

English Country Manor I Condominium

Balance Sheet

06/30/2024

Assets

Accounts Receivable	81,608.50
Manor Event Checking	5,347.22
MM Manor House Event	6,822.97
Checking	65,073.31
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	57,745.94
APGFCU CD#2362-31 - 12/19/25	27,642.81
MM Phase 1&2 90421	180,309.03
APG MM-22	52,948.27
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	140,750.35
MM#119-Roads Reserve	126,024.55
MM#119-Walls Reserve	10,266.66

Total Assets

858,015.77

Liabilities

Prepaid Accounts Receivable	22,304.09
Accounts Payable - Net Total	49,641.32

Total Liabilities

71,945.41

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,351,113.12
Net Income	(70,200.01)

Total Net Worth

786,070.36

Total Net Worth and Liabilities

858,015.77

English Country Manor I Condominium

Revenues and Expenses Statement

From 06/01/2024 to 06/30/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	1,290.00
Other Income	25.00
Insurance Claim Income	9,477.36
Cost Share Phase II	5,789.27
ECM II Sewer Reimbursement	6,071.23
Homeowner Repairs Reimbursed	695.03

Total Revenue	79,139.89
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Expenses

Repairs & Maintenance	14,789.18
Exterminator Phase I	1,743.00
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	10,532.11
Management Fees	3,625.00
Insurance Premiums	9,733.62
Legal Fees-Other	685.00
Pool Management	9,746.70
Pool Supplies	1,819.56
Electric Manor House	599.10
BGE Phase I	573.30
Electric 200/202 Thames	147.61
Cable - Fios	610.13
Entrance, Gate, Pond, Grounds, Pool-CS	2,000.00
Mowing/Landscape Maint.-CS	2,115.00
Cleaning/Plant Care Manor House-CS	550.00
Reserve Savings Phase I & II	1,825.00
Bank Fees	4.50

Total Expense	61,348.81
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Net Income	17,791.08
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 06/01/2024 to 06/30/2024

	<u>June 2024</u>		<u>January to June</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	334,752	334,752		669,504	669,504
Interest Income	1,290	208	5,321	1,250	(4,071)	2,500	2,500
Other Income	25		195		(195)		
Insurance Claim Income	9,477		26,296		(26,296)		
Pool Revenue		42		252	252	500	500
Manor House Rentals			1,145		(1,145)		
Cost Share Phase II	5,789	6,145	39,111	36,871	(2,240)	73,742	57,525
ECM II Water Reimbursement			27,864		(27,864)		
ECM II Sewer Reimbursement	6,071		20,949		(20,949)		
Homeowner Repairs Reimbursed	695	1,667	17,723	10,000	(7,723)	20,000	20,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667	20,000	10,000	(10,000)	20,000	20,000
Total Revenues	79,139	65,521	493,366	393,125	(100,241)	786,246	770,029
<u>Expenses</u>							
Repairs & Maintenance	14,789	5,417	100,266	32,500	(67,766)	65,000	65,000
Equipment & Supplies		158	450	950	500	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Exterminator Phase I	1,743		1,743		(1,743)		
Janitorial Breezeways		750	800	4,500	3,700	9,000	9,000
Cleaning MH Phase I	250	250	1,800	1,500	(300)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	10,000	4,009	20,000	20,000
Owner Reimbursable Expense	10,532	1,667	40,726	10,000	(30,726)	20,000	20,000
Insurance Claims			16,360		(16,360)		
Repair-water leaks		1,667		10,000	10,000	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	21,750	21,750		43,500	41,688
Insurance Premiums	9,734	3,500	17,830	21,000	3,170	42,000	40,150
Legal Fees-Other	685	500	16,585	3,000	(13,585)	6,000	6,000
Office/Postage Exp.		21	1,969	125	(1,844)	250	250
Accounting Fees		258		1,550	1,550	3,100	3,000

	<u>June 2024</u>		<u>January to June</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>
Taxes		83	1,422	500	(922)	1,000	1,000
Bad Debt			15		(15)		
Manor House Event Expense			830		(830)		
Community Website		21		125	125	250	250
Pool Management	9,747	3,292	28,523	19,750	(8,773)	39,500	35,100
Pool Supplies	1,820	208	2,114	1,248	(866)	2,500	2,500
Pool Repairs		208		1,250	1,250	2,500	2,500
Gym Supplies/Repairs		167	770	1,000	230	2,000	2,000
Electric Manor House	599	1,250	2,898	7,500	4,602	15,000	12,000
BGE Phase I	573	792	6,125	4,750	(1,375)	9,500	8,500
Electric 200/202 Thames	148	150	721	900	179	1,800	1,800
Cable - Fios	610	188	1,793	1,125	(668)	2,250	2,250
Alarm System-Verizon		300	1,236	1,800	564	3,600	3,600
Alarm System-Town Security		150	1,031	900	(131)	1,800	1,800
Water		7,917	25,111	47,500	22,389	95,000	95,000
ECM II Portion of Water Bill			31,959		(31,959)		
Sewer		5,583	25,879	33,500	7,621	67,000	67,000
ECM II Portion of Sewer Bill			32,937		(32,937)		
Repair & Maint. MH-CS		125	138	750	612	1,500	1,500
MH Repairs Maintenance 20%x56%		292	292	1,750	1,458	3,500	3,500
Repair HVAC's MH-CS		42		250	250	500	500
HVAC Maint. Contract-CS		150	3,396	900	(2,496)	1,800	1,800
Equip & Supplies MH-CS		42	216	250	34	500	500
Fire Safety, Extinguishers-CS		50	532	300	(232)	600	400
Sprinkler-CS		83		498	498	1,000	1,000
Exterminator MH Shared-CS		50	300	300		600	600
Snow Removal-CS			13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS	2,000	542	7,152	3,250	(3,902)	6,500	6,500
Seasonal Flowers		150		900	900	1,800	1,800
Mowing/Landscape Maint.-CS	2,115	2,062	9,777	12,375	2,598	24,750	24,750
Cleaning/Plant Care Manor House-CS	550	1,200	2,200	3,600	1,400	7,200	7,200
Pond Maintenance-CS		267	4,422	1,600	(2,822)	3,200	3,200
New Security MH			1,117		(1,117)		
Clock Tower Reserve		335	1,357	2,010	653	4,025	4,025
Clock Tower Maintenance		375	502	2,250	1,748	4,500	4,500
Ground Maint. x12% x 44%		142	285	850	565	1,700	1,500
Electric 292-294 Cant x 44%		83	279	500	221	1,000	1,000
Insurance 2% x 44%		62	539	375	(164)	750	750

	<u>June 2024</u>		<u>January to June</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>
Stormwater Basin		125	4,378	750	(3,628)	1,500	1,500
Misc, Bulk Trash, Car Wash		83	190	500	310	1,000	1,000
Snow Removal Bldg 10			805	1,400	595	1,800	1,800
Reserve Savings Phase I		5,840	23,333	35,040	11,707	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	10,950	10,950		21,900	21,900
Reserve Savings I Walls		167	4,000	1,000	(3,000)	2,000	2,000
Reserve Savings Phase I Roads		5,577	22,308	33,462	11,154	66,924	53,000
Bank Fees	4		41		(41)		
Reserve Savings Phase I Roofs		3,539		21,233	21,233	42,467	54,216
Roof Reserve Expense			58,650		(58,650)		
Total Expenses	61,349	62,997	563,561	398,491	(165,070)	786,246	770,029
Net Income	17,790	2,524	(70,195)	(5,366)	(64,829)	0	0