

English Country Manor I Condominium

Income and Expense Comparative Statement

From 01/01/2023 to 03/31/2023

	<u>March 2023</u>		<u>January to March</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	167,376	167,376		669,504	669,504
Interest Income	867	208	1,891	625	(1,266)	2,500	2,500
Pool Revenue		42		126	126	500	500
Manor House Rentals	485		735		(735)		
Cost Share Phase II	45,917	4,794	84,418	14,381	(70,037)	57,525	63,713
Homeowner Repairs Reimbursed	927	1,667	6,767	5,000	(1,767)	20,000	20,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667		5,000	5,000	20,000	20,000
Total Revenues	103,988	64,170	261,197	192,508	(68,689)	770,029	776,217
<u>Expenses</u>							
Repairs & Maintenance	3,497	5,417	16,199	16,250	51	65,000	65,000
Equipment & Supplies		158	64	475	411	1,900	1,900
Snow Removal		375		1,125	1,125	1,500	2,500
Janitorial Breezeways		750		2,250	2,250	9,000	9,000
Cleaning MH Phase I	250	250	500	750	250	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667		5,000	5,000	20,000	20,000
Owner Reimbursable Expense	927	1,667	6,542	5,000	(1,542)	20,000	20,000
Insurance Claims	98		12,319		(12,319)		
Repair-water leaks	1,449	1,133	1,449	3,400	1,951	13,600	10,373
Gutter Cleaning			9,600		(9,600)	19,200	
Management Fees	3,474	3,474	10,422	10,422		41,688	40,464
Insurance Premiums		3,346		10,037	10,037	40,150	36,500
Legal Fees-Other	780	500	5,531	1,500	(4,031)	6,000	6,000
Office/Postage Exp.		21	22	62	40	250	500
Accounting Fees	515	250	3,190	750	(2,440)	3,000	3,000
Taxes		83		250	250	1,000	3,500
Community Website		21		62	62	250	
Pool Management	7,898	2,925	7,898	8,775	877	35,100	32,000
Pool Supplies	433	208	433	624	191	2,500	2,500
Pool Repairs		208		625	625	2,500	2,500
Gym Supplies/Repairs		167	385	500	115	2,000	2,000

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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>
Electric Manor House	2,730	1,000	8,201	3,000	(5,201)	12,000	9,660
BGE Phase I	153	708	2,100	2,125	25	8,500	5,100
Electric 200/202 Thames		150	276	450	174	1,800	1,200
Cable - Fios	373	188	752	562	(190)	2,250	1,800
Alarm System-Verizon	253	300	746	900	154	3,600	3,300
Alarm System-Town Security	250	150	465	450	(15)	1,800	1,500
Water	11,310	7,917	25,597	23,750	(1,847)	95,000	95,000
ECM II Portion of Water Bill	14,395		42,304		(42,304)		
Sewer		5,583	9,079	16,750	7,671	67,000	67,000
ECM II Portion of Sewer Bill			31,414		(31,414)		
Repair & Maint. MH-CS	10,530	125	11,012	375	(10,637)	1,500	1,000
MH Repairs Maintenance 20%x56%		292		875	875	3,500	3,500
Repair HVAC's MH-CS		42		125	125	500	1,000
HVAC Maint. Contract-CS		150		450	450	1,800	1,731
Equip & Supplies MH-CS		42		125	125	500	500
Fire Safety, Extinguishers-CS		33	571	99	(472)	400	400
Sprinkler-CS		83		249	249	1,000	1,000
Exterminator MH Shared-CS		50	140	150	10	600	725
Snow Removal-CS		3,000	406	9,000	8,594	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS	16,538	542	17,638	1,625	(16,013)	6,500	6,500
Seasonal Flowers		150		450	450	1,800	1,500
Mowing/Landscape Maint.-CS		2,062		6,188	6,188	24,750	22,500
Cleaning/Plant Care Manor House-CS	550		1,100		(1,100)	7,200	7,200
Pond Maintenance-CS	3,140	267	3,140	800	(2,340)	3,200	
Clock Tower Reserve	355	335	355	1,005	650	4,025	4,025
Clock Tower Maintenance		375		1,125	1,125	4,500	6,000
Ground Maint. x12% x 44%		125		375	375	1,500	1,500
Electric 292-294 Cant x 44%	66	83	66	250	184	1,000	1,000
Insurance 2% x 44%		62		188	188	750	750
Stormwater Basin		125		375	375	1,500	1,500
Misc, Bulk Trash, Car Wash		83		250	250	1,000	1,000
Snow Removal Bldg 10		400		1,400	1,400	1,800	1,800
Reserve Savings Phase I		6,250		18,750	18,750	75,000	95,755
Reserve Savings Phase I & II	1,825	1,825	5,475	5,475		21,900	21,900
Reserve Savings I Walls		167		500	500	2,000	2,000
Reserve Savings Phase I Roads		4,417		13,250	13,250	53,000	65,000
Bank Fees	4		18		(18)		
Reserve Savings Phase I Roofs		4,518		13,554	13,554	54,216	66,134

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Road Reserve Expense	18,544		18,544		(18,544)		
Total Expenses	100,337	64,219	253,953	192,852	(61,101)	770,029	776,217
Net Income	3,651	(49)	7,244	(344)	7,588	0	0