

English Country Manor I Condominium

Balance Sheet

07/31/2024

Assets

| | |
|------------------------------------|------------|
| Accounts Receivable | 88,646.43 |
| Manor Event Checking | 5,967.22 |
| MM Manor House Event | 6,823.26 |
| Checking | 72,805.40 |
| 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 | 182,141.70 |
| APG MM-22 | 52,948.27 |
| First National CD#138-9/27/21 | 103,471.16 |
| First National MM#119-Undesignated | 141,000.83 |
| MM#119-Roads Reserve | 126,024.55 |
| MM#119-Walls Reserve | 10,266.66 |

Total Assets

875,489.23

Liabilities

| | |
|------------------------------|-----------|
| Prepaid Accounts Receivable | 23,363.66 |
| Accounts Payable - Net Total | 49,641.32 |

Total Liabilities

73,004.98

Net Worth

| | |
|-------------------------|--------------|
| Current Operation Funds | (494,842.75) |
| Retained Earnings | 1,352,938.12 |
| Net Income | (55,611.12) |

Total Net Worth

802,484.25

Total Net Worth and Liabilities

875,489.23

English Country Manor I Condominium

Revenues and Expenses Statement

From 07/01/2024 to 07/31/2024

Current Period

Revenues

| | |
|------------------------------|-----------|
| Association/Condo Fees | 55,792.00 |
| Interest Income | 438.44 |
| Other Income | 215.00 |
| Pool Revenue | 413.51 |
| Manor House Rentals | 620.00 |
| Cost Share Phase II | 29,789.17 |
| ECM II Water Reimbursement | 17,617.19 |
| ECM II Sewer Reimbursement | 5,371.43 |
| Homeowner Repairs Reimbursed | 12,028.48 |

| | |
|----------------------|-------------------|
| Total Revenue | 122,285.22 |
|----------------------|-------------------|

Expenses

| | |
|------------------------------------|-----------|
| Repairs & Maintenance | 9,277.00 |
| Cleaning MH Phase I | 250.00 |
| Owner Reimbursable Expense | 11,773.48 |
| Gutter Cleaning | 10,700.00 |
| Management Fees | 3,625.00 |
| Legal Fees-Other | 12,042.50 |
| Pool Management | 8,798.00 |
| Pool Supplies | 164.95 |
| Pool Repairs | 985.00 |
| Gym Supplies/Repairs | 385.00 |
| Electric Manor House | 1,855.79 |
| BGE Phase I | 576.39 |
| Electric 200/202 Thames | 176.75 |
| Cable - Fios | 451.32 |
| Alarm System-Town Security | 515.40 |
| Water | 13,842.07 |
| ECM II Portion of Water Bill | 17,617.19 |
| Sewer | 4,220.41 |
| ECM II Portion of Sewer Bill | 5,371.43 |
| Repair & Maint. MH-CS | 260.00 |
| Mowing/Landscape Maint.-CS | 1,966.00 |
| Cleaning/Plant Care Manor House-CS | 550.00 |
| Clock Tower Reserve | 352.00 |

English Country Manor I Condominium

Revenues and Expenses Statement

From 07/01/2024 to 07/31/2024

Current Period

| | |
|------------------------------|----------|
| Clock Tower Maintenance | 45.23 |
| Electric 292-294 Cant x 44% | 61.42 |
| Reserve Savings Phase I & II | 1,825.00 |
| Bank Fees | 9.00 |

| | |
|----------------------|-------------------|
| Total Expense | 107,696.33 |
|----------------------|-------------------|

| | |
|-------------------|------------------|
| Net Income | 14,588.89 |
|-------------------|------------------|

