

English Country Manor I Condominium

Balance Sheet

09/30/2023

Assets

Accounts Receivable	82,681.69
Manor Event Checking	5,157.22
MM Manor House Event	6,820.41
Checking	26,946.69
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	56,273.76
APGFCU CD#2362-31 - 12/19/23	26,899.36
MM Phase 1&2 90421	163,819.61
APG MM-22	52,651.09
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	333,287.11

Total Assets

858,013.10

Liabilities

Prepaid Accounts Receivable	21,123.45
Accounts Payable - Net Total	125.00

Total Liabilities

21,248.45

Net Worth

Current Operation Funds	(481,000.44)
Retained Earnings	1,334,688.12
Net Income	(16,923.03)

Total Net Worth

836,764.65

Total Net Worth and Liabilities

858,013.10

English Country Manor I Condominium

Revenues and Expenses Statement

From 09/01/2023 to 09/30/2023

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	1,126.98
Cost Share Phase II	15,975.76
Homeowner Repairs Reimbursed	2,270.83

Total Revenue	75,165.57
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Expenses

Repairs & Maintenance	3,748.42
Equipment & Supplies	60.00
Janitorial Breezeways	2,380.00
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	2,270.83
Insurance Claims	503.75
Repair-water leaks	1,725.65
Management Fees	3,474.00
Legal Fees-Other	7,130.38
Taxes	200.00
Manor House Event Expense	125.00
Electric Manor House	3,924.59
BGE Phase I	553.74
Electric 200/202 Thames	230.18
Cable - Fios	192.33
Alarm System-Verizon	254.69
Water	5,560.57
ECM II Portion of Water Bill	7,077.08
Sewer	4,797.24
ECM II Portion of Sewer Bill	6,105.57
Repair & Maint. MH-CS	1,420.00
Mowing/Landscape Maint.-CS	1,365.00
Cleaning/Plant Care Manor House-CS	550.00
New Security MH	209.88
Reserve Savings Phase I & II	1,825.00
Bank Fees	141.54

Total Expense	56,075.44
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English Country Manor I Condominium

Revenues and Expenses Statement

From 09/01/2023 to 09/30/2023

Current Period

Net Income	19,090.13
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 09/01/2023 to 09/30/2023

	<u>September 2023</u>		<u>Year-to-Date</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	502,128	502,128		669,504	669,504
Interest Income	1,127	208	6,204	1,875	(4,329)	2,500	2,500
Other Income			1,917		(1,917)		
Pool Revenue		42		378	378	500	500
Manor House Rentals			1,415		(1,415)		
Cost Share Phase II	15,976	4,794	198,698	43,144	(155,554)	57,525	63,713
Homeowner Repairs Reimbursed	2,271	1,667	22,223	15,000	(7,223)	20,000	20,000
Reimbursed Bank Fees			8		(8)		
Homeowner Insurance Deductible		1,667	10,000	15,000	5,000	20,000	20,000
Total Revenues	75,166	64,170	742,593	577,525	(165,068)	770,029	776,217
Expenses							
Repairs & Maintenance	3,748	5,417	63,524	48,750	(14,774)	65,000	65,000
Equipment & Supplies	60	158	5,519	1,425	(4,094)	1,900	1,900
Snow Removal				1,125	1,125	1,500	2,500
Exterminator Phase I			3,850		(3,850)		
Janitorial Breezeways	2,380	750	4,200	6,750	2,550	9,000	9,000
Cleaning MH Phase I	250	250	2,000	2,250	250	3,000	3,000
Insurance Claims - Owner Reimbu		1,667	12,949	15,000	2,051	20,000	20,000
Owner Reimbursable Expense	2,271	1,667	19,050	15,000	(4,050)	20,000	20,000
Insurance Claims	504		18,299		(18,299)		
Repair-water leaks	1,726	1,133	21,481	10,200	(11,281)	13,600	10,373
Gutter Cleaning			19,200	9,600	(9,600)	19,200	
Reserve Study			1,810		(1,810)		
Management Fees	3,474	3,474	31,266	31,266		41,688	40,464
Insurance Premiums		3,346	22,663	30,112	7,449	40,150	36,500
Legal Fees-Other	7,130	500	26,267	4,500	(21,767)	6,000	6,000
Office/Postage Exp.		21	543	187	(356)	250	500
Accounting Fees		250	3,190	2,250	(940)	3,000	3,000
Taxes	200	83	237	750	513	1,000	3,500
Bad Debt			10,174		(10,174)		
Manor House Event Expense	125		775		(775)		
Community Website		21		187	187	250	
Pool Management		2,925	33,467	26,325	(7,142)	35,100	32,000

