

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

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				491,040	491,040	-
Interest Income	9,000	586	410	516	250	807	220	250	220	250				3,509	6,750	3,241
Other Income		25					6,197			25				6,247	-	(6,247)
Insurance Claim Income	10,000	5,423												5,423	7,500	2,077
Pool Revenue	500							220		235				455	375	(80)
Cost Share Phase II	60,624		7,660	8,670			23,416	10,172	8,230	12,143				70,291	45,468	(24,823)
Homeowner Repairs Reimbursed	10,000	1,849	1,400			1,525	5,004	2,831	16,802	321				29,732	7,500	(22,232)
Reimbursed Bank Fees							10							10	-	(10)
Homeowner Insurance Deductible	20,000													-	15,000	15,000
Total Revenue	764,844	62,444	64,030	63,746	54,810	56,892	89,407	68,033	79,812	67,534	-	-	-	606,708	573,633	(33,075)
Expenses:																
Repairs & Maintenance	65,000	3,722	8,558	7,405	3,937	6,250	4,895	1,750	26,066	3,178				65,761	48,750	(17,011)
Equipment & Supplies	1,900	242	500		665	145			194					1,746	1,425	(321)
Snow Removal	7,500													-	5,625	5,625
Janitorial Breezeways	5,000	840							2,240					3,080	3,750	670
Cleaning MH Phase I	3,000			500	250									750	2,250	1,500
Insurance Claims - Owner Reimb	20,000	749	1,400			2,799	5,192	8,779	10,741	321				29,981	15,000	15,000
Owner Reimbursable Expense	10,000	26,957	149,483	128,426	27,562	30,029	47,824	3,715	12,518	1,340				427,854	7,500	(22,481)
Insurance Claims	38,535	3,211	3,211	3,211	3,211	3,211	3,211	3,211	3,211	3,211				28,900	28,901	2
Management Fees	36,500	9,008			8,680			8,680						26,368	27,375	1,007
Insurance Premiums	4,000	1,066		1,985		757	2,025	1,980		1,905				9,718	3,000	(6,718)
Legal Fees-Other	1,500	121	22		164	45	32	9	4	9				406	1,125	719
Office/Postage Expense	3,000		495	40										535	2,250	1,715
Accounting Fees	3,500						251							1,001	2,625	1,624
Taxes									4,120	(1,336)				2,784	-	(2,784)
Bad Debt														29,459	21,289	(8,170)
Pool Management	28,385	2,837		6,387	1,074	6,387	6,387	6,387						1,697	1,875	178
Pool Supplies	2,500				1,422									525	1,875	1,350
Pool Repairs	2,500						525							385	1,500	1,115
Gym Supplies/Repairs	2,000		385													
Electric Manor House	9,200	1,712	2,196	2,004	1,058	579	494	736	1,070	1,231				11,080	6,900	(4,180)
BGE Phase I	4,900	506	513	617	465	448	419	393	472	549				4,382	3,675	(707)
Electric 200/202 Thames	1,200	113	89	90	82	104	110	108	134	145				975	900	(75)
Cable-Fios	1,400	187		201	165	193	193	177	177	177				1,470	1,050	(420)
Alarm System-Verizon	2,800	242		242	487	283	248	249	249	249				2,249	2,100	(149)
Alarm System-Town Security	1,500	215			215	110		215						755	1,125	370
Water	120,732	7,575	9,486	8,599	4,351	10,342	5,879	5,980	4,781	510				57,503	90,549	33,046
Sewer	75,000	6,427	4,312	10,308	2,494	5,900	3,338	3,431	2,736					38,946	56,250	17,304
Repairs/Maintenance MH-CS	3,500		880		82				880	596				296	2,625	2,329
MH Repairs Maint 20% X 56%	1,000													2,356	750	(1,606)
Repair HVAC's MH-CS	1,000													-	750	750
HVAC Maint Contract-CS	1,731													-	1,298	1,298
Equip & Supplies MH-CS	500													375	375	
Fire Safety , Extinguishers-CS	400													-	300	300

