

English Country Manor I Condominium

Revenues and Expenses Statement

From 01/01/2024 to 10/31/2024

Current Period

Revenues

Association/Condo Fees	557,920.00
Interest Income	7,877.39
Other Income	230.00
Insurance Claim Income	26,295.58
Pool Revenue	571.71
Manor House Rentals	1,765.00
Cost Share Phase II	92,351.79
ECM II Water Reimbursement	75,658.19
ECM II Sewer Reimbursement	46,612.05
Homeowner Repairs Reimbursed	64,085.51
Reimbursed Bank Fees	10.00
Homeowner Insurance Deductible	20,000.00

Total Revenue	893,377.22
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Expenses

Repairs & Maintenance	131,175.13
Equipment & Supplies	450.00
Snow Removal	375.00
Exterminator Phase I	1,898.37
Janitorial Breezeways	2,380.00
Cleaning MH Phase I	3,600.00
Insurance Claims - Owner Reimbursable	5,991.27
Owner Reimbursable Expense	87,462.82
Insurance Claims	93,951.92
Repair-water leaks	11,100.70
Gutter Cleaning	10,700.00
Reserve Study	3,362.00
Management Fees	36,250.00
Insurance Premiums	27,563.86
Legal Fees-Other	41,793.35
Office/Postage Exp.	1,968.91
Accounting Fees	3,320.00
Taxes	907.00
Bad Debt	15.00
Manor House Event Expense	1,480.00

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Pool Management	37,321.20
Pool Supplies	4,621.57
Pool Repairs	985.00
Gym Supplies/Repairs	1,765.65
Electric Manor House	14,135.99
BGE Phase I	8,518.60
Electric 200/202 Thames	1,414.19
Cable - Fios	3,059.63
Alarm System-Verizon	1,236.24
Alarm System-Town Security	1,761.60
Water	71,271.06
ECM II Portion of Water Bill	90,708.66
Sewer	52,290.13
ECM II Portion of Sewer Bill	66,551.03
Repair & Maint. MH-CS	527.50
MH Repairs Maintenance 20%x56%	773.19
HVAC Maint. Contract-CS	4,536.38
Equip & Supplies MH-CS	516.16
Fire Safety, Extinguishers-CS	532.50
Exterminator MH Shared-CS	300.48
Snow Removal-CS	13,030.88
Entrance, Gate, Pond, Grounds, Pool-CS	7,152.31
Mowing/Landscape Maint.-CS	16,468.00
Cleaning/Plant Care Manor House-CS	4,400.00
Pond Maintenance-CS	4,422.14
New Security MH	1,536.97
Clock Tower Reserve	2,061.39
Clock Tower Maintenance	1,049.56
Ground Maint. x12% x 44%	285.39
Electric 292-294 Cant x 44%	415.61
Insurance 2% x 44%	538.70
Stormwater Basin	4,590.02
Misc, Bulk Trash, Car Wash	2,974.55
Snow Removal Bldg 10	804.74
Reserve Savings Phase I	23,333.32
Reserve Savings Phase I & II	18,250.00
Reserve Savings I Walls	4,000.00
Reserve Savings Phase I Roads	22,308.00
Bank Fees	63.50

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Roof Reserve Expense

58,650.00

Misc.

3,700.00

Total Expense

1,018,607.17

Net Income

(125,229.95)