

# English Country Manor I Condominium

## Balance Sheet

05/31/2024

### Assets

Accounts Receivable	79,287.04
Manor Event Checking	5,347.22
MM Manor House Event Checking	6,822.69
APGFCU #2362	55,341.26
APGFCU CD#2362-30 - 2/10/25	5.00
APGFCU CD#2362-31 - 12/19/25	57,252.77
MM Phase 1&2 90421	27,308.59
APG MM-22	178,476.68
First National CD#138-9/27/21	52,849.38
First National MM#119-Undesignated	103,471.16
MM#119-Roads Reserve	140,537.99
MM#119-Walls Reserve	126,024.55
	10,266.66

### Total Assets

842,990.99

### Liabilities

Prepaid Accounts Receivable	26,961.66
Accounts Payable - Net Total	49,641.32

### Total Liabilities

76,602.98

### Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,349,288.12
Net Income	(88,057.36)

### Total Net Worth

766,388.01

### Total Net Worth and Liabilities

842,990.99

# English Country Manor I Condominium

## Revenues and Expenses Statement

From 05/01/2024 to 05/31/2024

Current Period

### Revenues

Association/Condo Fees	55,792.00
Interest Income	425.94
Other Income	35.00
Cost Share Phase II	15,650.57
ECM II Water Reimbursement	8,891.37
ECM II Sewer Reimbursement	4,431.21
Homeowner Repairs Reimbursed	1,175.00
Reimbursed Bank Fees	10.00

<b>Total Revenue</b>	<b>86,411.09</b>
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### Expenses

Repairs & Maintenance	32,206.14
Equipment & Supplies	450.00
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	600.00
Insurance Claims	490.00
Management Fees	3,625.00
Legal Fees-Other	9,709.82
Office/Postage Exp.	1,476.00
Pool Management	8,998.00
Pool Supplies	294.88
Electric Manor House	572.78
BGE Phase I	592.22
Electric 200/202 Thames	117.75
Cable - Fios	179.60
Alarm System-Verizon	272.03
Sewer	4,770.25
ECM II Portion of Sewer Bill	6,071.23
Repair & Maint. MH-CS	137.50
Exterminator MH Shared-CS	155.37
Entrance, Gate, Pond, Grounds, Pool-CS	2,750.00
Mowing/Landscape Maint.-CS	1,365.00
Cleaning/Plant Care Manor House-CS	550.00
Clock Tower Reserve	670.26
Clock Tower Maintenance	191.66

# English Country Manor I Condominium

## Revenues and Expenses Statement

From 05/01/2024 to 05/31/2024

	<u>Current Period</u>
Ground Maint. x12% x 44%	173.81
Electric 292-294 Cant x 44%	134.69
Insurance 2% x 44%	188.30
Stormwater Basin	4,378.00
Misc, Bulk Trash, Car Wash	95.00
Snow Removal Bldg 10	804.74
Reserve Savings Phase I & II	1,825.00
Bank Fees	9.00
Roof Reserve Expense	58,650.00
<b>Total Expense</b>	<b>142,754.03</b>
<b>Net Income</b>	<b>(56,342.94)</b>

# English Country Manor I Condominium

## Income and Expense Comparative Statement

From 05/01/2024 to 05/31/2024

	<u>May 2024</u>		<u>January to May</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>
<b><u>Revenues</u></b>							
Association/Condo Fees	55,792	55,792	278,960	278,960		669,504	669,504
Interest Income	426	208	3,965	1,042	(2,923)	2,500	2,500
Other Income	35		170		(170)		
Insurance Claim Income			16,818		(16,818)		
Pool Revenue		42		210	210	500	500
Manor House Rentals			1,145		(1,145)		
Cost Share Phase II	15,651	6,145	33,321	30,726	(2,595)	73,742	57,525
ECM II Water Reimbursement	8,891		27,864		(27,864)		
ECM II Sewer Reimbursement	4,431		14,878		(14,878)		
Homeowner Repairs Reimbursed	1,175	1,667	17,028	8,333	(8,695)	20,000	20,000
Reimbursed Bank Fees	10		10		(10)		
Homeowner Insurance Deductible		1,667	20,000	8,333	(11,667)	20,000	20,000
<b>Total Revenues</b>	<b>86,411</b>	<b>65,521</b>	<b>414,159</b>	<b>327,604</b>	<b>(86,555)</b>	<b>786,246</b>	<b>770,029</b>

