

**Crystal Lake Townhome Association
Income Statement YTD 12-31-2021 rev**

1-1 to 12-31-2021

Cash Basis

| | Jan - Dec 21 | Jan - Dec 20 | \$ Change |
|---|------------------|-------------------|------------------|
| Income | | | |
| 41000 · Monthly Assessments | 126,000.00 | 128,700.00 | -2,700.00 |
| 42000 · Interest Income | 299.31 | 1,319.51 | -1,020.20 |
| 43000 · Fines and Fees | 260.00 | 65.00 | 195.00 |
| Total Income | 126,559.31 | 130,084.51 | -3,525.20 |
| Expense | | | |
| 63300 · Insurance Expense | 762.00 | 754.00 | 8.00 |
| 63700 · Landscaping and Groundskeeping | | | |
| 63701 · Green Arbor Contract | 39,410.00 | 44,858.40 | -5,448.40 |
| 63702 · Carefree Sprinklers - Contract | 2,320.00 | 9,180.00 | -6,860.00 |
| 63703 · Arbor Care Inc.-Contract | 14,255.00 | 14,255.00 | 0.00 |
| Total 63700 · Landscaping and Groundskeeping | 55,985.00 | 68,293.40 | -12,308.40 |
| 64900 · Office Supplies | 102.97 | 519.71 | -416.74 |
| 65000 · Copy Fees | 35.74 | 0.00 | 35.74 |
| 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 | 1,148.25 | -650.25 |
| 67204 · Snow Removal Surcharge | 1,308.00 | 0.00 | 1,308.00 |
| 67205 · Misc Landscape Repairs | 3,175.41 | 13,137.73 | -9,962.32 |
| 67206 · Concrete Repairs | 4,875.75 | 12,200.00 | -7,324.25 |
| 67207 · Misc Roof Repair | 3,391.67 | 3,420.00 | -28.33 |
| 67208 · Sprinkler Repair | 5,139.02 | 0.00 | 5,139.02 |
| 67200 · Rep.& Maint. from Reserves - Other | 873.60 | -32,169.29 | 33,042.89 |
| Total 67200 · Rep.& Maint. from Reserves | 20,428.45 | 40,661.69 | -20,233.24 |
| 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 | 180.75 | 3,914.25 |
| Total 67300 · Replacement Reserves | 8,607.50 | 37,305.75 | -28,698.25 |
| 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 | 24,260.97 | 19,623.80 | 4,637.17 |
| 71000 · Miscellaneous | | | |
| 71001 · Bank Acct Maint Fee | 5.00 | 9.50 | -4.50 |
| 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 | 469.09 | -48.19 |
| Total Expense | 111,077.13 | 169,151.28 | -58,074.15 |
| Net Income | 15,482.18 | -39,066.77 | 54,548.95 |

Crystal Lake Townhome Association
Balance Sheet
As of December 31, 2021 rev

| | Dec 31, 21 | Dec 31, 20 |
|---|-------------------|-------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| 10000 · Regular Checking | 2,686.05 | 3,972.91 |
| 11000 · Reserves - Old Plank Trail Bank | 154,370.15 | 133,842.98 |
| 11100 · Reserves - Beverly Bank | 0.00 | 154,022.42 |
| 11300 · First Midwest Bank Reserves CD | 150,264.29 | 0.00 |
| Total Checking/Savings | 307,320.49 | 291,838.31 |
| Total Current Assets | 307,320.49 | 291,838.31 |
| TOTAL ASSETS | 307,320.49 | 291,838.31 |
| LIABILITIES & EQUITY | | |
| Equity | | |
| 32000 · Retained Earnings | 291,838.31 | 330,905.08 |
| Net Income | 15,482.18 | -39,066.77 |
| Total Equity | 307,320.49 | 291,838.31 |
| TOTAL LIABILITIES & EQUITY | 307,320.49 | 291,838.31 |

CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 12-31-21 rev

| Reserves | Balance @12-31-2020 | Deposits @12-31-21 | Withdrawals @12-31-21 | Balance @ 12-31-21 |
|---------------------------------|------------------------|-----------------------|--------------------------|-----------------------|
| Asphalt | 66,455.73 | 9,080.04 | | 75,535.77 |
| Roof | 137,978.71 | 18,500.04 | | 156,478.75 |
| Trees | 9,976.20 | 4,845.22 | 7,825.00 | 6,996.42 |
| Concrete | 446.10 | 2,820.00 | 8,970.75 | (5,704.65) |
| Misc repairs | 13,922.78 | 2,256.00 | 6,529.28 | 9,649.50 |
| Painting | 19,595.60 | 1,692.00 | | 21,287.60 |
| Landscape Repairs | 11,913.57 | 4,593.84 | 2,576.41 | 13,931.00 |
| Sealcoating | 6,900.00 | 2,115.00 | | 9,015.00 |
| Sprinkler Repairs | 4,198.82 | 2,441.16 | 5,059.02 | 1,580.96 |
| Professional Services | 5,823.49 | 399.96 | | 6,223.45 |
| Interest Income-Emergency Fund | 10,654.40 | 299.24 | 1,313.00 | 9,640.64 |
| Ending Capital Account Balance. | <u>287,865.40</u> | 49,042.50 | | <u>304,634.44</u> |
| Recap | | | | |
| Old Plank Trail Bank 12-31-21 | | | | 154,370.15 |
| First Midwest CD 12-31-21 | | | | <u>150,264.29</u> |
| Total Reserves | | | | <u>304,634.44</u> |