

English Country Manor I Condominium

Balance Sheet

11/30/2023

Assets

Accounts Receivable	82,686.91
Manor Event Checking	5,032.22
MM Manor House Event Checking	6,820.98
APGFCU #2362	95,025.44
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	167,483.44
First National CD#138-9/27/21	52,651.09
First National MM#119-Undesignated	103,471.16
	333,853.48

Total Assets

930,202.84

Liabilities

Prepaid Accounts Receivable	17,482.57
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Total Liabilities

17,482.57

Net Worth

Current Operation Funds	(481,000.44)
Retained Earnings	1,338,338.12
Net Income	55,382.59

Total Net Worth

912,720.27

Total Net Worth and Liabilities

930,202.84

English Country Manor I Condominium

Revenues and Expenses Statement

From 11/01/2023 to 11/30/2023

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	1,610.10
Cost Share Phase II	21,868.76
Homeowner Repairs Reimbursed	365.00

Total Revenue	79,635.86
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Expenses

Repairs & Maintenance	6,577.50
Equipment & Supplies	316.39
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	365.00
Insurance Claims	195.00
Management Fees	3,474.00
Legal Fees-Other	2,063.55
Electric Manor House	1,304.04
BGE Phase I	426.12
Electric 200/202 Thames	50.48
Alarm System-Verizon	257.28
Sewer	3,845.98
ECM II Portion of Sewer Bill	4,894.88
Seasonal Flowers	750.00
Mowing/Landscape Maint.-CS	1,520.00
Cleaning/Plant Care Manor House-CS	550.00
Reserve Savings Phase I & II	1,825.00
Bank Fees	16.50

Total Expense	28,681.72
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Net Income	50,954.14
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 11/01/2023 to 11/30/2023

	<u>November 2023</u>		<u>January to November</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	613,712	613,712		669,504	669,504
Interest Income	1,610	208	8,323	2,292	(6,031)	2,500	2,500
Other Income			1,917		(1,917)		
Pool Revenue		42		462	462	500	500
Manor House Rentals			1,415		(1,415)		
Cost Share Phase II	21,869	4,794	220,566	52,732	(167,834)	57,525	63,713
Homeowner Repairs Reimbursed	365	1,667	43,899	18,333	(25,566)	20,000	20,000
Reimbursed Bank Fees			8		(8)		
Cost Share Income			7,077		(7,077)		
Homeowner Insurance Deductible		1,667	10,000	18,333	8,333	20,000	20,000
Total Revenues	79,636	64,170	906,917	705,864	(201,053)	770,029	776,217
<u>Expenses</u>							
Repairs & Maintenance	6,578	5,417	74,616	59,583	(15,033)	65,000	65,000
Equipment & Supplies	316	158	5,835	1,742	(4,093)	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	8,250	4,050	9,000	9,000
Cleaning MH Phase I	250	250	2,500	2,750	250	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	22,949	18,333	(4,616)	20,000	20,000
Owner Reimbursable Expense	365	1,667	36,867	18,333	(18,534)	20,000	20,000
Insurance Claims	195		19,355		(19,355)		
Repair-water leaks		1,133	21,481	12,467	(9,014)	13,600	10,373
Gutter Cleaning		9,600	19,200	19,200		19,200	
Reserve Study			1,810		(1,810)		
Management Fees	3,474	3,474	38,214	38,214		41,688	40,464
Insurance Premiums		3,346	22,663	36,804	14,141	40,150	36,500
Legal Fees-Other	2,064	500	29,623	5,500	(24,123)	6,000	6,000
Office/Postage Exp.		21	543	229	(314)	250	500
Accounting Fees		250	5,705	2,750	(2,955)	3,000	3,000
Taxes		83	237	917	680	1,000	3,500
Bad Debt			10,174		(10,174)		

	<u>November 2023</u>		<u>January to November</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		229	229	250	
Pool Management		2,925	33,467	32,175	(1,292)	35,100	32,000
Pool Supplies		208	3,012	2,288	(724)	2,500	2,500
Pool Repairs		208		2,292	2,292	2,500	2,500
Gym Supplies/Repairs		167	2,490	1,833	(657)	2,000	2,000
Electric Manor House	1,304	1,000	27,923	11,000	(16,923)	12,000	9,660
BGE Phase I	426	708	8,637	7,792	(845)	8,500	5,100
Electric 200/202 Thames	50	150	2,234	1,650	(584)	1,800	1,200
Cable - Fios		188	2,099	2,062	(37)	2,250	1,800
Alarm System-Verizon	257	300	2,785	3,300	515	3,600	3,300
Alarm System-Town Security		150	1,321	1,650	329	1,800	1,500
Water		7,917	68,122	87,083	18,961	95,000	95,000
ECM II Portion of Water Bill			96,427		(96,427)		
Sewer	3,846	5,583	37,173	61,417	24,244	67,000	67,000
ECM II Portion of Sewer Bill	4,895		67,170		(67,170)		
Repair & Maint. MH-CS		125	19,194	1,375	(17,819)	1,500	1,000
MH Repairs Maintenance 20%x56%		292	1,100	3,208	2,108	3,500	3,500
Repair HVAC's MH-CS		42		458	458	500	1,000
HVAC Maint. Contract-CS		150		1,650	1,650	1,800	1,731
Equip & Supplies MH-CS		42		458	458	500	500
Fire Safety, Extinguishers-CS		33	571	363	(208)	400	400
Sprinkler-CS		83	750	913	163	1,000	1,000
Exterminator MH Shared-CS		50	436	550	114	600	725
Snow Removal-CS			406	12,000	11,594	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	27,787	5,958	(21,829)	6,500	6,500
Seasonal Flowers	750	150	1,500	1,650	150	1,800	1,500
Mowing/Landscape Maint.-CS	1,520	2,062	17,528	22,688	5,160	24,750	22,500
Cleaning/Plant Care Manor House-CS	550		5,500	7,200	1,700	7,200	7,200
Pond Maintenance-CS		267	3,140	2,933	(207)	3,200	
New Security MH			12,366		(12,366)		
Clock Tower Reserve		335	3,371	3,685	314	4,025	4,025
Clock Tower Maintenance		375	4,796	4,125	(671)	4,500	6,000
Ground Maint. x12% x 44%		125	1,457	1,375	(82)	1,500	1,500
Electric 292-294 Cant x 44%		83	706	917	211	1,000	1,000
Insurance 2% x 44%		62	492	688	196	750	750
Stormwater Basin		125	312	1,375	1,063	1,500	1,500
Misc, Bulk Trash, Car Wash		83	106	917	811	1,000	1,000

	<u>November 2023</u>		<u>January to November</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		68,750	68,750	75,000	95,755
Reserve Savings Phase I & II	1,825	1,825	20,075	20,075		21,900	21,900
Reserve Savings I Walls		167		1,833	1,833	2,000	2,000
Reserve Savings Phase I Roads		4,417		48,583	48,583	53,000	65,000
Bank Fees	16		215		(215)		
Reserve Savings Phase I Roofs		4,518		49,698	49,698	54,216	66,134
Road Reserve Expense			18,544		(18,544)		
Roof Reserve Expense			37,728		(37,728)		
Total Expenses	28,681	70,044	851,537	705,793	(145,744)	770,029	776,217
Net Income	50,955	(5,874)	55,380	71	55,309	0	0