

English Country Manor I Condominium Association			
Acct #	Approved 2025 Budget		Cost Share
	<b>Based on Condo Fees</b>	<b>\$ 335.00</b>	
300000	Association/Condo Fees	\$ 707,520.00	
300400	Interest Income	\$ 2,500.00	
300401	Other Income		
300402	Insurance Claim Income		
300403	Pool Revenue	\$ 500.00	
300404	Manor House Rentals	\$ 1,500.00	
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	\$ 88,338.72	
	Reimbursed Bank Fees		
	<b>Total Income</b>	<b>\$ 88,338.72</b>	
	<b>Operating Expense</b>		
400000	Repairs & Maintenance	\$ 75,000.00	
400001	Equipment & Supplies	\$ 900.00	
400002	Snow Removal	\$ 1,500.00	
400003	Exterminator Phase I	\$ 2,500.00	
400004	Janitorial Breezeways	\$ 5,200.00	
400005	Cleaning MH Phase I	\$ 3,000.00	
400006	HVAC Phase I	\$ 1,000.00	
400007	Insurance Claims - Owner Reimb.	\$ 20,000.00	
400008	Owner Reimbursable Expense	\$ 20,000.00	
400009	Insurance Claims - Internal		
400010	Repairs - Water Leaks	\$ 20,000.00	
400011	Gutter Cleaning	\$ 19,200.00	
400012	Bulk Trash Removal	\$ 800.00	
400013	Tree Maintenance	\$ 5,000.00	
	<b>Operating Expenses</b>	<b>\$ 194,100.00</b>	
	<b>Administrative Expenses</b>		
400360	Management Fees	\$ 44,800.00	
400361	Insurance Premiums	\$ 46,200.00	\$ 5,174.00
400363	Legal Fees Other	\$ 5,000.00	
400364	Office/Postage Exp.	\$ 4,000.00	
400365	Accounting Fees	\$ 3,500.00	
400366	Taxes & Licenses	\$ 1,000.00	
400367	Bad Debt		
400368	Manor House Event Expense	\$ 1,500.00	
400370	Community Website	\$ 250.00	
	<b>Administrative Expenses</b>	<b>\$ 106,250.00</b>	<b>\$ 5,174.00</b>

<b>Pool Expenses</b>			
400500	Pool Management	\$ 43,450.00	\$ 24,332.00
400501	Pool Supplies	\$ 2,500.00	\$ 1,400.00
400502	Pool Repairs	\$ 15,000.00	\$ 8,400.00
400503	Gym Supplies/Repairs	\$ 2,500.00	\$ 1,400.00
400504	Cleaning Bathrooms Pool Season		
	<b>Total Pool Expenses</b>	<b>\$ 63,450.00</b>	<b>\$ 35,532.00</b>
<b>Utilities</b>			
400700	Electric Manor House	\$ 15,000.00	\$ 6,384.00
400701	BGE Phase I	\$ 9,500.00	
400702	Electric 200/202 Thames	\$ 1,800.00	\$ 1,008.00
400703	Verizon FIOS TV	\$ 3,000.00	\$ 1,680.00
400704	Alarm System Verizon	\$ 3,600.00	\$ 403.20
400705	Alarm System Town Security	\$ 2,200.00	\$ 246.40
400706	Water	\$ 85,000.00	streamlined
400707	Sewer	\$ 65,000.00	streamlined
	<b>Total Utilities</b>	<b>\$ 185,100.00</b>	<b>\$ 9,721.60</b>
<b>Expenses C/S</b>			
400900	Repairs & Maint. MH	\$ 2,500.00	\$ 1,400.00
400900.1	MH Repairs Maint. 20%x56%	\$ 3,500.00	\$ 392.00
400901	Repair HVAC's MH	\$ 500.00	\$ 212.80
400902	HVAC Maint Contract	\$ 1,800.00	\$ 766.08
400903	Equip & Supplies MH	\$ 500.00	\$ 280.00
400904	Fire Safety, Extinguishers	\$ 600.00	\$ 13.44
400905	Sprinkler	\$ 1,000.00	\$ 268.80
400906	Exterminator MH Shared	\$ 600.00	\$ 336.00
400907	Snow Removal	\$ 15,000.00	\$ 5,124.00
400908	Entrance, Gate, Pond, Grounds, Pool	\$ 7,500.00	\$ 4,200.00
400909	Seasonal Flowers 56%	\$ 1,800.00	\$ 1,008.00
400910	Mowing/Landscap Maint.20%x56%	\$ 25,998.00	\$ 2,910.00
400911	Cleaning /Plant Care Manor House	\$ 7,200.00	\$ 4,032.00
400912	Pond Maintenance	\$ 5,500.00	\$ 3,080.00
400913	Security MH & Grounds	\$ 2,900.00	\$ 1,624.00
	<b>Total Expense C/S</b>	<b>\$ 76,898.00</b>	<b>\$ 25,647.12</b>

	<b>Operating Expense to Phase II</b>		
441001	Clock Tower Reserve	\$ 4,025.00	
441002	Clock Tower Maintenance	\$ 3,500.00	
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	
	<b>Total Expenses To Phase II</b>	<b>\$ 15,075.00</b>	
	<b>Total Expenses</b>	<b>\$ 360,523.00</b>	\$ 76,074.72
	<b>Reserves</b>		
450000	Reserve Savings Phase I	\$ 195,130.72	
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	\$ 115,805.00	
450004	Contingency	\$ 10,000.00	
	Reserve Savings Roof	\$ 135,000.00	
	<b>Total Reserves</b>	<b>\$ 479,835.72</b>	<b>\$ 12,264.00</b>
450005	Bank Fees		
460003	Reserve I & II Expense		
460002	Garage Roof Replacement Exp.		
460004	General Reserve Expense		
	Road Reserve Expense		
	Roof Reserve Expense		
	<b>Total Expenses</b>	<b>\$ 840,358.72</b>	