

English Country Manor I Condominium

Balance Sheet

04/30/2024

Assets

Accounts Receivable	79,392.78
Manor Event Checking	5,347.22
MM Manor House Event	6,822.40
Checking	66,539.67
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	176,644.16
APG MM-22	52,849.38
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	198,949.86
MM#119-Roads Reserve	126,024.55
MM#119-Walls Reserve	10,266.66

Total Assets

910,874.20

Liabilities

Prepaid Accounts Receivable	26,197.16
Accounts Payable - Net Total	63,771.09

Total Liabilities

89,968.25

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,345,638.12
Net Income	(29,889.42)

Total Net Worth

820,905.95

Total Net Worth and Liabilities

910,874.20

English Country Manor I Condominium

Revenues and Expenses Statement

From 04/01/2024 to 04/30/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	2,321.13
ECM II Water Reimbursement	6,284.77
ECM II Sewer Reimbursement	5,216.87
Homeowner Repairs Reimbursed	1,615.24
Total Revenue	71,230.01

Expenses

Repairs & Maintenance	19,193.21
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	1,615.24
Insurance Claims	4,817.82
Management Fees	3,625.00
Legal Fees-Other	1,235.00
Office/Postage Exp.	260.48
Pool Management	980.50
Gym Supplies/Repairs	385.00
Electric Manor House	781.75
BGE Phase I	605.45
Electric 200/202 Thames	112.44
Cable - Fios	272.03
Alarm System-Town Security	515.40
Water	6,986.07
ECM II Portion of Water Bill	8,891.37
Sewer	3,481.66
ECM II Portion of Sewer Bill	4,431.21
Repair & Maint. MH-CS	550.00
Equip & Supplies MH-CS	54.04
Pond Maintenance-CS	4,422.14
New Security MH	136.08
Misc, Bulk Trash, Car Wash	95.00
Reserve Savings Phase I	23,333.32
Reserve Savings Phase I & II	1,825.00
Reserve Savings I Walls	4,000.00
Reserve Savings Phase I Roads	22,308.00

English Country Manor I Condominium

Revenues and Expenses Statement

From 04/01/2024 to 04/30/2024

Current Period

Bank Fees

4.50

Total Expense

115,167.71

Net Income

(43,937.70)

English Country Manor I Condominium

Income and Expense Comparative Statement

From 04/01/2024 to 04/30/2024

	<u>April 2024</u>		<u>January to April</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	223,168	223,168		669,504	669,504
Interest Income	2,321	208	5,364	833	(4,531)	2,500	2,500
Other Income			135		(135)		
Insurance Claim Income			16,818		(16,818)		
Pool Revenue		42		168	168	500	500
Manor House Rentals			1,145		(1,145)		
Cost Share Phase II		6,145	17,671	24,581	6,910	73,742	57,525
ECM II Water Reimbursement	6,285		18,972		(18,972)		
ECM II Sewer Reimbursement	5,217		10,447		(10,447)		
Homeowner Repairs Reimbursed	1,615	1,667	15,853	6,667	(9,186)	20,000	20,000
Homeowner Insurance Deductible		1,667	20,000	6,667	(13,333)	20,000	20,000
Total Revenues	71,230	65,521	329,573	262,084	(67,489)	786,246	770,029

Expenses

Repairs & Maintenance	19,193	5,417	53,271	21,667	(31,604)	65,000	65,000
Equipment & Supplies		158		633	633	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Janitorial Breezeways		750	800	3,000	2,200	9,000	9,000
Cleaning MH Phase I	250	250	1,300	1,000	(300)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	6,667	676	20,000	20,000
Owner Reimbursable Expense	1,615	1,667	29,594	6,667	(22,927)	20,000	20,000
Insurance Claims	4,818		15,870		(15,870)		
Repair-water leaks		1,667		6,667	6,667	20,000	13,600
Gutter Cleaning		9,600		9,600	9,600	19,200	19,200
Reserve Study			3,362		(3,362)		
Management Fees	3,625	3,625	14,500	14,500		43,500	41,688
Insurance Premiums		3,500	8,097	14,000	5,903	42,000	40,150
Legal Fees-Other	1,235	500	6,190	2,000	(4,190)	6,000	6,000
Office/Postage Exp.	260	21	493	83	(410)	250	250
Accounting Fees		258		1,033	1,033	3,100	3,000
Taxes		83	1,422	333	(1,089)	1,000	1,000
Bad Debt			15		(15)		

