

English Country Manor I Condominium

Balance Sheet

10/31/2023

Assets

Accounts Receivable	101,605.44
Manor Event Checking	5,032.22
MM Manor House Event Checking	6,820.70
APGFCU #2362	62,148.80
APGFCU CD#2362-30 - 2/10/25	5.00
APGFCU CD#2362-31 - 12/19/23	56,273.76
MM Phase 1&2 90421	26,899.36
APG MM-22	165,651.60
First National CD#138-9/27/21	52,651.09
First National MM#119-Undesignated	103,471.16
	333,579.31

Total Assets

914,138.44

Liabilities

Prepaid Accounts Receivable	21,825.59
Accounts Payable - Net Total	32,371.72

Total Liabilities

54,197.31

Net Worth

Current Operation Funds	(481,000.44)
Retained Earnings	1,336,513.12
Net Income	4,428.45

Total Net Worth

859,941.13

Total Net Worth and Liabilities

914,138.44

English Country Manor I Condominium

Revenues and Expenses Statement

From 10/01/2023 to 10/31/2023

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	524.48
Homeowner Repairs Reimbursed	21,310.78
Cost Share Income	7,077.08

Total Revenue	84,704.34
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Expenses

Repairs & Maintenance	4,514.03
Cleaning MH Phase I	250.00
Insurance Claims - Owner Reimbursable	10,000.00
Owner Reimbursable Expense	17,451.83
Insurance Claims	861.25
Management Fees	3,474.00
Legal Fees-Other	1,292.57
Accounting Fees	2,515.00
Gym Supplies/Repairs	385.00
Electric Manor House	3,892.75
BGE Phase I	1,199.86
Electric 200/202 Thames	489.66
Cable - Fios	192.33
Alarm System-Verizon	257.50
Alarm System-Town Security	215.40
Water	5,544.96
ECM II Portion of Water Bill	7,057.22
Mowing/Landscape Maint.-CS	1,365.00
Cleaning/Plant Care Manor House-CS	550.00
Reserve Savings Phase I & II	1,825.00
Bank Fees	4.50

Total Expense	63,337.86
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Net Income	21,366.48
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 10/01/2023 to 10/31/2023

	<u>October 2023</u>		<u>January to October</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	557,920	557,920		669,504	669,504
Interest Income	524	208	6,713	2,083	(4,630)	2,500	2,500
Other Income			1,917		(1,917)		
Pool Revenue		42		420	420	500	500
Manor House Rentals			1,415		(1,415)		
Cost Share Phase II		4,794	198,698	47,938	(150,760)	57,525	63,713
Homeowner Repairs Reimbursed	21,311	1,667	43,534	16,667	(26,867)	20,000	20,000
Reimbursed Bank Fees			8		(8)		
Cost Share Income	7,077		7,077		(7,077)		
Homeowner Insurance Deductible		1,667	10,000	16,667	6,667	20,000	20,000
Total Revenues	84,704	64,170	827,282	641,695	(185,587)	770,029	776,217
<u>Expenses</u>							
Repairs & Maintenance	4,514	5,417	68,038	54,167	(13,871)	65,000	65,000
Equipment & Supplies		158	5,519	1,583	(3,936)	1,900	1,900
Snow Removal				1,125	1,125	1,500	2,500
Exterminator Phase I			3,850		(3,850)		
Janitorial Breezeways		750	4,200	7,500	3,300	9,000	9,000
Cleaning MH Phase I	250	250	2,250	2,500	250	3,000	3,000
Insurance Claims - Owner Reimbursable	10,000	1,667	22,949	16,667	(6,282)	20,000	20,000
Owner Reimbursable Expense	17,452	1,667	36,502	16,667	(19,835)	20,000	20,000
Insurance Claims	861		19,160		(19,160)		
Repair-water leaks		1,133	21,481	11,333	(10,148)	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	34,740	34,740		41,688	40,464
Insurance Premiums		3,346	22,663	33,458	10,795	40,150	36,500
Legal Fees-Other	1,293	500	27,560	5,000	(22,560)	6,000	6,000
Office/Postage Exp.		21	543	208	(335)	250	500
Accounting Fees	2,515	250	5,705	2,500	(3,205)	3,000	3,000
Taxes		83	237	833	596	1,000	3,500
Bad Debt			10,174		(10,174)		