English Country Manor I Condominium

Income and Expense Comparative Statement

From 07/01/2024 to 07/31/2024

| | <u>July 2024</u> | | <u>January to July</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 | 390,544 | 390,544 | | 669,504 | 669,504 |
| Interest Income | 438 | 208 | 5,759 | 1,458 | (4,301) | 2,500 | 2,500 |
| Other Income | 215 | | 410 | | (410) | | |
| Insurance Claim Income | | | 26,296 | | (26,296) | | |
| Pool Revenue | 414 | 42 | 414 | 294 | (120) | 500 | 500 |
| Manor House Rentals | 620 | | 1,765 | | (1,765) | | |
| Cost Share Phase II | 29,789 | 6,145 | 68,900 | 43,016 | (25,884) | 73,742 | 57,525 |
| ECM II Water Reimbursement | 17,617 | | 45,481 | | (45,481) | | |
| ECM II Sewer Reimbursement | 5,371 | | 26,320 | | (26,320) | | |
| Homeowner Repairs Reimbursed | 12,028 | 1,667 | 29,751 | 11,667 | (18,084) | 20,000 | 20,000 |
| Reimbursed Bank Fees | | | 10 | | (10) | | |
| Homeowner Insurance Deductible | | 1,667 | 20,000 | 11,667 | (8,333) | 20,000 | 20,000 |
| Total Revenues | 122,284 | 65,521 | 615,650 | 458,646 | (157,004) | 786,246 | 770,029 |

Expenses

| | | | | | | | |
|---------------------------------------|--------|-------|---------|--------|----------|--------|--------|
| Repairs & Maintenance | 9,277 | 5,417 | 109,543 | 37,917 | (71,626) | 65,000 | 65,000 |
| Equipment & Supplies | | 158 | 450 | 1,108 | 658 | 1,900 | 1,900 |
| Snow Removal | | | 375 | 1,125 | 750 | 1,500 | 1,500 |
| Exterminator Phase I | | | 1,743 | | (1,743) | | |
| Janitorial Breezeways | | 750 | 800 | 5,250 | 4,450 | 9,000 | 9,000 |
| Cleaning MH Phase I | 250 | 250 | 2,050 | 1,750 | (300) | 3,000 | 3,000 |
| Insurance Claims - Owner Reimbursable | | 1,667 | 5,991 | 11,667 | 5,676 | 20,000 | 20,000 |
| Owner Reimbursable Expense | 11,773 | 1,667 | 52,499 | 11,667 | (40,832) | 20,000 | 20,000 |
| Insurance Claims | | | 16,360 | | (16,360) | | |
| Repair-water leaks | | 1,667 | | 11,667 | 11,667 | 20,000 | 13,600 |
| Gutter Cleaning | 10,700 | | 10,700 | 9,600 | (1,100) | 19,200 | 19,200 |
| Reserve Study | | | 3,362 | | (3,362) | | |
| Management Fees | 3,625 | 3,625 | 25,375 | 25,375 | | 43,500 | 41,688 |
| Insurance Premiums | | 3,500 | 17,830 | 24,500 | 6,670 | 42,000 | 40,150 |
| Legal Fees-Other | 12,042 | 500 | 28,628 | 3,500 | (25,128) | 6,000 | 6,000 |
| Office/Postage Exp. | | 21 | 1,969 | 146 | (1,823) | 250 | 250 |
| Accounting Fees | | 258 | | 1,808 | 1,808 | 3,100 | 3,000 |

