

English Country Manor I Condominium

Balance Sheet

08/31/2023

Assets

Accounts Receivable	90,485.17
Manor Event Checking	5,157.22
MM Manor House Event	6,820.13
Checking	47,401.47
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	55,787.93
APGFCU CD#2362-31 - 12/19/23	26,862.20
MM Phase 1&2 90421	161,987.93
APG MM-22	52,551.68
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	333,022.52

Total Assets

883,552.41

Liabilities

Prepaid Accounts Receivable	23,924.45
Accounts Payable - Net Total	43,845.41

Total Liabilities

67,769.86

Net Worth

Current Operation Funds	(481,000.44)
Retained Earnings	1,332,863.12
Net Income	(36,080.13)

Total Net Worth

815,782.55

Total Net Worth and Liabilities

883,552.41

English Country Manor I Condominium

Revenues and Expenses Statement

From 08/01/2023 to 08/31/2023

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	364.72
Other Income	1,916.71
Cost Share Phase II	34,157.91
Homeowner Repairs Reimbursed	1,682.17
Reimbursed Bank Fees	(12.00)
Homeowner Insurance Deductible	10,000.00

Total Revenue	103,901.51
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Expenses

Repairs & Maintenance	18,914.71
Cleaning MH Phase I	250.00
Insurance Claims - Owner Reimbursable	10,000.00
Owner Reimbursable Expense	4,371.92
Insurance Claims	4,875.00
Repair-water leaks	4,075.56
Reserve Study	1,810.00
Management Fees	3,474.00
Insurance Premiums	11,331.30
Legal Fees-Other	2,705.00
Office/Postage Exp.	520.65
Bad Debt	3,283.22
Gym Supplies/Repairs	1,335.00
Electric Manor House	7,996.09
BGE Phase I	2,002.53
Electric 200/202 Thames	421.24
Cable - Fios	384.66
Alarm System-Verizon	254.69
Water	12,872.41
ECM II Portion of Water Bill	16,383.07
Sewer	4,365.46
ECM II Portion of Sewer Bill	5,556.04
Sprinkler-CS	250.00
Exterminator MH Shared-CS	148.11
Mowing/Landscape Maint.-CS	920.00

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Revenues and Expenses Statement

From 08/01/2023 to 08/31/2023

	<u>Current Period</u>
Cleaning/Plant Care Manor House-CS	550.00
Clock Tower Reserve	1,005.39
Clock Tower Maintenance	2,838.38
Ground Maint. x12% x 44%	459.20
Electric 292-294 Cant x 44%	227.59
Insurance 2% x 44%	243.77
Stormwater Basin	312.28
Misc, Bulk Trash, Car Wash	105.78
Reserve Savings Phase I & II	1,825.00
Bank Fees	9.00
Total Expense	126,077.05
Net Income	(22,175.54)