	<u>October 2023</u>		<u>January to October</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>
Manor House Event Expense			775		(775)		
Community Website		21		208	208	250	
Pool Management		2,925	33,467	29,250	(4,217)	35,100	32,000
Pool Supplies		208	3,012	2,080	(932)	2,500	2,500
Pool Repairs		208		2,083	2,083	2,500	2,500
Gym Supplies/Repairs	385	167	2,490	1,667	(823)	2,000	2,000
Electric Manor House	3,893	1,000	26,619	10,000	(16,619)	12,000	9,660
BGE Phase I	1,200	708	8,211	7,083	(1,128)	8,500	5,100
Electric 200/202 Thames	490	150	2,183	1,500	(683)	1,800	1,200
Cable - Fios	192	188	2,099	1,875	(224)	2,250	1,800
Alarm System-Verizon	258	300	2,528	3,000	472	3,600	3,300
Alarm System-Town Security	215	150	1,321	1,500	179	1,800	1,500
Water	5,545	7,917	68,122	79,167	11,045	95,000	95,000
ECM II Portion of Water Bill	7,057		96,427		(96,427)		
Sewer		5,583	33,327	55,833	22,506	67,000	67,000
ECM II Portion of Sewer Bill			62,275		(62,275)		
Repair & Maint. MH-CS		125	19,194	1,250	(17,944)	1,500	1,000
MH Repairs Maintenance 20%x56%		292	1,100	2,917	1,817	3,500	3,500
Repair HVAC's MH-CS		42		417	417	500	1,000
HVAC Maint. Contract-CS		150		1,500	1,500	1,800	1,731
Equip & Supplies MH-CS		42		417	417	500	500
Fire Safety, Extinguishers-CS		33	571	330	(241)	400	400
Sprinkler-CS		83	750	830	80	1,000	1,000
Exterminator MH Shared-CS		50	436	500	64	600	725
Snow Removal-CS			406	12,000	11,594	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	27,787	5,417	(22,370)	6,500	6,500
Seasonal Flowers		150	750	1,500	750	1,800	1,500
Mowing/Landscape Maint.-CS	1,365	2,062	16,008	20,625	4,617	24,750	22,500
Cleaning/Plant Care Manor House-CS	550		4,950	7,200	2,250	7,200	7,200
Pond Maintenance-CS		267	3,140	2,667	(473)	3,200	
New Security MH			12,366		(12,366)		
Clock Tower Reserve		335	3,371	3,350	(21)	4,025	4,025
Clock Tower Maintenance		375	4,796	3,750	(1,046)	4,500	6,000
Ground Maint. x12% x 44%		125	1,457	1,250	(207)	1,500	1,500
Electric 292-294 Cant x 44%		83	706	833	127	1,000	1,000
Insurance 2% x 44%		62	492	625	133	750	750
Stormwater Basin		125	312	1,250	938	1,500	1,500
Misc, Bulk Trash, Car Wash		83	106	833	727	1,000	1,000

	<u>October 2023</u>		<u>January to October</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>
Snow Removal Bldg 10				1,400	1,400	1,800	1,800
Reserve Savings Phase I		6,250		62,500	62,500	75,000	95,755
Reserve Savings Phase I & II	1,825	1,825	18,250	18,250		21,900	21,900
Reserve Savings I Walls		167		1,667	1,667	2,000	2,000
Reserve Savings Phase I Roads		4,417		44,167	44,167	53,000	65,000
Bank Fees	4		198		(198)		
Reserve Savings Phase I Roofs		4,518		45,180	45,180	54,216	66,134
Road Reserve Expense			18,544		(18,544)		
Roof Reserve Expense			37,728		(37,728)		
Total Expenses	63,338	60,444	822,855	635,752	(187,103)	770,029	776,217
Net Income	21,366	3,726	4,427	5,943	(1,516)	0	0