	<u>September 2023</u>		<u>Year-to-Date</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>
Pool Supplies		208	3,012	1,872	(1,140)	2,500	2,500
Pool Repairs		208		1,875	1,875	2,500	2,500
Gym Supplies/Repairs		167	2,105	1,500	(605)	2,000	2,000
Electric Manor House	3,925	1,000	22,726	9,000	(13,726)	12,000	9,660
BGE Phase I	554	708	7,011	6,375	(636)	8,500	5,100
Electric 200/202 Thames	230	150	1,693	1,350	(343)	1,800	1,200
Cable - Fios	192	188	1,906	1,688	(218)	2,250	1,800
Alarm System-Verizon	255	300	2,270	2,700	430	3,600	3,300
Alarm System-Town Security		150	1,106	1,350	244	1,800	1,500
Water	5,561	7,917	62,577	71,250	8,673	95,000	95,000
ECM II Portion of Water Bill	7,077		89,370		(89,370)		
Sewer	4,797	5,583	33,327	50,250	16,923	67,000	67,000
ECM II Portion of Sewer Bill	6,106		62,275		(62,275)		
Repair & Maint. MH-CS	1,420	125	19,194	1,125	(18,069)	1,500	1,000
MH Repairs Maintenance 20%x56		292	1,100	2,625	1,525	3,500	3,500
Repair HVAC's MH-CS		42		375	375	500	1,000
HVAC Maint. Contract-CS		150		1,350	1,350	1,800	1,731
Equip & Supplies MH-CS		42		375	375	500	500
Fire Safety, Extinguishers-CS		33	571	297	(274)	400	400
Sprinkler-CS		83	750	747	(3)	1,000	1,000
Exterminator MH Shared-CS		50	436	450	14	600	725
Snow Removal-CS			406	12,000	11,594	15,000	15,000
Entrance, Gate, Pond, Grounds, P		542	27,787	4,875	(22,912)	6,500	6,500
Seasonal Flowers		150	750	1,350	600	1,800	1,500
Mowing/Landscape Maint.-CS	1,365	2,062	14,643	18,562	3,919	24,750	22,500
Cleaning/Plant Care Manor House-	550	1,200	4,400	7,200	2,800	7,200	7,200
Pond Maintenance-CS		267	3,140	2,400	(740)	3,200	
New Security MH	210		12,366		(12,366)		
Clock Tower Reserve		335	3,371	3,015	(356)	4,025	4,025
Clock Tower Maintenance		375	4,796	3,375	(1,421)	4,500	6,000
Ground Maint. x12% x 44%		125	1,457	1,125	(332)	1,500	1,500
Electric 292-294 Cant x 44%		83	706	750	44	1,000	1,000
Insurance 2% x 44%		62	492	562	70	750	750
Stormwater Basin		125	312	1,125	813	1,500	1,500
Misc, Bulk Trash, Car Wash		83	106	750	644	1,000	1,000
Snow Removal Bldg 10				1,400	1,400	1,800	1,800
Reserve Savings Phase I		6,250		56,250	56,250	75,000	95,755
Reserve Savings Phase I & II	1,825	1,825	16,425	16,425		21,900	21,900
Reserve Savings I Walls		167		1,500	1,500	2,000	2,000
Reserve Savings Phase I Roads		4,417		39,750	39,750	53,000	65,000

	<u>September 2023</u>		<u>Year-to-Date</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>
Bank Fees	142		194		(194)		
Reserve Savings Phase I Roofs		4,518		40,662	40,662	54,216	66,134
Road Reserve Expense			18,544		(18,544)		
Roof Reserve Expense			37,728		(37,728)		
Total Expenses	56,077	61,644	759,516	575,307	(184,209)	770,029	776,217
Net Income	19,089	2,526	(16,923)	2,218	(19,141)	0	0