176.29</u>		<u>301,552.57</u>
 Recap				
Old Plank Trail Bank 10-31-21				151,552.57
First Midwest CD 10-31-21				<u>150,000.00</u>
Total Reserves				<u><u>301,552.57</u></u>

**CRYSTAL LAKE TOWNHOME ASSOCIATION
2022 OPERATING BUDGET Draft
47 UNITS**

	ANNUAL TOTAL	MONTHLY TOTAL	MONTHLY PER UNIT
RESERVES			
REPLACEMENT			
Asphalt	10,000.00	833.33	17.73
Roof	18,500.00	1,541.67	32.80
Trees	1,000.00	83.33	1.77
Concrete	4,658.00	388.17	8.26
Total Replacement	<u>34,158.00</u>	<u>2,846.50</u>	<u>60.56</u>
DEFERRED MAINTENANCE			
Misc. Repairs	2,400.00	200.00	4.26
Painting	700.00	58.33	1.24
Landscape Repairs	4,000.00	333.33	7.09
Sealcoating	1,800.00	150.00	3.19
* Mulch	10,000.00	833.33	17.73
Sprinkler Repairs	2,435.49	202.96	4.32
Professional Services	400.00	33.33	0.71
Total Deferred Maintenance	<u>21,735.49</u>	<u>1,811.29</u>	<u>38.54</u>
TOTAL RESERVES	55,893.49	4,657.79	99.10
EXPENSES/CONTRACTS			
** Landscape/Snow-Contract	62,754.00	5,229.50	111.27
Water	20,000.00	1,666.67	35.46
Tree Maintenance-Contract	12,555.00	1,046.25	22.26
Sprinkler Maintenance-Contract	2,600.00	216.67	4.61
Federal and State Taxes	100.00	8.33	0.18
Insurance	775.00	64.58	1.37
Office Supples/Misc.	425.00	35.42	0.75
TOTAL EXPENSES/CONTRACTS	99,209.00	8,267.42	175.90
BUDGET TOTAL	<u>155,102.49</u>	<u>12,925.21</u>	<u>275.00</u>

TOTAL MONTHLY ASSESSMENT FOR CALENDAR YEAR 2022

275.00

* New reserve account

** Includes \$10,000 for mulch in 1 yr contract