

Elizabeth Court Condominium Trust Association

Fiscal year: November 1, 2024 through October 31, 2025

Fiscal Year Financial

2024 – 2025

<u>Revenue</u>	<u>2023-2024 Proposed</u>	<u>2023-2024 Actual</u>	<u>2024-2025 New Proposed</u>
Condo Fees	79,350.00	79,350.00	86,400.00 (24x12x300)
Non-Interest Bearing	00.00	00.00	
B.C.S.B. Loan (Wall)	<u>00.00</u>	<u>92,000.00</u>	
Total Revenue	79,350.00	171,350.00	<u>86,400.00</u>

Reserve Funds: As of October 31, 2024, the Reserve Account with Rockland Federal Credit Union currently stands at: \$756.97. It is expected that this account will be closed and the funds transferred to Bristol County Savings Bank for the establishment of a new Reserve Fund.

<u>Expenses</u>			
Wall Loan	<u>000.00</u>	<u>12,168.95</u>	<u>18,118.20</u>
Insurance	<u>10,000.00</u>	<u>9,061.76</u>	<u>10,000.00</u>
Landscaping	<u>15,000.00</u>	<u>10,600.00</u>	<u>11,000.00</u>
Repairs & Maintenance	<u>12,000.00</u>	<u>105,973.29</u>	<u>15,000.00</u>
Snow Removal	<u>10,000.00</u>	<u>3,120.00</u>	<u>5,000.00</u>
Trash Removal	<u>11,000.00</u>	<u>10,528.49</u>	<u>11,000.00</u>
Utilities	<u>1,000.00</u>	<u>1,304.06</u>	<u>1,500.00</u>
Miscellaneous & Office	<u>1,000.00</u>	<u>(3,521.60)</u>	<u>4,600.00</u>
Total Expenses	60,000.00	156,000.15	76,218.20

Replacement Reserve	10,181.80
Total Expenses (Including Reserve)	86,400.00

Account balances as of October 31, 2024:	B.C.S.B. Checking	\$47,582.75
	Rockland Reserve	\$ <u>756.97</u>
		<u>\$48,339.72</u>

ELIZABETH COURT CONDO ASSOC.

ANNUAL MEETING NOVEMBER 13, 2024

AGENDA

Welcome

1. Old business
2. Financial Statements
3. New Business
 - Pavement patching/repairs
 - Lining parking spaces
 - Chimney repairs
 - Power Washing Buildings
4. 2024-2025 Proposed Budget

Elizabeth Court Condo Association
Bill Payments for All Vendors
Treasurer's Report of Annual Expenses
November 2023 ~ October 2024

Administrative

Computer Program (Adobe)	42.48	
Computer Program (McFee)	318.72	
Checks & Deposit Slips (Harland Clark)	67.13	
Office Supplies (Staples:14.74) (Walmart:221.79)	236.53	
Printing & Services (UPS Store)	11.87	
Postal Services (USPS) (P.O. Box:230.00) (Stamp:17.00)	247.00	923.73

Legal Fees

Allcock & Marcus, LLC	665.00	665.00
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Insurance

Greater New York Insurance Co.	9,061.76	9,061.76
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Maintenance & Upkeep

Wall Replacement Loan Payments (B.C.S. Bank)	6,529.55	
* (Plainville Pump) Wall Replacement (93,500.00)		
* (Reilly Tree) Tree Removal for Wall Project (10,600.00)		
Basements Issues (Busy Dog)	9,444.00	
Pest Control (Cats-eye)	650.00	
Pest Control (Waltham Co.)	565.29	
Foundation Repairs (Crack X)	1,095.00	
Grounds Lighting & Upkeep (National Grid)	1,304.06	
Gutter Cleaning (Ned Stevens)	530.00	
Chimney Repair (Original Chimney Sweep)	189.00	
Snow Removal (Richard Miller & Sons)	3,120.00	
Trash Removal (Win Waste)	10,528.49	33,955.10

Total Expenses \$44,605.59