

English Country Manor I Condominium

Balance Sheet

03/31/2022

Assets

Accounts Receivable	99,134.47
Manor Event Checking	4,218.75
MM Manor House Event	6,815.29
Checking	145,722.00
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/11/23	54,600.41
APGFCU CD#2362-31 - 12/20/17	26,642.69
MM Phase 1&2 90421	154,585.54
APG MM-22	2,470.27
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	366,280.36

Total Assets

963,945.94

Liabilities

Prepaid Accounts Receivable	24,929.52
Accounts Payable - Net Total	43,744.83

Total Liabilities

68,674.35

Net Worth

Current Operation Funds	(385,343.15)
Retained Earnings	1,301,838.12
Net Income	(21,223.38)

Total Net Worth

895,271.59

Total Net Worth and Liabilities

963,945.94

English Country Manor I Condominium

Revenues and Expenses Statement

From 03/01/2022 to 03/31/2022

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	356.86
Cost Share Phase II	5,444.17
Homeowner Repairs Reimbursed	505.44

Total Revenue	62,098.47
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Expenses

Snow Removal	149.00
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	505.44
Insurance Claims	3,434.00
Repair-water leaks	5,956.45
Management Fees	3,372.00
Office/Postage Exp.	9.00
Pool Management	10,110.00
Electric Manor House	2,254.20
BGE Phase I	486.58
Electric 200/202 Thames	100.20
Cable - Fios	361.40
Alarm System-Verizon	253.19
Water	16,134.99
Sewer	4,411.45
Repair & Maint. MH-CS	3,283.43
Exterminator MH Shared-CS	139.73
Entrance, Gate, Pond, Grounds, Pool-CS	3,140.00
Cleaning/Plant Care Manor House-CS	50.00
Reserve Savings Phase I & II	1,825.00
Bank Fees	10.00
Reserve I & II Expense	7,910.00

Total Expense	64,146.06
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Net Income	(2,047.59)
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 03/01/2022 to 03/31/2022

	<u>March 2022</u>		<u>January to March</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	167,376	167,376		669,504	654,720
Interest Income	357	208	1,173	625	(548)	2,500	9,000
Insurance Claim Income							10,000
Pool Revenue		42		126	126	500	500
Cost Share Phase II	5,444	5,309	12,086	15,928	3,842	63,713	60,624
Homeowner Repairs Reimbursed	505	1,667	1,534	5,000	3,466	20,000	10,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667		5,000	5,000	20,000	20,000
Total Revenues	62,098	64,685	182,179	194,055	11,876	776,217	764,844

<u>Expenses</u>							
Repairs & Maintenance		5,417	11,565	16,250	4,685	65,000	65,000
Equipment & Supplies		158		475	475	1,900	1,900
Snow Removal	149	625	149	1,875	1,726	2,500	7,500
Janitorial Breezeways		750	4,956	2,250	(2,706)	9,000	5,000
Cleaning MH Phase I	250	250	250	750	500	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667		5,000	5,000	20,000	20,000
Owner Reimbursable Expense	505	1,667	3,431	5,000	1,569	20,000	10,000
Insurance Claims	3,434		49,341		(49,341)		
Repair-water leaks	5,956	864	8,648	2,593	(6,055)	10,373	
Management Fees	3,372	3,372	10,116	10,116		40,464	38,535
Insurance Premiums		3,042	11,798	9,125	(2,673)	36,500	36,500
Legal Fees-Collections			300		(300)		
Legal Fees-Other		500	180	1,500	1,320	6,000	4,000
Office/Postage Exp.	9	42	778	125	(653)	500	1,500
Accounting Fees		250	565	750	185	3,000	3,000
Taxes						3,500	3,500
Pool Management	10,110	2,667	10,110	8,000	(2,110)	32,000	28,385
Pool Supplies		208		624	624	2,500	2,500
Pool Repairs		208		625	625	2,500	2,500
Gym Supplies/Repairs		167		500	500	2,000	2,000
Electric Manor House	2,254	805	9,101	2,415	(6,686)	9,660	9,200

	<u>March 2022</u>		<u>January to March</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	487	425	2,116	1,275	(841)	5,100	4,900
Electric 200/202 Thames	100	100	403	300	(103)	1,200	1,200
Cable - Fios	361	150	716	450	(266)	1,800	1,400
Alarm System-Verizon	253	275	756	825	69	3,300	2,800
Alarm System-Town Security		125	215	375	160	1,500	1,500
Water	16,135	7,917	30,256	23,750	(6,506)	95,000	120,732
Sewer	4,411	5,583	11,530	16,750	5,220	67,000	75,000
Repair & Maint. MH-CS	3,283	83	5,334	250	(5,084)	1,000	3,500
MH Repairs Maintenance 20%x56%		292	3,725	875	(2,850)	3,500	1,000
Repair HVAC's MH-CS		83		249	249	1,000	1,000
HVAC Maint. Contract-CS		144		433	433	1,731	1,731
Equip & Supplies MH-CS		42		125	125	500	500
Fire Safety, Extinguishers-CS		33	962	99	(863)	400	400
Sprinkler-CS		83	250	249	(1)	1,000	1,000
Exterminator MH Shared-CS	140	60	140	181	41	725	650
Snow Removal-CS		3,000	8,095	9,000	905	15,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS	3,140	542	3,140	1,625	(1,515)	6,500	6,500
Seasonal Flowers						1,500	1,500
Mowing/Landscape Maint.-CS						22,500	22,500
Cleaning/Plant Care Manor House-CS	50		50		(50)	7,200	7,200
Clock Tower Reserve		335	671	1,005	334	4,025	4,025
Clock Tower/Pond Maintenance		500		1,500	1,500	6,000	5,000
Ground Maint. x12% x 44%		125	147	375	228	1,500	1,300
Electric 292-294 Cant x 44%		83	159	250	91	1,000	1,000
Insurance 2% x 44%		62		188	188	750	750
Stormwater Basin		125		375	375	1,500	1,500
Misc, Bulk Trash, Car Wash		83	32	250	218	1,000	750
Snow Removal Bldg 10		400		1,400	1,400	1,800	1,500
Reserve Savings Phase I		7,980		23,939	23,939	95,755	90,755
Reserve Savings Phase I & II	1,825	1,825	5,475	5,475		21,900	21,900
Reserve Savings I Walls		167		500	500	2,000	2,000
Reserve Savings Phase I Roads		5,417		16,250	16,250	65,000	65,000
Bank Fees	10		32		(32)		
Reserve Savings Phase I Roofs		5,511		16,533	16,533	66,134	60,331
Reserve I & II Expense	7,910		7,910		(7,910)		
Total Expenses	64,144	64,209	203,402	192,824	(10,578)	776,217	764,844

<u>March 2022</u>		<u>January to March</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>

Net Income	(2,046)	476	(21,223)	1,231	(22,454)	0	0
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