English Country Manor I Condominium

Balance Sheet

11/30/2021

Assets

Accounts Receivable	103,699.66
Automated cash handling	(265.00)
Manor Event Checking	4,218.75
MM Manor House Event	6,814.16
Checking	143,061.54
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/11/23	54,395.14
APGFCU CD#2362-31 - 12/20/17	26,349.12
MM Phase 1&2 90421	147,260.66
APG MM-22	2,502.30
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	366,083.03
Total Assets	**957,595.52**

Liabilities

Prepaid Accounts Receivable	16,225.60
Total Liabilities	**16,225.60**

Net Worth

Current Operation Funds	(130,168.09)
Retained Earnings	1,294,538.12
Net Income	(223,000.11)
Total Net Worth	**941,369.92**
Total Net Worth and Liabilities	**957,595.52**

English Country Manor I Condominium

Revenues and Expenses Statement

From 11/01/2021 to 11/30/2021

	Current Period
Revenues	
Association/Condo Fees	54,560.00
Interest Income	272.28
Cost Share Phase II	5,340.21
Homeowner Repairs Reimbursed	155.00
Total Revenue	**60,327.49**
Expenses	
Repairs & Maintenance	11,609.52
Owner Reimbursable Expense	155.00
Insurance Claims	3,629.50
Management Fees	3,211.25
Insurance Premiums	1,637.00
Pool Management	195.00
Electric Manor House	655.79
BGE Phase I	717.37
Electric 200/202 Thames	179.93
Cable - Fios	177.15
Alarm System-Verizon	248.03
Water	14,291.27
Sewer	120.66
HVAC Maint. Contract-CS	1,630.41
Mowing/Landscape Maint.-CS	874.37
Reserve Savings Phase I & II	1,825.00
Total Expense	**41,157.25**
Net Income	**19,170.24**

English Country Manor I Condominium

Income and Expense Comparative Statement

From 11/01/2021 to 11/30/2021

	November 2021		January to November			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Revenues							
Association/Condo Fees	54,560	54,560	600,160	600,160		654,720	654,720
Interest Income	272	750	5,069	8,250	(3,181)	9,000	9,000
Other Income			6,272		6,272		
Insurance Claim Income		833	5,423	9,167	(3,744)	10,000	5,000
Pool Revenue		42	455	462	(7)	500	500
Cost Share Phase II	5,340	5,052	77,575	55,572	22,003	60,624	59,647
Homeowner Repairs Reimbursed	155	833	31,344	9,163	22,181	10,000	10,000
Garage Maint.-Repairs Reimbursement			425		425		
Reimbursed Bank Fees			10		10		
Homeowner Insurance Deductible		1,667		18,333	(18,333)	20,000	10,000
Total Revenues	60,327	63,737	726,733	701,107	25,626	764,844	748,867
Expenses							
Repairs & Maintenance	11,610	5,417	78,294	59,583	(18,711)	65,000	60,000
Equipment & Supplies		158	1,772	1,742	(30)	1,900	1,200
Snow Removal				6,500	6,500	7,500	10,000
Janitorial Breezeways		417	3,080	4,583	1,503	5,000	5,000
Cleaning MH Phase I		250	750	2,750	2,000	3,000	2,400
Insurance Claims - Owner Reimbursable		1,667	26,957	18,333	(8,624)	20,000	10,000
Owner Reimbursable Expense	155	833	32,021	9,163	(22,858)	10,000	10,000
Insurance Claims	3,630		406,346		(406,346)		
Management Fees	3,211	3,211	35,324	35,324		38,535	37,779
Insurance Premiums	1,637	3,042	37,267	33,458	(3,809)	36,500	34,625
Legal Fees-Other		333	10,093	3,667	(6,426)	4,000	4,000
Office/Postage Exp.		125	418	1,375	957	1,500	1,500
Accounting Fees		250	2,870	2,750	(120)	3,000	2,000
Taxes			1,001	3,500	2,499	3,500	2,800
Bad Debt			6,389		(6,389)		
Pool Management	195	2,365	29,654	26,020	(3,634)	28,385	27,296
Pool Supplies		208	1,697	2,288	591	2,500	2,500
Pool Repairs		208	525	2,292	1,767	2,500	2,500
Gym Supplies/Repairs		167	385	1,833	1,448	2,000	2,000

	November 2021		January to November			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Electric Manor House	656	767	12,483	8,433	(4,050)	9,200	8,500
BGE Phase I	717	408	5,704	4,492	(1,212)	4,900	6,000
Electric 200/202 Thames	180	100	1,317	1,100	(217)	1,200	1,650
Cable - Fios	177	117	1,826	1,283	(543)	1,400	1,400
Alarm System-Verizon	248	233	2,745	2,567	(178)	2,800	2,500
Alarm System-Town Security		125	972	1,375	403	1,500	1,500
Water	14,291	10,061	71,795	110,671	38,876	120,732	120,731
Sewer	121	6,250	39,188	68,750	29,562	75,000	75,000
Repair & Maint. MH-CS		292	448	3,208	2,760	3,500	3,500
MH Repairs Maintenance 20%x56%		83	2,356	917	(1,439)	1,000	500
Repair HVAC's MH-CS		83		913	913	1,000	1,000
HVAC Maint. Contract-CS	1,630	144	1,630	1,587	(43)	1,731	1,680
Equip & Supplies MH-CS		42		458	458	500	500
Fire Safety, Extinguishers-CS		33		363	363	400	400
Sprinkler-CS		83	850	913	63	1,000	1,000
Exterminator MH Shared-CS		54	518	594	76	650	650
Snow Removal-CS			24,560	8,000	(16,560)	10,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	55,333	5,958	(49,375)	6,500	6,500
Seasonal Flowers			1,500	1,500		1,500	1,500
Mowing/Landscape Maint.-CS	874		16,269	22,500	6,231	22,500	22,500
Cleaning/Plant Care Manor House-CS			150	7,200	7,050	7,200	7,200
Clock Tower Reserve		335	3,688	3,685	(3)	4,025	4,025
Clock Tower/Pond Maintenance		417	5,517	4,583	(934)	5,000	2,500
Ground Maint. x12% x 44%		108	1,353	1,192	(161)	1,300	1,300
Electric 292-294 Cant x 44%		83	629	917	288	1,000	1,000
Insurance 2% x 44%		62	892	688	(204)	750	750
Stormwater Basin		125	242	1,375	1,133	1,500	1,000
Misc, Bulk Trash, Car Wash		62	1,362	688	(674)	750	750
Snow Removal Bldg 10			1,487	1,125	(362)	1,500	1,500
Reserve Savings Phase I		7,563		83,193	83,193	90,755	97,000
Reserve Savings Phase I & II	1,825	1,825	20,075	20,075		21,900	21,900
Reserve Savings I Walls		167		1,833	1,833	2,000	2,000
Reserve Savings Phase I Roads		5,417		59,583	59,583	65,000	65,000
Bank Fees			4		(4)		
Reserve Savings Phase I Roofs		5,028		55,303	55,303	60,331	60,331
Total Expenses	41,157	59,260	949,736	702,183	(247,553)	764,844	748,867

	November 2021		January to November			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Net Income	19,170	4,477	(223,003)	(1,076)	(221,927)	0	0