

English Country Manor I Condominium

Balance Sheet

12/31/2021

Assets

Accounts Receivable	103,789.58
Automated cash handling	(265.00)
Manor Event Checking	4,218.75
MM Manor House Event	6,814.45
Checking	113,830.05
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	149,091.94
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

930,285.52

Liabilities

Prepaid Accounts Receivable	19,973.35
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Total Liabilities

19,973.35

Net Worth

Current Operation Funds	(130,168.09)
Retained Earnings	1,296,363.12
Net Income	(255,882.86)

Total Net Worth

910,312.17

Total Net Worth and Liabilities

930,285.52

English Country Manor I Condominium

Revenues and Expenses Statement

From 12/01/2021 to 12/31/2021

Current Period

Revenues

Association/Condo Fees	54,560.00
Interest Income	231.57
Homeowner Repairs Reimbursed	1,097.53

Total Revenue	55,889.10
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Expenses

Repairs & Maintenance	14,435.11
Equipment & Supplies	225.29
Cleaning MH Phase I	2,000.00
Owner Reimbursable Expense	1,097.53
Insurance Claims	39,982.00
Management Fees	3,211.25
Legal Fees-Other	60.00
Office/Postage Exp.	309.08
Taxes	750.00
Gym Supplies/Repairs	110.00
Electric Manor House	3,399.98
BGE Phase I	996.66
Electric 200/202 Thames	230.45
Alarm System-Verizon	247.97
Water	5,900.11
Sewer	8,333.78
Repair & Maint. MH-CS	715.00
MH Repairs Maintenance 20%x56%	910.00
Equip & Supplies MH-CS	207.66
Entrance, Gate, Pond, Grounds, Pool-CS	247.50
Mowing/Landscape Maint.-CS	1,025.00
Cleaning/Plant Care Manor House-CS	400.00
Clock Tower Reserve	670.56
Clock Tower/Pond Maintenance	699.36
Ground Maint. x12% x 44%	351.96
Electric 292-294 Cant x 44%	133.97
Insurance 2% x 44%	141.63
Misc, Bulk Trash, Car Wash	110.00
Reserve Savings Phase I & II	1,825.00

English Country Manor I Condominium

Revenues and Expenses Statement

From 12/01/2021 to 12/31/2021

Current Period

Total Expense	88,726.85
Net Income	(32,837.75)

English Country Manor I Condominium

Income and Expense Comparative Statement

From 12/01/2021 to 12/31/2021

	<u>December 2021</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Association/Condo Fees	54,560	54,560	654,720	654,720		654,720	654,720
Interest Income	232	750	5,256	9,000	(3,744)	9,000	9,000
Other Income			6,272		6,272		
Insurance Claim Income		833	5,423	10,000	(4,577)	10,000	5,000
Pool Revenue		38	455	500	(45)	500	500
Cost Share Phase II		5,052	77,575	60,624	16,951	60,624	59,647
Homeowner Repairs Reimbursed	1,098	837	32,442	10,000	22,442	10,000	10,000
Garage Maint.-Repairs Reimbursement			425		425		
Reimbursed Bank Fees			10		10		
Homeowner Insurance Deductible		1,667		20,000	(20,000)	20,000	10,000
Total Revenues	55,890	63,737	782,578	764,844	17,734	764,844	748,867

