

English Country Manor Phase I
Financial Summary for 2021
YTD through October

Account	2021 Budget	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Actual YTD	Budget YTD	Budget (Overspent)
Revenue:																
Association/Condo Fees	654,720	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560	54,560			545,600	545,600	-
Interest Income	9,000	586	410	516	250	807	220	250	220	250	321			3,831	7,500	3,669
Other Income		25					6,197				25			6,272	-	(6,272)
Insurance Claim Income	10,000	5,423												5,423	8,333	2,910
Pool Revenue	500							220		235				455	417	(38)
Cost Share Phase II	60,624		7,660	8,670			23,416	10,172	8,230	12,143	1,944			72,235	50,520	(21,715)
Homeowner Repairs Reimbursed	10,000	1,849	1,400			1,525	5,004	2,831	16,802	321	1,457			31,190	8,333	(22,856)
Garage Maint.-Repairs Reimbursed											425					
Reimbursed Bank Fees							10							10	-	(10)
Homeowner Insurance Deductible	20,000													-	16,667	16,667
Total Revenue	764,844	62,444	64,030	63,746	54,810	56,892	89,407	68,033	79,812	67,534	58,732	-	-	665,015	637,370	(27,645)
Expenses:																
Repairs & Maintenance	65,000	3,722	8,558	7,405	3,937	6,250	4,895	1,750	26,066	3,178	925			66,686	54,167	(12,519)
Equipment & Supplies	1,900	242	500	665		145			194		26			1,772	1,583	(189)
Snow Removal	7,500													-	6,250	6,250
Janitorial Breezeways	5,000	840							2,240					3,080	4,167	1,087
Cleaning MH Phase I	3,000			500	250									750	2,500	1,750
Insurance Claims - Owner Reimb	20,000													-	16,667	16,667
Owner Reimbursable Expense	10,000	749	1,400			2,799	5,192	8,779	10,741	321	1,882			31,863	8,333	(23,530)
Insurance Claims		26,957	149,483	128,426	27,562	30,029	47,824	3,715	12,518	1,340	1,820			429,673	-	(429,673)
Management Fees	38,535	3,211	3,211	3,211	3,211	3,211	3,211	3,211	3,211	3,211	3,211			32,111	32,113	2
Insurance Premiums	36,500	9,008		8,680				8,680			9,262			35,630	30,417	(5,213)
Legal Fees-Other	4,000	1,066		1,985		757	2,025	1,980		1,905	375			10,093	3,333	(6,760)
Office/Postage Expense	1,500	121	22		164	45	32	9	4	9	9			415	1,250	835
Accounting Fees	3,000		495	40							2,335			2,870	2,500	(370)
Taxes	3,500						251			750				1,001	2,917	1,916
Bad Debt														6,388	-	(6,388)
Pool Management	28,385	2,837		6,387	1,074	6,387	6,387	6,387	4,120	(1,336)	3,604			29,459	23,654	(5,805)
Pool Supplies	2,500				1,422				275					1,697	2,083	386
Pool Repairs	2,500						525							525	2,083	1,558
Gym Supplies/Repairs	2,000		385											385	1,667	1,282
Electric Manor House	9,200	1,712	2,196	2,004	1,058	579	494	736	1,070	1,231	747			11,827	7,667	(4,161)
BGE Phase I	4,900	506	513	617	465	448	419	393	472	549	605			4,987	4,083	(904)
Electric 200/202 Thames	1,200	113	89	90	82	104	110	108	134	145	163			1,137	1,000	(137)
Cable-Fios	1,400	187		201	165	193	193	177	177	177	177			1,647	1,167	(481)
Alarm System-Verizon	2,800	242		242	487	283	248	249	249	249	248			2,497	2,333	(163)
Alarm System-Town Security	1,500	215		215	215	110	110	215			215			971	1,250	279
Water	120,732	7,575	9,486	8,599	4,351	10,342	5,879	5,980	4,781	510	123			57,503	100,610	43,107
Sewer	75,000	6,427	4,312	10,308	2,494	5,900	3,338	3,431	2,736		151			39,069	62,500	23,431
Repairs/Maintenance MH-CS	3,500		880		82				214	596				2,356	833	(1,523)
MH Repairs Maint 20% X 56%	1,000								880					-	833	833
Repair HVAC's MH-CS	1,000													-	1,443	1,443
HVAC Maint Contract-CS	1,731													-	417	417
Equip & Supplies MH-CS	500													-	333	333
Fire Safety , Extinguishers-CS	400													-	850	850
Sprinkler-CS	1,000			175	225					225	225				833	(17)

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Exterminator MH Shared-CS	650	129	129					129			129			517	542	25
Snow Removal-CS	10,000	5,600	12,066	6,893				1,299						25,858	8,333	(17,525)
Entrance, Gate, Pond, Grounds, Pool-CS	6,500	7,980	19,269	3,060	21,970	3,055	750							55,334	5,417	(49,917)
Seasonal Flowers	1,500						750				750			1,500	1,250	(250)
Mowing/Landscape Maintenance	22,500				5,998	1,299	1,724		2,324	874	1,874			14,093	18,750	4,657
Cleaning/Plant Care MH	7,200			1,100	550				(1,500)					150	6,000	5,850
Clock Tower Reserve	4,025	671		671			335	335	1,006		671			3,689	3,354	(334)
Clock Tower/Pond Maintenance	5,000	3,418		55			110	55	1,078		801			5,517	4,167	(1,350)
Ground Maint X 12% X 44%	1,300	299					143	147	470		294			1,353	1,083	(270)
Electric 202-294 Cant X 44%	1,000	107		120			52	52	169		128			628	833	205
Insurance 2% X 44%	750	277		138			138	196			142			891	625	(266)
Stormwater Basin	1,500										242			242	1,250	1,008
Misc Bulk Trash, Car Wash	750	132		77			44	123	787		198			1,361	625	(736)
Snow Removal Bldg 10	1,500	303		569			614							1,486	1,250	(236)
Reserve Savings Phase I	90,755													-	-	75,629
Reserve Savings Phase I & II	21,900			5,475	1,825	1,825	1,825	1,825	1,825	1,825	1,825			18,250	18,250	-
Reserve Savings Phase I Walls	2,000													-	1,667	1,667
Reserve Savings Phase I Roads	65,000													-	54,167	54,167
Reserve Savings Phase I Roofs	60,331													-	50,276	50,276
Total Expenses	764,844	84,517	212,994	188,348	86,932	73,890	86,758	49,961	76,241	15,759	33,158	-	-	908,559	637,370	(271,189)
Net Income/(Loss)	-	(22,073)	(148,964)	(124,602)	(32,122)	(16,998)	2,649	18,072	3,571	51,775	25,575	-	-	(243,543)	83.3%	Oct Exp %