| | <u>July 2024</u> | | <u>January to July</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 | 583 | (839) | 1,000 | 1,000 |
| Bad Debt | | | 15 | | (15) | | |
| Manor House Event Expense | | | 830 | | (830) | | |
| Community Website | | 21 | | 146 | 146 | 250 | 250 |
| Pool Management | 8,798 | 3,292 | 37,321 | 23,042 | (14,279) | 39,500 | 35,100 |
| Pool Supplies | 165 | 208 | 2,279 | 1,456 | (823) | 2,500 | 2,500 |
| Pool Repairs | 985 | 208 | 985 | 1,458 | 473 | 2,500 | 2,500 |
| Gym Supplies/Repairs | 385 | 167 | 1,155 | 1,167 | 12 | 2,000 | 2,000 |
| Electric Manor House | 1,856 | 1,250 | 4,754 | 8,750 | 3,996 | 15,000 | 12,000 |
| BGE Phase I | 576 | 792 | 6,701 | 5,542 | (1,159) | 9,500 | 8,500 |
| Electric 200/202 Thames | 177 | 150 | 897 | 1,050 | 153 | 1,800 | 1,800 |
| Cable - Fios | 451 | 188 | 2,244 | 1,312 | (932) | 2,250 | 2,250 |
| Alarm System-Verizon | | 300 | 1,236 | 2,100 | 864 | 3,600 | 3,600 |
| Alarm System-Town Security | 515 | 150 | 1,546 | 1,050 | (496) | 1,800 | 1,800 |
| Water | 13,842 | 7,917 | 38,953 | 55,417 | 16,464 | 95,000 | 95,000 |
| ECM II Portion of Water Bill | 17,617 | | 49,576 | | (49,576) | | |
| Sewer | 4,220 | 5,583 | 30,099 | 39,083 | 8,984 | 67,000 | 67,000 |
| ECM II Portion of Sewer Bill | 5,371 | | 38,308 | | (38,308) | | |
| Repair & Maint. MH-CS | 260 | 125 | 398 | 875 | 477 | 1,500 | 1,500 |
| MH Repairs Maintenance 20%x56% | | 292 | 292 | 2,042 | 1,750 | 3,500 | 3,500 |
| Repair HVAC's MH-CS | | 42 | | 292 | 292 | 500 | 500 |
| HVAC Maint. Contract-CS | | 150 | 3,396 | 1,050 | (2,346) | 1,800 | 1,800 |
| Equip & Supplies MH-CS | | 42 | 216 | 292 | 76 | 500 | 500 |
| Fire Safety, Extinguishers-CS | | 50 | 532 | 350 | (182) | 600 | 400 |
| Sprinkler-CS | | 83 | | 581 | 581 | 1,000 | 1,000 |
| Exterminator MH Shared-CS | | 50 | 300 | 350 | 50 | 600 | 600 |
| Snow Removal-CS | | | 13,031 | 12,000 | (1,031) | 15,000 | 15,000 |
| Entrance, Gate, Pond, Grounds, Pool-CS | | 542 | 7,152 | 3,792 | (3,360) | 6,500 | 6,500 |
| Seasonal Flowers | | 150 | | 1,050 | 1,050 | 1,800 | 1,800 |
| Mowing/Landscape Maint.-CS | 1,966 | 2,062 | 11,743 | 14,438 | 2,695 | 24,750 | 24,750 |
| Cleaning/Plant Care Manor House-CS | 550 | 1,200 | 2,750 | 4,800 | 2,050 | 7,200 | 7,200 |
| Pond Maintenance-CS | | 267 | 4,422 | 1,867 | (2,555) | 3,200 | 3,200 |
| New Security MH | | | 1,117 | | (1,117) | | |
| Clock Tower Reserve | 352 | 335 | 1,709 | 2,345 | 636 | 4,025 | 4,025 |
| Clock Tower Maintenance | 45 | 375 | 547 | 2,625 | 2,078 | 4,500 | 4,500 |
| Ground Maint. x12% x 44% | | 142 | 285 | 992 | 707 | 1,700 | 1,500 |
| Electric 292-294 Cant x 44% | 61 | 83 | 341 | 583 | 242 | 1,000 | 1,000 |
| Insurance 2% x 44% | | 62 | 539 | 438 | (101) | 750 | 750 |

| | <u>July 2024</u> | | <u>January to July</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 | 875 | (3,503) | 1,500 | 1,500 |
| Misc, Bulk Trash, Car Wash | | 83 | 190 | 583 | 393 | 1,000 | 1,000 |
| Snow Removal Bldg 10 | | | 805 | 1,400 | 595 | 1,800 | 1,800 |
| Reserve Savings Phase I | | 5,840 | 23,333 | 40,880 | 17,547 | 70,080 | 75,000 |
| Reserve Savings Phase I & II | 1,825 | 1,825 | 12,775 | 12,775 | | 21,900 | 21,900 |
| Reserve Savings I Walls | | 167 | 4,000 | 1,167 | (2,833) | 2,000 | 2,000 |
| Reserve Savings Phase I Roads | | 5,577 | 22,308 | 39,039 | 16,731 | 66,924 | 53,000 |
| Bank Fees | 9 | | 50 | | (50) | | |
| Reserve Savings Phase I Roofs | | 3,539 | | 24,772 | 24,772 | 42,467 | 54,216 |
| Roof Reserve Expense | | | 58,650 | | (58,650) | | |
| Total Expenses | 107,693 | 62,997 | 671,255 | 461,489 | (209,766) | 786,246 | 770,029 |
| Net Income | 14,591 | 2,524 | (55,605) | (2,843) | (52,762) | 0 | 0 |