<u>Expenses</u>							
Repairs & Maintenance	14,435	5,417	92,730	65,000	(27,730)	65,000	60,000
Equipment & Supplies	225	158	1,998	1,900	(98)	1,900	1,200
Snow Removal		1,000		7,500	7,500	7,500	10,000
Janitorial Breezeways		417	3,080	5,000	1,920	5,000	5,000
Cleaning MH Phase I	2,000	250	2,750	3,000	250	3,000	2,400
Insurance Claims - Owner Reimbursable		1,667	26,957	20,000	(6,957)	20,000	10,000
Owner Reimbursable Expense	1,098	837	33,118	10,000	(23,118)	10,000	10,000
Insurance Claims	39,982		446,328		(446,328)		
Management Fees	3,211	3,211	38,535	38,535		38,535	37,779
Insurance Premiums		3,042	37,267	36,500	(767)	36,500	34,625
Legal Fees-Other	60	333	10,153	4,000	(6,153)	4,000	4,000
Office/Postage Exp.	309	125	727	1,500	773	1,500	1,500
Accounting Fees		250	2,870	3,000	130	3,000	2,000
Taxes	750		1,751	3,500	1,749	3,500	2,800
Bad Debt			6,389		(6,389)		
Pool Management		2,365	29,654	28,385	(1,269)	28,385	27,296
Pool Supplies		212	1,697	2,500	803	2,500	2,500
Pool Repairs		208	525	2,500	1,975	2,500	2,500
Gym Supplies/Repairs	110	167	495	2,000	1,505	2,000	2,000

	<u>December 2021</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Electric Manor House	3,400	767	15,883	9,200	(6,683)	9,200	8,500
BGE Phase I	997	408	6,700	4,900	(1,800)	4,900	6,000
Electric 200/202 Thames	230	100	1,548	1,200	(348)	1,200	1,650
Cable - Fios		117	1,826	1,400	(426)	1,400	1,400
Alarm System-Verizon	248	233	2,992	2,800	(192)	2,800	2,500
Alarm System-Town Security		125	972	1,500	528	1,500	1,500
Water	5,900	10,061	77,696	120,732	43,036	120,732	120,731
Sewer	8,334	6,250	47,522	75,000	27,478	75,000	75,000
Repair & Maint. MH-CS	715	292	1,163	3,500	2,337	3,500	3,500
MH Repairs Maintenance 20%x56%	910	83	3,266	1,000	(2,266)	1,000	500
Repair HVAC's MH-CS		87		1,000	1,000	1,000	1,000
HVAC Maint. Contract-CS		144	1,630	1,731	101	1,731	1,680
Equip & Supplies MH-CS	208	42	208	500	292	500	500
Fire Safety, Extinguishers-CS		37		400	400	400	400
Sprinkler-CS		87	850	1,000	150	1,000	1,000
Exterminator MH Shared-CS		56	518	650	132	650	650
Snow Removal-CS		2,000	24,560	10,000	(14,560)	10,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS	248	542	55,581	6,500	(49,081)	6,500	6,500
Seasonal Flowers			1,500	1,500		1,500	1,500
Mowing/Landscape Maint.-CS	1,025		17,294	22,500	5,206	22,500	22,500
Cleaning/Plant Care Manor House-CS	400		550	7,200	6,650	7,200	7,200
Clock Tower Reserve	671	340	4,359	4,025	(334)	4,025	4,025
Clock Tower/Pond Maintenance	699	417	6,217	5,000	(1,217)	5,000	2,500
Ground Maint. x12% x 44%	352	108	1,705	1,300	(405)	1,300	1,300
Electric 292-294 Cant x 44%	134	83	762	1,000	238	1,000	1,000
Insurance 2% x 44%	142	62	1,034	750	(284)	750	750
Stormwater Basin		125	242	1,500	1,258	1,500	1,000
Misc, Bulk Trash, Car Wash	110	62	1,472	750	(722)	750	750
Snow Removal Bldg 10		375	1,487	1,500	13	1,500	1,500
Reserve Savings Phase I		7,563		90,755	90,755	90,755	97,000
Reserve Savings Phase I & II	1,825	1,825	21,900	21,900		21,900	21,900
Reserve Savings I Walls		167		2,000	2,000	2,000	2,000
Reserve Savings Phase I Roads		5,417		65,000	65,000	65,000	65,000
Bank Fees			4		(4)		
Reserve Savings Phase I Roofs		5,028		60,331	60,331	60,331	60,331
Total Expenses	88,728	62,662	1,038,465	764,844	(273,621)	764,844	748,867

<u>December 2021</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
(32,838)	1,075	(255,887)	0	(255,887)	0	0