

English Country Manor I Condominium

Balance Sheet

09/30/2024

Assets

Accounts Receivable	82,448.65
Manor Event Checking	5,317.22
MM Manor House Event	6,823.83
Checking	34,812.68
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	58,248.82
APGFCU CD#2362-31 - 12/19/25	27,984.84
MM Phase 1&2 90421	185,807.02
APG MM-22	53,048.43
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	191,094.35
MM#119-Roads Reserve	126,024.55
MM#119-Walls Reserve	10,266.66

Total Assets

885,353.21

Liabilities

Prepaid Accounts Receivable	19,892.09
-----------------------------	-----------

Total Liabilities

19,892.09

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,406,229.44
Net Income	(45,925.57)

Total Net Worth

865,461.12

Total Net Worth and Liabilities

885,353.21

English Country Manor I Condominium

Revenues and Expenses Statement

From 09/01/2024 to 09/30/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	1,340.81
Cost Share Phase II	5,577.72
ECM II Water Reimbursement	18,838.15
ECM II Sewer Reimbursement	14,483.63
Homeowner Repairs Reimbursed	25,140.57

Total Revenue	121,172.88
----------------------	-------------------

Expenses

Repairs & Maintenance	2,454.99
Owner Reimbursable Expense	17,855.73
Management Fees	3,625.00
Insurance Premiums	9,733.62
Legal Fees-Other	5,507.30
Accounting Fees	2,805.00
Electric Manor House	3,090.13
BGE Phase I	579.19
Electric 200/202 Thames	75.24
Cable - Fios	271.75
Water	8,909.34
ECM II Portion of Water Bill	11,339.17
Sewer	15,522.83
ECM II Portion of Sewer Bill	19,756.31
Repair & Maint. MH-CS	130.00
MH Repairs Maintenance 20%x56%	235.00
Mowing/Landscape Maint.-CS	1,365.00
New Security MH	419.76
Clock Tower Reserve	352.00
Clock Tower Maintenance	502.21
Electric 292-294 Cant x 44%	74.84
Stormwater Basin	212.02
Misc, Bulk Trash, Car Wash	2,784.55
Reserve Savings Phase I & II	1,825.00
Misc.	3,700.00

English Country Manor I Condominium

Revenues and Expenses Statement

From 09/01/2024 to 09/30/2024

Current Period

Total Expense	113,125.98
----------------------	-------------------

Net Income	8,046.90
-------------------	-----------------

English Country Manor I Condominium

Income and Expense Comparative Statement

From 09/01/2024 to 09/30/2024

	<u>September 2024</u>		<u>January to September</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	502,128	502,128		669,504	669,504
Interest Income	1,341	208	7,637	1,875	(5,762)	2,500	2,500
Other Income			230		(230)		
Insurance Claim Income			26,296		(26,296)		
Pool Revenue		42	572	378	(194)	500	500
Manor House Rentals			1,765		(1,765)		
Cost Share Phase II	5,578	6,145	92,352	55,306	(37,046)	73,742	57,525
ECM II Water Reimbursement	18,838		64,319		(64,319)		
ECM II Sewer Reimbursement	14,484		40,804		(40,804)		
Homeowner Repairs Reimbursed	25,141	1,667	57,481	15,000	(42,481)	20,000	20,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667	20,000	15,000	(5,000)	20,000	20,000
Total Revenues	121,174	65,521	813,594	589,687	(223,907)	786,246	770,029
<u>Expenses</u>							
Repairs & Maintenance	2,455	5,417	116,193	48,750	(67,443)	65,000	65,000
Equipment & Supplies		158	450	1,425	975	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Exterminator Phase I			1,898		(1,898)		
Janitorial Breezeways		750	2,380	6,750	4,370	9,000	9,000
Cleaning MH Phase I		250	3,100	2,250	(850)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	15,000	9,009	20,000	20,000
Owner Reimbursable Expense	17,856	1,667	74,149	15,000	(59,149)	20,000	20,000
Insurance Claims			25,102		(25,102)		
Repair-water leaks		1,667		15,000	15,000	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	32,625	32,625		43,500	41,688
Insurance Premiums	9,734	3,500	27,564	31,500	3,936	42,000	40,150
Legal Fees-Other	5,507	500	38,913	4,500	(34,413)	6,000	6,000
Office/Postage Exp.		21	1,969	187	(1,782)	250	250
Accounting Fees	2,805	258	3,320	2,325	(995)	3,100	3,000

