

English Country Manor I Condominium

Balance Sheet

08/31/2024

Assets

Accounts Receivable	55,200.95
Manor Event Checking	5,317.22
MM Manor House Event	6,823.55
Checking	58,530.86
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	183,974.45
APG MM-22	52,948.27
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	141,222.66
MM#119-Roads Reserve	126,024.55
MM#119-Walls Reserve	10,266.66

Total Assets

829,174.08

Liabilities

Prepaid Accounts Receivable	23,293.66
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Total Liabilities

23,293.66

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,354,763.12
Net Income	(54,039.95)

Total Net Worth

805,880.42

Total Net Worth and Liabilities

829,174.08

English Country Manor I Condominium

Revenues and Expenses Statement

From 08/01/2024 to 08/31/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	469.87
Other Income	(180.00)
Pool Revenue	158.20
Cost Share Phase II	17,874.30
Homeowner Repairs Reimbursed	2,588.93

Total Revenue	76,703.30
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Expenses

Repairs & Maintenance	6,574.92
Exterminator Phase I	155.37
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	3,793.98
Insurance Claims	8,741.75
Management Fees	3,625.00
Legal Fees-Other	4,777.50
Manor House Event Expense	650.00
Pool Supplies	2,342.18
Gym Supplies/Repairs	216.65
Electric Manor House	3,473.92
BGE Phase I	576.19
Electric 200/202 Thames	164.06
Cable - Fios	271.75
Water	14,801.40
ECM II Portion of Water Bill	18,838.15
Sewer	420.56
ECM II Portion of Sewer Bill	535.25
HVAC Maint. Contract-CS	1,140.00
Mowing/Landscape Maint.-CS	1,395.00
Cleaning/Plant Care Manor House-CS	550.00
Reserve Savings Phase I & II	1,825.00
Bank Fees	13.50

Total Expense	75,132.13
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English Country Manor I Condominium

Revenues and Expenses Statement

From 08/01/2024 to 08/31/2024

Current Period

Net Income	1,571.17
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 08/01/2024 to 08/31/2024

	<u>August 2024</u>		<u>January to August</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	446,336	446,336		669,504	669,504
Interest Income	470	208	6,229	1,667	(4,562)	2,500	2,500
Other Income	(180)		230		(230)		
Insurance Claim Income			26,296		(26,296)		
Pool Revenue	158	42	572	336	(236)	500	500
Manor House Rentals			1,765		(1,765)		
Cost Share Phase II	17,874	6,145	86,774	49,161	(37,613)	73,742	57,525
ECM II Water Reimbursement			45,481		(45,481)		
ECM II Sewer Reimbursement			26,320		(26,320)		
Homeowner Repairs Reimbursed	2,589	1,667	32,340	13,333	(19,007)	20,000	20,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667	20,000	13,333	(6,667)	20,000	20,000
Total Revenues	76,703	65,521	692,353	524,166	(168,187)	786,246	770,029

Expenses

Repairs & Maintenance	6,575	5,417	116,118	43,333	(72,785)	65,000	65,000
Equipment & Supplies		158	450	1,267	817	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Exterminator Phase I	155		1,898		(1,898)		
Janitorial Breezeways		750	800	6,000	5,200	9,000	9,000
Cleaning MH Phase I	250	250	2,300	2,000	(300)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	13,333	7,342	20,000	20,000
Owner Reimbursable Expense	3,794	1,667	56,293	13,333	(42,960)	20,000	20,000
Insurance Claims	8,742		25,102		(25,102)		
Repair-water leaks		1,667		13,333	13,333	20,000	13,600
Gutter Cleaning			10,700	9,600	(1,100)	19,200	19,200
Reserve Study			3,362		(3,362)		
Management Fees	3,625	3,625	29,000	29,000		43,500	41,688
Insurance Premiums		3,500	17,830	28,000	10,170	42,000	40,150
Legal Fees-Other	4,778	500	33,405	4,000	(29,405)	6,000	6,000
Office/Postage Exp.		21	1,969	167	(1,802)	250	250
Accounting Fees		258		2,067	2,067	3,100	3,000

