

English Country Manor I Condominium

Income and Expense Comparative Statement

From 01/01/2022 to 12/31/2022

	<u>December 2022</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	55,792	55,792	669,504	669,504		669,504	654,720
Interest Income	309	208	5,986	2,500	(3,486)	2,500	9,000
Other Income	156		525		(525)		
Insurance Claim Income							10,000
Pool Revenue		38		500	500	500	500
Cost Share Phase II	11,873	5,309	63,600	63,713	113	63,713	60,624
Homeowner Repairs Reimbursed		1,667	16,773	20,000	3,227	20,000	10,000
Garage Maint.-Repairs Reimbursement	1,305		7,284		(7,284)		
Reimbursed Bank Fees			20		(20)		
Homeowner Insurance Deductible		1,667		20,000	20,000	20,000	20,000
Total Revenues	69,435	64,681	763,692	776,217	12,525	776,217	764,844

Expenses

Repairs & Maintenance	20,538	5,417	102,707	65,000	(37,707)	65,000	65,000
Equipment & Supplies	90	158	815	1,900	1,085	1,900	1,900
Snow Removal		625	149	2,500	2,351	2,500	7,500
Janitorial Breezeways		750	8,596	9,000	404	9,000	5,000
Cleaning MH Phase I	500	250	3,000	3,000		3,000	3,000
HVAC Phase I			230		(230)		
Insurance Claims - Owner Reimbursable		1,667		20,000	20,000	20,000	20,000
Owner Reimbursable Expense	925	1,667	26,314	20,000	(6,314)	20,000	10,000
Insurance Claims	1,581		167,713		(167,713)		
Repair-water leaks	15,324	864	72,047	10,373	(61,674)	10,373	
Management Fees	3,372	3,372	40,464	40,464		40,464	38,535
Insurance Premiums		3,042	51,206	36,500	(14,706)	36,500	36,500
Legal Fees-Collections			300		(300)		
Legal Fees-Other	1,625	500	5,800	6,000	200	6,000	4,000
Office/Postage Exp.	781	42	1,911	500	(1,411)	500	1,500
Accounting Fees		250	1,665	3,000	1,335	3,000	3,000
Taxes			(653)	3,500	4,153	3,500	3,500
Bad Debt	22		24		(24)		
Pool Management	3,508	2,667	35,013	32,000	(3,013)	32,000	28,385

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	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Pool Supplies		212	3,260	2,500	(760)	2,500	2,500
Pool Repairs		208	1,905	2,500	595	2,500	2,500
Gym Supplies/Repairs	95	167	3,319	2,000	(1,319)	2,000	2,000
Electric Manor House	3,080	805	37,236	9,660	(27,576)	9,660	9,200
BGE Phase I	1,772	425	9,550	5,100	(4,450)	5,100	4,900
Electric 200/202 Thames	435	100	2,254	1,200	(1,054)	1,200	1,200
Cable - Fios	187	150	2,400	1,800	(600)	1,800	1,400
Alarm System-Verizon	246	275	2,975	3,300	325	3,300	2,800
Alarm System-Town Security		125	1,112	1,500	388	1,500	1,500
Water		7,917	83,159	95,000	11,841	95,000	120,732
Sewer	4,840	5,583	56,975	67,000	10,025	67,000	75,000
Repair & Maint. MH-CS	3,701	83	24,674	1,000	(23,674)	1,000	3,500
MH Repairs Maintenance 20%x56%		292	5,442	3,500	(1,942)	3,500	1,000
Repair HVAC's MH-CS		87	15,820	1,000	(14,820)	1,000	1,000
HVAC Maint. Contract-CS		144	1,836	1,731	(105)	1,731	1,731
Equip & Supplies MH-CS		42		500	500	500	500
Fire Safety, Extinguishers-CS		37	962	400	(562)	400	400
Sprinkler-CS		87	1,613	1,000	(613)	1,000	1,000
Exterminator MH Shared-CS		60	559	725	166	725	650
Snow Removal-CS		3,000	8,396	15,000	6,604	15,000	10,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	12,982	6,500	(6,482)	6,500	6,500
Seasonal Flowers			1,500	1,500		1,500	1,500
Mowing/Landscape Maint.-CS	2,225		19,669	22,500	2,831	22,500	22,500
Cleaning/Plant Care Manor House-CS	1,100		4,100	7,200	3,100	7,200	7,200
Clock Tower Reserve		340	3,016	4,025	1,009	4,025	4,025
Clock Tower Maintenance		500	3,985	6,000	2,015	6,000	5,000
Ground Maint. x12% x 44%		125	1,068	1,500	432	1,500	1,300
Electric 292-294 Cant x 44%		83	526	1,000	474	1,000	1,000
Insurance 2% x 44%		62	353	750	397	750	750
Stormwater Basin		125	572	1,500	928	1,500	1,500
Misc, Bulk Trash, Car Wash		83	389	1,000	611	1,000	750
Snow Removal Bldg 10		400	521	1,800	1,279	1,800	1,500
Reserve Savings Phase I		7,980		95,755	95,755	95,755	90,755
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			108		(108)		
Reserve Savings Phase I Roofs		5,511		66,134	66,134	66,134	60,331

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Reserve I & II Expense

7,910

(7,910)

Total Expenses

67,772

64,230

859,347

776,217

(83,130)

776,217

764,844

Net Income

1,663

451

(95,655)

0

(95,655)

0

0