### **Expenses**

Repairs & Maintenance	32,206	5,417	85,477	27,083	(58,394)	65,000	65,000
Equipment & Supplies	450	158	450	792	342	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Janitorial Breezeways		750	800	3,750	2,950	9,000	9,000
Cleaning MH Phase I	250	250	1,550	1,250	(300)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	8,333	2,342	20,000	20,000
Owner Reimbursable Expense	600	1,667	30,194	8,333	(21,861)	20,000	20,000
Insurance Claims	490		16,360		(16,360)		
Repair-water leaks		1,667		8,333	8,333	20,000	13,600
Gutter Cleaning				9,600	9,600	19,200	19,200
Reserve Study			3,362		(3,362)		
Management Fees	3,625	3,625	18,125	18,125		43,500	41,688
Insurance Premiums		3,500	8,097	17,500	9,403	42,000	40,150
Legal Fees-Other	9,710	500	15,900	2,500	(13,400)	6,000	6,000
Office/Postage Exp.	1,476	21	1,969	104	(1,865)	250	250
Accounting Fees		258		1,292	1,292	3,100	3,000
Taxes		83	1,422	417	(1,005)	1,000	1,000

	<u>May 2024</u>		<u>January to May</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>
Bad Debt			15		(15)		
Manor House Event Expense			830		(830)		
Community Website		21		104	104	250	250
Pool Management	8,998	3,292	18,776	16,458	(2,318)	39,500	35,100
Pool Supplies	295	208	295	1,040	745	2,500	2,500
Pool Repairs		208		1,042	1,042	2,500	2,500
Gym Supplies/Repairs		167	770	833	63	2,000	2,000
Electric Manor House	573	1,250	2,299	6,250	3,951	15,000	12,000
BGE Phase I	592	792	5,551	3,958	(1,593)	9,500	8,500
Electric 200/202 Thames	118	150	573	750	177	1,800	1,800
Cable - Fios	180	188	1,183	938	(245)	2,250	2,250
Alarm System-Verizon	272	300	1,236	1,500	264	3,600	3,600
Alarm System-Town Security		150	1,031	750	(281)	1,800	1,800
Water		7,917	25,111	39,583	14,472	95,000	95,000
ECM II Portion of Water Bill			31,959		(31,959)		
Sewer	4,770	5,583	25,879	27,917	2,038	67,000	67,000
ECM II Portion of Sewer Bill	6,071		32,937		(32,937)		
Repair & Maint. MH-CS	138	125	138	625	487	1,500	1,500
MH Repairs Maintenance 20%x56%		292	292	1,458	1,166	3,500	3,500
Repair HVAC's MH-CS		42		208	208	500	500
HVAC Maint. Contract-CS		150	3,396	750	(2,646)	1,800	1,800
Equip & Supplies MH-CS		42	216	208	(8)	500	500
Fire Safety, Extinguishers-CS		50	532	250	(282)	600	400
Sprinkler-CS		83		415	415	1,000	1,000
Exterminator MH Shared-CS	155	50	300	250	(50)	600	600
Snow Removal-CS			13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS	2,750	542	5,152	2,708	(2,444)	6,500	6,500
Seasonal Flowers		150		750	750	1,800	1,800
Mowing/Landscape Maint.-CS	1,365	2,062	7,662	10,312	2,650	24,750	24,750
Cleaning/Plant Care Manor House-CS	550	1,200	1,650	2,400	750	7,200	7,200
Pond Maintenance-CS		267	4,422	1,333	(3,089)	3,200	3,200
New Security MH			1,117		(1,117)		
Clock Tower Reserve	670	335	1,357	1,675	318	4,025	4,025
Clock Tower Maintenance	192	375	502	1,875	1,373	4,500	4,500
Ground Maint. x12% x 44%	174	142	285	708	423	1,700	1,500
Electric 292-294 Cant x 44%	135	83	279	417	138	1,000	1,000
Insurance 2% x 44%	188	62	539	312	(227)	750	750
Stormwater Basin	4,378	125	4,378	625	(3,753)	1,500	1,500

	<u>May 2024</u>		<u>January to May</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>
Misc, Bulk Trash, Car Wash	95	83	190	417	227	1,000	1,000
Snow Removal Bldg 10	805		805	1,400	595	1,800	1,800
Reserve Savings Phase I		5,840	23,333	29,200	5,867	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	9,125	9,125		21,900	21,900
Reserve Savings I Walls		167	4,000	833	(3,167)	2,000	2,000
Reserve Savings Phase I Roads		5,577	22,308	27,885	5,577	66,924	53,000
Bank Fees	9		36		(36)		
Reserve Savings Phase I Roofs		3,539		17,695	17,695	42,467	54,216
Roof Reserve Expense	58,650		58,650		(58,650)		
<b>Total Expenses</b>	<b>142,755</b>	<b>62,997</b>	<b>502,212</b>	<b>335,494</b>	<b>(166,718)</b>	<b>786,246</b>	<b>770,029</b>
<b>Net Income</b>	<b>(56,344)</b>	<b>2,524</b>	<b>(88,053)</b>	<b>(7,890)</b>	<b>(80,163)</b>	<b>0</b>	<b>0</b>