	<u>August 2024</u>		<u>January to August</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	667	(755)	1,000	1,000
Bad Debt			15		(15)		
Manor House Event Expense	650		1,480		(1,480)		
Community Website		21		167	167	250	250
Pool Management		3,292	37,321	26,333	(10,988)	39,500	35,100
Pool Supplies	2,342	208	4,622	1,664	(2,958)	2,500	2,500
Pool Repairs		208	985	1,667	682	2,500	2,500
Gym Supplies/Repairs	217	167	1,372	1,333	(39)	2,000	2,000
Electric Manor House	3,474	1,250	8,228	10,000	1,772	15,000	12,000
BGE Phase I	576	792	7,277	6,333	(944)	9,500	8,500
Electric 200/202 Thames	164	150	1,061	1,200	139	1,800	1,800
Cable - Fios	272	188	2,516	1,500	(1,016)	2,250	2,250
Alarm System-Verizon		300	1,236	2,400	1,164	3,600	3,600
Alarm System-Town Security		150	1,546	1,200	(346)	1,800	1,800
Water	14,801	7,917	53,754	63,333	9,579	95,000	95,000
ECM II Portion of Water Bill	18,838		68,414		(68,414)		
Sewer	421	5,583	30,520	44,667	14,147	67,000	67,000
ECM II Portion of Sewer Bill	535		38,844		(38,844)		
Repair & Maint. MH-CS		125	398	1,000	602	1,500	1,500
MH Repairs Maintenance 20%x56%		292	292	2,333	2,041	3,500	3,500
Repair HVAC's MH-CS		42		333	333	500	500
HVAC Maint. Contract-CS	1,140	150	4,536	1,200	(3,336)	1,800	1,800
Equip & Supplies MH-CS		42	216	333	117	500	500
Fire Safety, Extinguishers-CS		50	532	400	(132)	600	400
Sprinkler-CS		83		664	664	1,000	1,000
Exterminator MH Shared-CS		50	300	400	100	600	600
Snow Removal-CS			13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	7,152	4,333	(2,819)	6,500	6,500
Seasonal Flowers		150		1,200	1,200	1,800	1,800
Mowing/Landscape Maint.-CS	1,395	2,062	13,138	16,500	3,362	24,750	24,750
Cleaning/Plant Care Manor House-CS	550	1,200	3,300	6,000	2,700	7,200	7,200
Pond Maintenance-CS		267	4,422	2,133	(2,289)	3,200	3,200
New Security MH			1,117		(1,117)		
Clock Tower Reserve		335	1,709	2,680	971	4,025	4,025
Clock Tower Maintenance		375	547	3,000	2,453	4,500	4,500
Ground Maint. x12% x 44%		142	285	1,133	848	1,700	1,500
Electric 292-294 Cant x 44%		83	341	667	326	1,000	1,000
Insurance 2% x 44%		62	539	500	(39)	750	750

	<u>August 2024</u>		<u>January to August</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	1,000	(3,378)	1,500	1,500
Misc, Bulk Trash, Car Wash		83	190	667	477	1,000	1,000
Snow Removal Bldg 10			805	1,400	595	1,800	1,800
Reserve Savings Phase I		5,840	23,333	46,720	23,387	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	14,600	14,600		21,900	21,900
Reserve Savings I Walls		167	4,000	1,333	(2,667)	2,000	2,000
Reserve Savings Phase I Roads		5,577	22,308	44,616	22,308	66,924	53,000
Bank Fees	14		64		(64)		
Reserve Savings Phase I Roofs		3,539		28,311	28,311	42,467	54,216
Roof Reserve Expense			58,650		(58,650)		
Total Expenses	75,133	62,997	746,389	524,478	(221,911)	786,246	770,029
Net Income	1,570	2,524	(54,036)	(312)	(53,724)	0	0