

English Country Manor I Condominium

Balance Sheet

01/31/2024

Assets

Accounts Receivable	98,154.04
Manor Event Checking	5,032.22
MM Manor House Event Checking	6,821.56 59,037.84
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	56,763.82
APGFCU CD#2362-31 - 12/19/25	26,978.41
MM Phase 1&2 90421	171,147.79
APG MM-22	52,750.69
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	334,118.73

Total Assets

914,281.26

Liabilities

Prepaid Accounts Receivable	24,267.21
Accounts Payable - Net Total	19,221.16

Total Liabilities

43,488.37

Net Worth

Current Operation Funds	(496,426.88)
Retained Earnings	1,341,988.12
Net Income	25,231.65

Total Net Worth

870,792.89

Total Net Worth and Liabilities

914,281.26

English Country Manor I Condominium

Revenues and Expenses Statement

From 01/01/2024 to 01/31/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	931.21
Other Income	75.00
Insurance Claim Income	10,535.20
Cost Share Phase II	10,592.59
ECM II Water Reimbursement	5,113.84
Homeowner Repairs Reimbursed	5,486.57
Homeowner Insurance Deductible	10,000.00

Total Revenue	98,526.41
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Expenses

Repairs & Maintenance	6,627.24
Snow Removal	375.00
Janitorial Breezeways	800.00
Insurance Claims - Owner Reimbursable	(5,861.49)
Owner Reimbursable Expense	4,222.62
Insurance Claims	11,052.35
Reserve Study	3,362.00
Management Fees	3,625.00
Insurance Premiums	(1,637.00)
Legal Fees-Other	425.00
Office/Postage Exp.	214.42
Gym Supplies/Repairs	385.00
BGE Phase I	3,918.71
Electric 200/202 Thames	312.40
Alarm System-Verizon	449.63
Alarm System-Town Security	515.40
Water	7,235.79
ECM II Portion of Water Bill	9,209.19
Sewer	4,486.90
ECM II Portion of Sewer Bill	5,710.59
MH Repairs Maintenance 20%x56%	292.50
HVAC Maint. Contract-CS	3,396.38
Snow Removal-CS	11,027.38
Entrance, Gate, Pond, Grounds, Pool-CS	540.00

English Country Manor I Condominium

Revenues and Expenses Statement

From 01/01/2024 to 01/31/2024

Current Period

New Security MH	771.25
Reserve Savings Phase I & II	1,825.00
Bank Fees	13.50

Total Expense	73,294.76
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Net Income	25,231.65
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 01/01/2024 to 01/31/2024

	<u>January 2024</u>		<u>January to January</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	55,792	55,792		669,504	669,504
Interest Income	931	208	931	208	(723)	2,500	2,500
Other Income	75		75		(75)		
Insurance Claim Income	10,535		10,535		(10,535)		
Pool Revenue		42		42	42	500	500
Cost Share Phase II	10,593	6,145	10,593	6,145	(4,448)	73,742	57,525
ECM II Water Reimbursement	5,114		5,114		(5,114)		
Homeowner Repairs Reimbursed	5,487	1,667	5,487	1,667	(3,820)	20,000	20,000
Homeowner Insurance Deductible	10,000	1,667	10,000	1,667	(8,333)	20,000	20,000
Total Revenues	98,527	65,521	98,527	65,521	(33,006)	786,246	770,029

