

English Country Manor I Condominium Association			
Acct #	Approved Budget 2022	2022	Cost Share
	Based on Condo Fees	\$317.00	
300000	Association/Condo Fees	\$ 669,504.00	
300400	Interest Income	\$ 2,500.00	
300401	Other Income		
300402	Insurance Claim Income		
300403	Pool Revenue	\$ 500.00	
300404	Manor House Rentals		
300408	Garage Maint.-Repairs Reimb.		
370001	Homeowner Insurance Deductible	\$ 20,000.00	
300407	Homeowner Repairs Reimbursed	\$ 20,000.00	
300405	Fines		
300406	Cost Share Phase II	\$ 63,712.97	
	Reimbursed Bank Fees		
	Total Income		
	Operating Expense		
400000	Repairs & Maintenance	\$65,000.00	
400001	Equipment & Supplies	\$1,900.00	
400002	Snow Removal	\$ 2,500.00	
400003	Exterminator Phase I		
400004	Janitorial Breezeways	\$ 9,000.00	
400005	Cleaning MH Phase I	\$ 3,000.00	
400006	HVAC Phase I		
400007	Insurance Claims - Owner Reimb.	\$ 20,000.00	
400008	Owner Reimbursable Expense	\$ 20,000.00	
400009	Insurance Claims - Internal		
400010	Repairs - Water Leaks	\$ 10,372.78	
	Operating Expenses	\$ 131,772.78	
	Administrative Expenses		
400360	Management Fees	\$ 40,464.00	
400361	Insurance Premiums	\$ 36,500.00	\$ 4,088.00
400363	Legal Fees Other	\$ 6,000.00	
400364	Office/Postage Exp.	\$ 500.00	
400365	Accounting Fees	\$ 3,000.00	
400366	Taxes & Licenses	\$ 3,500.00	
400367	Bad Debt		
400368	Manor House Event Expense		
	Administrative Expenses	\$ 89,964.00	
	Pool Expenses		
400500	Pool Management	\$ 32,000.00	\$ 17,920.00
400501	Pool Supplies	\$ 2,500.00	\$ 1,400.00
400502	Pool Repairs	\$ 2,500.00	\$ 1,400.00
400503	Gym Supplies/Repairs	\$2,000.00	\$1,120.00
400504	Cleaning Bathrooms Pool Season		
	Total Pool Expenses	\$ 39,000.00	

	Utilities		
400700	Electric Manor House	\$ 9,660.00	\$ 4,111.30
400701	BGE Phase I	\$ 5,100.00	
400702	Electric 200/202 Thames	\$ 1,200.00	\$ 672.00
400703	Verizon FIOS TV	\$ 1,800.00	\$ 1,008.00
400704	Alarm System Verizon	\$ 3,300.00	\$ 369.60
400705	Alarm System Town Security	\$ 1,500.00	\$ 168.00
400706	Water	\$ 95,000.00	streamlined
400707	Sewer	\$ 67,000.00	streamlined
	Total Utilities	\$ 184,560.00	
	Expenses C/S		
400900	Repairs & Maint. MH	\$ 1,000.00	\$ 560.00
400900.1	MH Repairs Maint. 20%x56%	\$ 3,500.00	\$ 392.00
400901	Repair HVAC's MH	\$ 1,000.00	\$ 425.60
400902	HVAC Maint Contract	\$ 1,731.00	\$ 736.71
400903	Equip & Spplies MH	\$ 500.00	\$ 280.00
400904	Fire Safety, Extinguishers	\$ 400.00	\$ 8.96
400905	Sprinkler	\$ 1,000.00	\$ 268.80
400906	Exterminator MH Shared	\$ 725.00	\$ 364.00
400907	Snow Removal	\$ 15,000.00	\$ 5,124.00
400908	Entrance, Gate, Pond, Grounds, Pool	\$ 6,500.00	\$ 3,640.00
400909	Seasonal Flowers 56%	\$ 1,500.00	\$ 840.00
400910	Mowing/Landscap Maint.20%x56%	\$ 22,500.00	\$ 2,520.00
400911	Cleaning /Plant Care Manor House	\$ 7,200.00	\$ 4,032.00
	Total Expense C/S	\$ 62,556.00	
	Operating Expense to Phase II		
441001	Clock Tower Reserve	\$ 4,025.00	
441002	Clock Tower Maintenance	\$ 6,000.00	
441003	Ground Maint x 12% x 44%	\$ 1,500.00	
441004	Electric 292-294 Cant x 44%	\$ 1,000.00	
441005	Insurance 2% x 44%	\$ 750.00	
441006	Stormwater Basin	\$1,500.00	
441007	Misc, Bulk Trash, Car Wash	\$1,000.00	
441008	Snow Removal Bldg 10	\$ 1,800.00	
	Total Expenses To Phase II	\$ 17,575.00	
	Total Expenses	\$ 525,427.78	
	Reserves		
450000	Reserve Savings Phase I	\$ 95,755.46	
450001	Reserve Savings Phase I & II	\$ 21,900.00	\$ 12,264.00
450002	Reserve Savings Phase I Walls	\$ 2,000.00	
450003	Reserve Savings Phase I Roads	\$ 65,000.00	
450004	Contingency		
	Reserve Savings Roof	\$ 66,133.73	
	Total Reserves	\$ 250,789.19	
450005	Bank Fees		

460003	Reserve I & II Expense		
460002	Garage Roof Replacement Exp.		
460004	General Reserve Expense		
	Road Reserve Expense		
	Roof Reserve Expense		
	Total Expenses	\$ 776,216.97	

** Due to recent losses involving water heaters, it is recommended to have your water heater checked and or replaced if it is 10 or more years old. As a reminder, if your water heater goes up and causes damages to any units or common area, you are responsible for the master insurance deductible of \$10,000. **