

English Country Manor I Condominium

Balance Sheet

03/31/2024

Assets

Accounts Receivable	83,265.08
Manor Event Checking	5,347.22
MM Manor House Event	6,822.12
Checking	46,201.34
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	57,252.77
APGFCU CD#2362-31 - 12/19/25	27,308.59
MM Phase 1&2 90421	174,811.96
APG MM-22	52,849.38
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	334,947.42

Total Assets

892,282.04

Liabilities

Prepaid Accounts Receivable	24,934.16
Accounts Payable - Net Total	2,504.23

Total Liabilities

27,438.39

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,345,638.12
Net Income	14,048.28

Total Net Worth

864,843.65

Total Net Worth and Liabilities

892,282.04

English Country Manor I Condominium

Revenues and Expenses Statement

From 03/01/2024 to 03/31/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	1,276.33
Other Income	25.00
Insurance Claim Income	5,630.46
Manor House Rentals	570.00
Cost Share Phase II	7,078.17
ECM II Water Reimbursement	7,573.70
Homeowner Repairs Reimbursed	8,036.70

Total Revenue	85,982.36
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Expenses

Repairs & Maintenance	27,112.74
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	17,564.76
Management Fees	3,625.00
Insurance Premiums	9,733.62
Legal Fees-Other	1,459.23
Manor House Event Expense	830.00
Pool Management	8,798.00
Electric Manor House	944.19
BGE Phase I	340.83
Electric 200/202 Thames	30.47
Cable - Fios	359.20
Alarm System-Verizon	257.29
Water	4,938.04
ECM II Portion of Water Bill	6,284.77
Sewer	9,031.14
ECM II Portion of Sewer Bill	11,494.17
Repair & Maint. MH-CS	729.60
Equip & Supplies MH-CS	162.12
Fire Safety, Extinguishers-CS	532.50
Snow Removal-CS	2,003.50
Entrance, Gate, Pond, Grounds, Pool-CS	1,862.31
Mowing/Landscape Maint.-CS	6,297.00
New Security MH	209.88

English Country Manor I Condominium

Revenues and Expenses Statement

From 03/01/2024 to 03/31/2024

Current Period

Clock Tower Reserve	687.13
Clock Tower Maintenance	310.46
Ground Maint. x12% x 44%	111.58
Electric 292-294 Cant x 44%	144.66
Insurance 2% x 44%	350.40
Reserve Savings Phase I & II	1,825.00
Bank Fees	4.50

Total Expense	118,284.09
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Net Income	(32,301.73)
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 03/01/2024 to 03/31/2024

	<u>March 2024</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	1,276	208	3,042	625	(2,417)	2,500	2,500
Other Income	25		135		(135)		
Insurance Claim Income	5,630		16,818		(16,818)		
Pool Revenue		42		126	126	500	500
Manor House Rentals	570		1,145		(1,145)		
Cost Share Phase II	7,078	6,145	17,671	18,435	764	73,742	57,525
ECM II Water Reimbursement	7,574		12,688		(12,688)		
ECM II Sewer Reimbursement			5,230		(5,230)		
Homeowner Repairs Reimbursed	8,037	1,667	14,237	5,000	(9,237)	20,000	20,000
Homeowner Insurance Deductible		1,667	20,000	5,000	(15,000)	20,000	20,000
Total Revenues	85,982	65,521	258,342	196,562	(61,780)	786,246	770,029