Expenses

Repairs & Maintenance	6,627	5,417	6,627	5,417	(1,210)	65,000	65,000
Equipment & Supplies		158		158	158	1,900	1,900
Snow Removal	375	375	375	375		1,500	1,500
Janitorial Breezeways	800	750	800	750	(50)	9,000	9,000
Cleaning MH Phase I		250		250	250	3,000	3,000
Insurance Claims - Owner Reimbursable	(5,861)	1,667	(5,861)	1,667	7,528	20,000	20,000
Owner Reimbursable Expense	4,223	1,667	4,223	1,667	(2,556)	20,000	20,000
Insurance Claims	11,052		11,052		(11,052)		
Repair-water leaks		1,667		1,667	1,667	20,000	13,600
Gutter Cleaning						19,200	19,200
Reserve Study	3,362		3,362		(3,362)		
Management Fees	3,625	3,625	3,625	3,625		43,500	41,688
Insurance Premiums	(1,637)	3,500	(1,637)	3,500	5,137	42,000	40,150
Legal Fees-Other	425	500	425	500	75	6,000	6,000
Office/Postage Exp.	214	21	214	21	(193)	250	250
Accounting Fees		258		258	258	3,100	3,000
Taxes		83		83	83	1,000	1,000
Community Website		21		21	21	250	250
Pool Management		3,292		3,292	3,292	39,500	35,100
Pool Supplies		208		208	208	2,500	2,500

	<u>January 2024</u>		<u>January to January</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 Repairs		208		208	208	2,500	2,500
Gym Supplies/Repairs	385	167	385	167	(218)	2,000	2,000
Electric Manor House		1,250		1,250	1,250	15,000	12,000
BGE Phase I	3,919	792	3,919	792	(3,127)	9,500	8,500
Electric 200/202 Thames	312	150	312	150	(162)	1,800	1,800
Cable - Fios		188		188	188	2,250	2,250
Alarm System-Verizon	450	300	450	300	(150)	3,600	3,600
Alarm System-Town Security	515	150	515	150	(365)	1,800	1,800
Water	7,236	7,917	7,236	7,917	681	95,000	95,000
ECM II Portion of Water Bill	9,209		9,209		(9,209)		
Sewer	4,487	5,583	4,487	5,583	1,096	67,000	67,000
ECM II Portion of Sewer Bill	5,711		5,711		(5,711)		
Repair & Maint. MH-CS		125		125	125	1,500	1,500
MH Repairs Maintenance 20%x56%	292	292	292	292		3,500	3,500
Repair HVAC's MH-CS		42		42	42	500	500
HVAC Maint. Contract-CS	3,396	150	3,396	150	(3,246)	1,800	1,800
Equip & Supplies MH-CS		42		42	42	500	500
Fire Safety, Extinguishers-CS		50		50	50	600	400
Sprinkler-CS		83		83	83	1,000	1,000
Exterminator MH Shared-CS		50		50	50	600	600
Snow Removal-CS	11,027	3,000	11,027	3,000	(8,027)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS	540	542	540	542	2	6,500	6,500
Seasonal Flowers		150		150	150	1,800	1,800
Mowing/Landscape Maint.-CS		2,062		2,062	2,062	24,750	24,750
Cleaning/Plant Care Manor House-CS						7,200	7,200
Pond Maintenance-CS		267		267	267	3,200	3,200
New Security MH	771		771		(771)		
Clock Tower Reserve		335		335	335	4,025	4,025
Clock Tower Maintenance		375		375	375	4,500	4,500
Ground Maint. x12% x 44%		142		142	142	1,700	1,500
Electric 292-294 Cant x 44%		83		83	83	1,000	1,000
Insurance 2% x 44%		62		62	62	750	750
Stormwater Basin		125		125	125	1,500	1,500
Misc, Bulk Trash, Car Wash		83		83	83	1,000	1,000
Snow Removal Bldg 10		500		500	500	1,800	1,800
Reserve Savings Phase I		5,840		5,840	5,840	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	1,825	1,825		21,900	21,900
Reserve Savings I Walls		167		167	167	2,000	2,000

	<u>January 2024</u>		<u>January to January</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>
Reserve Savings Phase I Roads		5,577		5,577	5,577	66,924	53,000
Bank Fees	14		14		(14)		
Reserve Savings Phase I Roofs		3,539		3,539	3,539	42,467	54,216
Total Expenses	73,294	65,672	73,294	65,672	(7,622)	786,246	770,029
Net Income	25,233	(151)	25,233	(151)	25,384	0	0