

English Country Manor I Condominium

Balance Sheet

04/30/2022

Assets

Accounts Receivable	105,245.98
Manor Event Checking	4,218.75
MM Manor House Event Checking	6,815.57
APGFCU #2362	137,005.41
APGFCU CD#2362-30 - 2/11/23	5.00
APGFCU CD#2362-31 - 12/20/17	54,600.41
MM Phase 1&2 90421	26,642.69
APG MM-22	156,416.92
First National CD#138-9/27/21	2,470.27
First National MM#119-Undesignated	103,471.16
	366,367.67

Total Assets

963,259.83

Liabilities

Prepaid Accounts Receivable	23,892.52
Accounts Payable - Net Total	63,547.50

Total Liabilities

87,440.02

Net Worth

Current Operation Funds	(385,343.15)
Retained Earnings	1,303,663.12
Net Income	(42,500.16)

Total Net Worth

875,819.81

Total Net Worth and Liabilities

963,259.83

English Country Manor I Condominium

Revenues and Expenses Statement

From 04/01/2022 to 04/30/2022

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	303.97
Homeowner Repairs Reimbursed	4,090.12

Total Revenue	60,186.09
----------------------	------------------

Expenses

Repairs & Maintenance	375.00
Cleaning MH Phase I	500.00
Owner Reimbursable Expense	4,090.12
Insurance Claims	37,493.00
Repair-water leaks	6,375.79
Management Fees	3,372.00
Insurance Premiums	11,082.23
Office/Postage Exp.	4.50
Pool Supplies	2,047.57
Gym Supplies/Repairs	1,071.00
Electric Manor House	1,924.65
BGE Phase I	724.76
Electric 200/202 Thames	99.08
Alarm System-Verizon	246.45
Alarm System-Town Security	215.40
Sewer	3,918.32
Mowing/Landscape Maint.-CS	5,998.00
Cleaning/Plant Care Manor House-CS	100.00
Reserve Savings Phase I & II	1,825.00

Total Expense	81,462.87
----------------------	------------------

Net Income	(21,276.78)
-------------------	--------------------

English Country Manor I Condominium

Income and Expense Comparative Statement

From 04/01/2022 to 04/30/2022

	<u>April 2022</u>		<u>January to April</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>
Revenues							
Association/Condo Fees	55,792	55,792	223,168	223,168		669,504	654,720
Interest Income	304	208	1,477	833	(644)	2,500	9,000
Insurance Claim Income							10,000
Pool Revenue		42		168	168	500	500
Cost Share Phase II		5,309	12,086	21,238	9,152	63,713	60,624
Homeowner Repairs Reimbursed	4,090	1,667	5,624	6,667	1,043	20,000	10,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667		6,667	6,667	20,000	20,000
Total Revenues	60,186	64,685	242,365	258,741	16,376	776,217	764,844

Expenses

Repairs & Maintenance	375	5,417	11,940	21,667	9,727	65,000	65,000
Equipment & Supplies		158		633	633	1,900	1,900
Snow Removal			149	1,875	1,726	2,500	7,500
Janitorial Breezeways		750	4,956	3,000	(1,956)	9,000	5,000
Cleaning MH Phase I	500	250	750	1,000	250	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667		6,667	6,667	20,000	20,000
Owner Reimbursable Expense	4,090	1,667	7,521	6,667	(854)	20,000	10,000
Insurance Claims	37,493		86,834		(86,834)		
Repair-water leaks	6,376	864	15,024	3,458	(11,566)	10,373	
Management Fees	3,372	3,372	13,488	13,488		40,464	38,535
Insurance Premiums	11,082	3,042	22,880	12,167	(10,713)	36,500	36,500
Legal Fees-Collections			300		(300)		
Legal Fees-Other		500	180	2,000	1,820	6,000	4,000
Office/Postage Exp.	4	42	783	167	(616)	500	1,500
Accounting Fees		250	565	1,000	435	3,000	3,000
Taxes						3,500	3,500
Pool Management		2,667	10,110	10,667	557	32,000	28,385
Pool Supplies	2,048	208	2,048	832	(1,216)	2,500	2,500
Pool Repairs		208		833	833	2,500	2,500
Gym Supplies/Repairs	1,071	167	1,071	667	(404)	2,000	2,000
Electric Manor House	1,925	805	11,026	3,220	(7,806)	9,660	9,200

	<u>April 2022</u>		<u>January to April</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	725	425	2,841	1,700	(1,141)	5,100	4,900
Electric 200/202 Thames	99	100	502	400	(102)	1,200	1,200
Cable - Fios		150	716	600	(116)	1,800	1,400
Alarm System-Verizon	246	275	1,002	1,100	98	3,300	2,800
Alarm System-Town Security	215	125	431	500	69	1,500	1,500
Water		7,917	30,256	31,667	1,411	95,000	120,732
Sewer	3,918	5,583	15,448	22,333	6,885	67,000	75,000
Repair & Maint. MH-CS		83	5,334	333	(5,001)	1,000	3,500
MH Repairs Maintenance 20%x56%		292	3,725	1,167	(2,558)	3,500	1,000
Repair HVAC's MH-CS		83		332	332	1,000	1,000
HVAC Maint. Contract-CS		144		577	577	1,731	1,731
Equip & Supplies MH-CS		42		167	167	500	500
Fire Safety, Extinguishers-CS		33	962	132	(830)	400	400
Sprinkler-CS		83	250	332	82	1,000	1,000
Exterminator MH Shared-CS		60	140	242	102	725	650
Snow Removal-CS		3,000	8,095	12,000	3,905	15,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	3,140	2,167	(973)	6,500	6,500
Seasonal Flowers		250		250	250	1,500	1,500
Mowing/Landscape Maint.-CS	5,998	3,750	5,998	3,750	(2,248)	22,500	22,500
Cleaning/Plant Care Manor House-CS	100	1,200	150	1,200	1,050	7,200	7,200
Clock Tower Reserve		335	671	1,340	669	4,025	4,025
Clock Tower/Pond Maintenance		500		2,000	2,000	6,000	5,000
Ground Maint. x12% x 44%		125	147	500	353	1,500	1,300
Electric 292-294 Cant x 44%		83	159	333	174	1,000	1,000
Insurance 2% x 44%		62		250	250	750	750
Stormwater Basin		125		500	500	1,500	1,500
Misc, Bulk Trash, Car Wash		83	32	333	301	1,000	750
Snow Removal Bldg 10				1,400	1,400	1,800	1,500
Reserve Savings Phase I		7,980		31,918	31,918	95,755	90,755
Reserve Savings Phase I & II	1,825	1,825	7,300	7,300		21,900	21,900
Reserve Savings I Walls		167		667	667	2,000	2,000
Reserve Savings Phase I Roads		5,417		21,667	21,667	65,000	65,000
Bank Fees			32		(32)		
Reserve Savings Phase I Roofs		5,511		22,045	22,045	66,134	60,331
Reserve I & II Expense			7,910		(7,910)		
Total Expenses	81,462	68,384	284,866	261,210	(23,656)	776,217	764,844

<u>April 2022</u>		<u>January to April</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	(21,276)	(3,699)	(42,501)	(2,469)	(40,032)	0	0