

English Country Manor I Condominium

Balance Sheet

02/28/2022

Assets

Accounts Receivable	97,091.00
Manor Event Checking	4,218.75
MM Manor House Event	6,815.00
Checking	139,562.48
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/11/23	54,497.68
APGFCU CD#2362-31 - 12/20/17	26,637.48
MM Phase 1&2 90421	152,754.03
APG MM-22	2,501.34
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	366,230.59

Total Assets

953,784.51

Liabilities

Prepaid Accounts Receivable	20,508.50
Accounts Payable - Net Total	37,868.41

Total Liabilities

58,376.91

Net Worth

Current Operation Funds	(385,343.15)
Retained Earnings	1,300,013.12
Net Income	(19,262.37)

Total Net Worth

895,407.60

Total Net Worth and Liabilities

953,784.51

English Country Manor I Condominium

Revenues and Expenses Statement

From 02/01/2022 to 02/28/2022

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	350.97
Cost Share Phase II	4,101.15
Homeowner Repairs Reimbursed	(891.53)
Reimbursed Bank Fees	10.00

Total Revenue	59,362.59
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Expenses

Repairs & Maintenance	1,880.53
Owner Reimbursable Expense	1,005.50
Insurance Claims	43,804.25
Repair-water leaks	658.26
Management Fees	3,372.00
Insurance Premiums	(3,458.28)
Legal Fees-Other	180.00
Accounting Fees	565.00
Electric Manor House	3,475.41
BGE Phase I	631.96
Electric 200/202 Thames	113.86
Cable - Fios	177.16
Alarm System-Verizon	255.06
Water	7,653.36
Sewer	3,723.61
Repair & Maint. MH-CS	1,870.19
Sprinkler-CS	250.00
Snow Removal-CS	3,538.00
Clock Tower Reserve	670.56
Ground Maint. x12% x 44%	146.94
Electric 292-294 Cant x 44%	159.07
Misc, Bulk Trash, Car Wash	32.34
Reserve Savings Phase I & II	1,825.00

Total Expense	72,529.78
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Net Income	(13,167.19)
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English Country Manor I Condominium

Revenues and Expenses Statement

From 02/01/2022 to 02/28/2022

Current Period

English Country Manor I Condominium

Income and Expense Comparative Statement

From 02/01/2022 to 02/28/2022

	<u>February 2022</u>		<u>January to February</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	55,792	55,792	111,584	111,584		669,504	654,720
Interest Income	351	208	707	417	290	2,500	9,000
Insurance Claim Income							10,000
Pool Revenue		42		84	(84)	500	500
Cost Share Phase II	4,101	5,309	6,642	10,619	(3,977)	63,713	60,624
Homeowner Repairs Reimbursed	(892)	1,667	1,029	3,333	(2,304)	20,000	10,000
Reimbursed Bank Fees	10		10		10		
Homeowner Insurance Deductible		1,667		3,333	(3,333)	20,000	20,000
Total Revenues	59,362	64,685	119,972	129,370	(9,398)	776,217	764,844

Expenses

Repairs & Maintenance	1,881	5,417	11,565	10,833	(732)	65,000	65,000
Equipment & Supplies		158		317	317	1,900	1,900
Snow Removal		625		1,250	1,250	2,500	7,500
Janitorial Breezeways		750	4,956	1,500	(3,456)	9,000	5,000
Cleaning MH Phase I		250		500	500	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667		3,333	3,333	20,000	20,000
Owner Reimbursable Expense	1,006	1,667	2,926	3,333	407	20,000	10,000
Insurance Claims	43,804		45,907		(45,907)		
Repair-water leaks	658	864	2,692	1,729	(963)	10,373	
Management Fees	3,372	3,372	6,744	6,744		40,464	38,535
Insurance Premiums	(3,458)	3,042	11,798	6,083	(5,715)	36,500	36,500
Legal Fees-Collections			300		(300)		
Legal Fees-Other	180	500	180	1,000	820	6,000	4,000
Office/Postage Exp.		42	770	83	(687)	500	1,500
Accounting Fees	565	250	565	500	(65)	3,000	3,000
Taxes						3,500	3,500
Pool Management		2,667		5,333	5,333	32,000	28,385
Pool Supplies		208		416	416	2,500	2,500
Pool Repairs		208		417	417	2,500	2,500
Gym Supplies/Repairs		167		333	333	2,000	2,000
Electric Manor House	3,475	805	6,847	1,610	(5,237)	9,660	9,200

	<u>February 2022</u>		<u>January to February</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>
BGE Phase I	632	425	1,630	850	(780)	5,100	4,900
Electric 200/202 Thames	114	100	303	200	(103)	1,200	1,200
Cable - Fios	177	150	354	300	(54)	1,800	1,400
Alarm System-Verizon	255	275	503	550	47	3,300	2,800
Alarm System-Town Security		125	215	250	35	1,500	1,500
Water	7,653	7,917	14,121	15,833	1,712	95,000	120,732
Sewer	3,724	5,583	7,118	11,167	4,049	67,000	75,000
Repair & Maint. MH-CS	1,870	83	2,050	167	(1,883)	1,000	3,500
MH Repairs Maintenance 20%x56%		292	3,725	583	(3,142)	3,500	1,000
Repair HVAC's MH-CS		83		166	166	1,000	1,000
HVAC Maint. Contract-CS		144		288	288	1,731	1,731
Equip & Supplies MH-CS		42		83	83	500	500
Fire Safety, Extinguishers-CS		33	962	66	(896)	400	400
Sprinkler-CS	250	83	250	166	(84)	1,000	1,000
Exterminator MH Shared-CS		60		121	121	725	650
Snow Removal-CS	3,538	3,000	8,095	6,000	(2,095)	15,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS		542		1,083	1,083	6,500	6,500
Seasonal Flowers						1,500	1,500
Mowing/Landscape Maint.-CS						22,500	22,500
Cleaning/Plant Care Manor House-CS						7,200	7,200
Clock Tower Reserve	671	335	671	670	(1)	4,025	4,025
Clock Tower/Pond Maintenance		500		1,000	1,000	6,000	5,000
Ground Maint. x12% x 44%	147	125	147	250	103	1,500	1,300
Electric 292-294 Cant x 44%	159	83	159	167	8	1,000	1,000
Insurance 2% x 44%		62		125	125	750	750
Stormwater Basin		125		250	250	1,500	1,500
Misc, Bulk Trash, Car Wash	32	83	32	167	135	1,000	750
Snow Removal Bldg 10		500		1,000	1,000	1,800	1,500
Reserve Savings Phase I		7,980		15,959	15,959	95,755	90,755
Reserve Savings Phase I & II	1,825	1,825	3,650	3,650		21,900	21,900
Reserve Savings I Walls		167		333	333	2,000	2,000
Reserve Savings Phase I Roads		5,417		10,833	10,833	65,000	65,000
Reserve Savings Phase I Roofs		5,511		11,022	11,022	66,134	60,331
Total Expenses	72,530	64,309	139,235	128,613	(10,622)	776,217	764,844
Net Income	(13,168)	376	(19,263)	757	(20,020)	0	0