

**Crystal Lake Townhome Association
Treasurer's Report
11-30-22**

Income	
Assessment Deposits	12,975.00
Late Fees	
Interest Earned	19.44
Total Income	<u>12,994.44</u>

Checks written in October	
R&R Landscape	8,022.68
Arbor Care	3,225.00
Quickbooks Online Annual Subscription	295.00
Total Checks written in October	<u>11,542.68</u>

Beginning Reserves at 11-01-22	308,864.93
October reserve deposit	4,657.29
Interest Income	19.44
Landscape Repair -Tree Shaping	(2,000.00)
Total Reserves at 11-30-22	<u>311,541.66</u>

Reserve Recap at 11-30-22	
Old Plank Trail Bank	161,277.37
First Midwest CD	150,264.29
Total Reserves at 11-30-22	<u>311,541.66</u>

* Indicates amounts to be reimbursed from reserves

Submitted by
Peg Berezewski, Treasurer

Crystal Lake Townhome Association

Monthly Income Statement

November 2022

	TOTAL	
	NOV 2022	NOV 2021 (PY)
Income		
41000 Monthly Assessments	12,975.00	10,675.00
42000 Interest Income	19.44	2.59
43000 Fines and Fees	0.00	50.00
Total Income	\$12,994.44	\$10,727.59
GROSS PROFIT	\$12,994.44	\$10,727.59
Expenses		
63700 Landscaping and Groundskeeping	0.00	0.00
63701 Green Arbor Contract	0.00	3,738.20
63702 Carefree Sprinklers - Contract	0.00	740.00
63703 Arbor Care Inc.-Contract	3,225.00	3,225.00
63705 R&R Landscape	8,022.68	0.00
Total 63700 Landscaping and Groundskeeping	11,247.68	7,703.20
64900 Office Supplies	0.00	42.19
65000 Copy Fees	0.00	35.74
66700 QuickBooks Subscription	295.00	0.00
67200 Rep.& Maint. from Reserves	0.00	0.00
67205 Misc Landscape Repairs	0.00	240.40
67207 Misc Roof Repair	0.00	300.00
Total 67200 Rep.& Maint. from Reserves	0.00	540.40
Total Expenses	\$11,542.68	\$8,321.53
NET INCOME	\$1,451.76	\$2,406.06

Crystal Lake Townhome Association

YTD Income Statement

January - November, 2022

	TOTAL		
	JAN - NOV, 2022	JAN - NOV, 2021 (PY)	CHANGE
Income			
41000 Monthly Assessments	144,400.00	116,200.00	28,200.00
42000 Interest Income	92.92	32.47	60.45
43000 Fines and Fees	150.00	210.00	-60.00
Total Income	\$144,642.92	\$116,442.47	\$28,200.45
GROSS PROFIT	\$144,642.92	\$116,442.47	\$28,200.45
Expenses			
63300 Insurance Expense	812.00	762.00	50.00
63700 Landscaping and Groundskeeping			
63701 Green Arbor Contract		35,671.80	-35,671.80
63702 Carefree Sprinklers - Contract		4,668.94	-4,668.94
63703 Arbor Care Inc.-Contract	14,255.00	14,255.00	0.00
63705 R&R Landscape	68,839.53		68,839.53
Total 63700 Landscaping and Groundskeeping	83,094.53	54,595.74	28,498.79
64900 Office Supplies	298.54	57.38	241.16
65000 Copy Fees		35.74	-35.74
66500 Postage and Delivery	23.60	33.60	-10.00
66700 QuickBooks Subscription	295.00		295.00
67200 Rep.& Maint. from Reserves	8,553.00	873.60	7,679.40
67201 Seal Coating	8,500.00		8,500.00
67202 Gutter/Downspout Repair		1,167.00	-1,167.00
67203 Drain Tiles and Water Leaks	1,167.00	498.00	669.00
67204 Snow Removal Surcharge		1,308.00	-1,308.00
67205 Misc Landscape Repairs	1,120.61	3,175.41	-2,054.80
67206 Concrete Repairs	4,350.00	4,875.75	-525.75
67207 Misc Roof Repair	655.00	1,496.67	-841.67
67208 Sprinkler Repair	1,987.00	2,790.08	-803.08
67209 Mulch	9,485.78		9,485.78
Total 67200 Rep.& Maint. from Reserves	35,818.39	16,184.51	19,633.88
67300 Replacement Reserves	-400.00		-400.00
67303 Trees Replacement	3,072.50	4,512.50	-1,440.00
67304 Concrete Replacement		4,095.00	-4,095.00
Total 67300 Replacement Reserves	2,672.50	8,607.50	-5,935.00
68000 Taxes & Gov't Fees			
68001 Internal Revenue	-0.21	277.00	-277.21
68002 Illinois Department of Revenue	28.00	153.00	-125.00
68003 Secretary of State	10.00	10.00	0.00
Total 68000 Taxes & Gov't Fees	37.79	440.00	-402.21
68601 Water Bill	14,848.47	20,717.70	-5,869.23