	<u>September 2024</u>		<u>January to September</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	907	750	(157)	1,000	1,000
Bad Debt			15		(15)		
Manor House Event Expense			1,480		(1,480)		
Community Website		21		187	187	250	250
Pool Management		3,292	37,321	29,625	(7,696)	39,500	35,100
Pool Supplies		208	4,622	1,872	(2,750)	2,500	2,500
Pool Repairs		208	985	1,875	890	2,500	2,500
Gym Supplies/Repairs		167	1,372	1,500	128	2,000	2,000
Electric Manor House	3,090	1,250	11,318	11,250	(68)	15,000	12,000
BGE Phase I	579	792	7,856	7,125	(731)	9,500	8,500
Electric 200/202 Thames	75	150	1,137	1,350	213	1,800	1,800
Cable - Fios	272	188	2,788	1,688	(1,100)	2,250	2,250
Alarm System-Verizon		300	1,236	2,700	1,464	3,600	3,600
Alarm System-Town Security		150	1,546	1,350	(196)	1,800	1,800
Water	8,909	7,917	62,663	71,250	8,587	95,000	95,000
ECM II Portion of Water Bill	11,339		79,754		(79,754)		
Sewer	15,523	5,583	46,043	50,250	4,207	67,000	67,000
ECM II Portion of Sewer Bill	19,756		58,600		(58,600)		
Repair & Maint. MH-CS	130	125	528	1,125	597	1,500	1,500
MH Repairs Maintenance 20%x56%	235	292	528	2,625	2,097	3,500	3,500
Repair HVAC's MH-CS		42		375	375	500	500
HVAC Maint. Contract-CS		150	4,536	1,350	(3,186)	1,800	1,800
Equip & Supplies MH-CS		42	216	375	159	500	500
Fire Safety, Extinguishers-CS		50	532	450	(82)	600	400
Sprinkler-CS		83		747	747	1,000	1,000
Exterminator MH Shared-CS		50	300	450	150	600	600
Snow Removal-CS			13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	7,152	4,875	(2,277)	6,500	6,500
Seasonal Flowers		150		1,350	1,350	1,800	1,800
Mowing/Landscape Maint.-CS	1,365	2,062	14,503	18,562	4,059	24,750	24,750
Cleaning/Plant Care Manor House-CS		1,200	3,300	7,200	3,900	7,200	7,200
Pond Maintenance-CS		267	4,422	2,400	(2,022)	3,200	3,200
New Security MH	420		1,537		(1,537)		
Clock Tower Reserve	352	335	2,061	3,015	954	4,025	4,025
Clock Tower Maintenance	502	375	1,050	3,375	2,325	4,500	4,500
Ground Maint. x12% x 44%		142	285	1,275	990	1,700	1,500
Electric 292-294 Cant x 44%	75	83	416	750	334	1,000	1,000
Insurance 2% x 44%		62	539	562	23	750	750

	<u>September 2024</u>		<u>January to September</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	212	125	4,590	1,125	(3,465)	1,500	1,500
Misc, Bulk Trash, Car Wash	2,785	83	2,975	750	(2,225)	1,000	1,000
Snow Removal Bldg 10			805	1,400	595	1,800	1,800
Reserve Savings Phase I		5,840	23,333	52,560	29,227	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	16,425	16,425		21,900	21,900
Reserve Savings I Walls		167	4,000	1,500	(2,500)	2,000	2,000
Reserve Savings Phase I Roads		5,577	22,308	50,193	27,885	66,924	53,000
Bank Fees			64		(64)		
Reserve Savings Phase I Roofs		3,539		31,850	31,850	42,467	54,216
Roof Reserve Expense			58,650		(58,650)		
Misc.	3,700		3,700		(3,700)		
Total Expenses	113,126	62,997	859,520	587,473	(272,047)	786,246	770,029

Net Income	8,048	2,524	(45,926)	2,214	(48,140)	0	0
-------------------	-------	-------	----------	-------	----------	---	---