Expenses

Repairs & Maintenance	27,113	5,417	34,077	16,250	(17,827)	65,000	65,000
Equipment & Supplies		158		475	475	1,900	1,900
Snow Removal		375	375	1,125	750	1,500	1,500
Janitorial Breezeways		750	800	2,250	1,450	9,000	9,000
Cleaning MH Phase I	250	250	1,050	750	(300)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	5,000	(991)	20,000	20,000
Owner Reimbursable Expense	17,565	1,667	27,979	5,000	(22,979)	20,000	20,000
Insurance Claims			11,052		(11,052)		
Repair-water leaks		1,667		5,000	5,000	20,000	13,600
Gutter Cleaning						19,200	19,200
Reserve Study			3,362		(3,362)		
Management Fees	3,625	3,625	10,875	10,875		43,500	41,688
Insurance Premiums	9,734	3,500	8,097	10,500	2,403	42,000	40,150
Legal Fees-Other	1,459	500	4,955	1,500	(3,455)	6,000	6,000
Office/Postage Exp.		21	232	62	(170)	250	250
Accounting Fees		258		775	775	3,100	3,000
Taxes		83	1,422	250	(1,172)	1,000	1,000
Bad Debt			15		(15)		

	<u>March 2024</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>
Manor House Event Expense	830		830		(830)		
Community Website		21		62	62	250	250
Pool Management	8,798	3,292	8,798	9,875	1,077	39,500	35,100
Pool Supplies		208		624	624	2,500	2,500
Pool Repairs		208		625	625	2,500	2,500
Gym Supplies/Repairs		167	385	500	115	2,000	2,000
Electric Manor House	944	1,250	944	3,750	2,806	15,000	12,000
BGE Phase I	341	792	4,354	2,375	(1,979)	9,500	8,500
Electric 200/202 Thames	30	150	343	450	107	1,800	1,800
Cable - Fios	359	188	552	562	10	2,250	2,250
Alarm System-Verizon	257	300	964	900	(64)	3,600	3,600
Alarm System-Town Security		150	515	450	(65)	1,800	1,800
Water	4,938	7,917	18,125	23,750	5,625	95,000	95,000
ECM II Portion of Water Bill	6,285		23,068		(23,068)		
Sewer	9,031	5,583	17,627	16,750	(877)	67,000	67,000
ECM II Portion of Sewer Bill	11,494		22,435		(22,435)		
Repair & Maint. MH-CS	730	125	730	375	(355)	1,500	1,500
MH Repairs Maintenance 20%x56%		292	292	875	583	3,500	3,500
Repair HVAC's MH-CS		42		125	125	500	500
HVAC Maint. Contract-CS		150	3,396	450	(2,946)	1,800	1,800
Equip & Supplies MH-CS	162	42	162	125	(37)	500	500
Fire Safety, Extinguishers-CS	532	50	532	150	(382)	600	400
Sprinkler-CS		83		249	249	1,000	1,000
Exterminator MH Shared-CS		50	145	150	5	600	600
Snow Removal-CS	2,004	3,000	13,031	9,000	(4,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS	1,862	542	2,402	1,625	(777)	6,500	6,500
Seasonal Flowers		150		450	450	1,800	1,800
Mowing/Landscape Maint.-CS	6,297	2,062	6,297	6,188	(109)	24,750	24,750
Cleaning/Plant Care Manor House-CS						7,200	7,200
Pond Maintenance-CS		267		800	800	3,200	3,200
New Security MH	210		981		(981)		
Clock Tower Reserve	687	335	687	1,005	318	4,025	4,025
Clock Tower Maintenance	310	375	310	1,125	815	4,500	4,500
Ground Maint. x12% x 44%	112	142	112	425	313	1,700	1,500
Electric 292-294 Cant x 44%	145	83	145	250	105	1,000	1,000
Insurance 2% x 44%	350	62	350	188	(162)	750	750
Stormwater Basin		125		375	375	1,500	1,500
Misc, Bulk Trash, Car Wash		83		250	250	1,000	1,000

	<u>March 2024</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>
Snow Removal Bldg 10		400		1,400	1,400	1,800	1,800
Reserve Savings Phase I		5,840		17,520	17,520	70,080	75,000
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		5,577		16,731	16,731	66,924	53,000
Bank Fees	4		23		(23)		
Reserve Savings Phase I Roofs		3,539		10,617	10,617	42,467	54,216
Total Expenses	118,283	65,572	244,292	196,908	(47,384)	786,246	770,029

Net Income	(32,301)	(51)	14,050	(346)	14,396	0	0
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