	<u>April 2024</u>		<u>January to April</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)		
Community Website		21		83	83	250	250
Pool Management	980	3,292	9,778	13,167	3,389	39,500	35,100
Pool Supplies		208		832	832	2,500	2,500
Pool Repairs		208		833	833	2,500	2,500
Gym Supplies/Repairs	385	167	770	667	(103)	2,000	2,000
Electric Manor House	782	1,250	1,726	5,000	3,274	15,000	12,000
BGE Phase I	605	792	4,959	3,167	(1,792)	9,500	8,500
Electric 200/202 Thames	112	150	455	600	145	1,800	1,800
Cable - Fios	272	188	824	750	(74)	2,250	2,250
Alarm System-Verizon		300	964	1,200	236	3,600	3,600
Alarm System-Town Security	515	150	1,031	600	(431)	1,800	1,800
Water	6,986	7,917	25,111	31,667	6,556	95,000	95,000
ECM II Portion of Water Bill	8,891		31,959		(31,959)		
Sewer	3,482	5,583	21,109	22,333	1,224	67,000	67,000
ECM II Portion of Sewer Bill	4,431		26,866		(26,866)		
Repair & Maint. MH-CS	550	125	1,280	500	(780)	1,500	1,500
MH Repairs Maintenance 20%x56%		292	292	1,167	875	3,500	3,500
Repair HVAC's MH-CS		42		167	167	500	500
HVAC Maint. Contract-CS		150	3,396	600	(2,796)	1,800	1,800
Equip & Supplies MH-CS	54	42	216	167	(49)	500	500
Fire Safety, Extinguishers-CS		50	532	200	(332)	600	400
Sprinkler-CS		83		332	332	1,000	1,000
Exterminator MH Shared-CS		50	145	200	55	600	600
Snow Removal-CS		3,000	13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	2,402	2,167	(235)	6,500	6,500
Seasonal Flowers		150		600	600	1,800	1,800
Mowing/Landscape Maint.-CS		2,062	6,297	8,250	1,953	24,750	24,750
Cleaning/Plant Care Manor House-CS		1,200		1,200	1,200	7,200	7,200
Pond Maintenance-CS	4,422	267	4,422	1,067	(3,355)	3,200	3,200
New Security MH	136		1,117		(1,117)		
Clock Tower Reserve		335	687	1,340	653	4,025	4,025
Clock Tower Maintenance		375	310	1,500	1,190	4,500	4,500
Ground Maint. x12% x 44%		142	112	567	455	1,700	1,500
Electric 292-294 Cant x 44%		83	145	333	188	1,000	1,000
Insurance 2% x 44%		62	350	250	(100)	750	750
Stormwater Basin		125		500	500	1,500	1,500
Misc, Bulk Trash, Car Wash	95	83	95	333	238	1,000	1,000

	<u>April 2024</u>		<u>January to April</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	23,333	5,840	23,333	23,360	27	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	7,300	7,300		21,900	21,900
Reserve Savings I Walls	4,000	167	4,000	667	(3,333)	2,000	2,000
Reserve Savings Phase I Roads	22,308	5,577	22,308	22,308		66,924	53,000
Bank Fees	4		28		(28)		
Reserve Savings Phase I Roofs		3,539		14,156	14,156	42,467	54,216
Total Expenses	115,164	75,597	359,460	272,505	(86,955)	786,246	770,029

Net Income	(43,934)	(10,076)	(29,887)	(10,421)	(19,466)	0	0
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