	TOTAL		
	JAN - NOV, 2022	JAN - NOV, 2021 (PY)	CHANGE
71000 Miscellaneous		149.90	-149.90
71001 Bank Acct Maint Fee		5.00	-5.00
71002 Bereavement Flowers	104.71		104.71
71004 Safe Deposit Box Rental Fee	70.00	70.00	0.00
71005 Electricity Reimbursement	50.00	100.00	-50.00
71006 Website Fee		96.00	-96.00
71007 Zoom Contract	112.42		112.42
Total 71000 Miscellaneous	337.13	420.90	-83.77
Total Expenses	\$138,237.95	\$101,855.07	\$36,382.88
NET INCOME	\$6,404.97	\$14,587.40	\$ -8,182.43

Crystal Lake Townhome Association

Balance Sheet

As of November 30, 2022

	TOTAL		
	AS OF NOV 30, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
10000 Regular Checking	2,183.80	2,686.05	-502.25
11000 Reserves - Old Plank Trail Bank	161,277.37	154,370.15	6,907.22
11100 Reserves - Beverly Bank	0.00	0.00	0.00
11300 First Midwest Bank Reserves CD	150,264.29	150,264.29	0.00
Total Bank Accounts	\$313,725.46	\$307,320.49	\$6,404.97
Other Current Assets			
11200 Other Current Assets			
11201 Due from Resident	0.00	0.00	0.00
Total 11200 Other Current Assets	0.00	0.00	0.00
13000 Due from Resident	0.00		0.00
Total Other Current Assets	\$0.00	\$0.00	\$0.00
Total Current Assets	\$313,725.46	\$307,320.49	\$6,404.97
TOTAL ASSETS	\$313,725.46	\$307,320.49	\$6,404.97
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
25000 Prepaid tree removal	0.00	0.00	0.00
Total Other Current Liabilities	\$0.00	\$0.00	\$0.00
Total Current Liabilities	\$0.00	\$0.00	\$0.00
Total Liabilities	\$0.00	\$0.00	\$0.00
Equity			
32000 Retained Earnings	307,320.49	307,320.49	0.00
Net Income	6,404.97		6,404.97
Total Equity	\$313,725.46	\$307,320.49	\$6,404.97
TOTAL LIABILITIES AND EQUITY	\$313,725.46	\$307,320.49	\$6,404.97

Crystal Lake Townhome Association			
Regular Checking Reconciliation			
11-30-2022			
Balance per Bank		2,478.80	
Less: Outstanding Checks			
Quickbooks Online	295.00		
Total		295.00	
Balance per Books		2,183.80	



Accounts

Deposit Account Activity Summary

Report Created: 12/01/2022 02:24:20 PM (ET)

Account

Account Information

Account Regular Checking
\$2,478.80

Available Balance: \$2,478.80

Current Balance: \$2,478.80

Ledger Balance: \$2,478.80

Deposit Account Activity Summary

Report Created: 12/01/2022 02:26:04 PM (ET)

Account

Account Information

Account Reserves - Old Plank Trail Banl

Available Balance: \$161,277.37

Current Balance: \$161,277.37

Ledger Balance: \$161,277.37

**CRYSTAL LAKE TOWNHOME ASSOCIATION
DESIGNATED CAPITAL RESERVES at 11-30-2022**

Reserves	Balance @ 12-31-21	Deposits @11-30-22	Withdrawals @11-30-22	Balance @11-30-22
Asphalt	75,535.77	9,166.63		84,702.40
Roof	156,478.75	16,958.37		173,437.12
Trees	6,996.42	2,364.13	3,720.00	5,640.55
Concrete	(5,704.65)	4,269.87	4,350.00	(5,784.78)
Misc repairs	9,649.50	2,200.00	10,929.00	920.50
Painting	21,287.60	641.63		21,929.23
Landscape Repairs	13,931.00	3,666.63	2,566.61	15,031.02
Sealcoating	9,015.00	1,650.00	8,500.00	2,165.00
Mulch		9,166.74	9,485.78	(319.04)
Sprinkler Repairs	1,580.96	2,227.56	1,987.00	1,821.52
Professional Services	6,223.45	366.63		6,590.08
Interest Income-Emergency Fund	9,640.14	92.92	4,325.00	5,408.06
Ending Capital Account Balance.	<u>304,633.94</u>	<u>52,771.11</u>	<u>45,863.39</u>	<u>311,541.66</u>
Recap				
Old Plank Trail Bank 11-30-22				161,277.37
First Midwest CD 11-30-22				<u>150,264.29</u>
Total Reserves				<u>311,541.66</u>