

ENGLISH COUNTRY MANOR I CONDOMINIUM ASSOCIATION

Approved 2026 Budget

Cost Share

Based on Condo Fees \$355.00

Association/Condo Fees	\$749,760.00
Insurance Claim Income	
Pool Revenue	\$400.00
Manor House Rentals	\$1,000.00
Cost Share Phase II	\$331,231.73

Total Income \$1,082,391.73

Garage Main.-Repairs Reimb.	
Homeowner Insurance Deductible	\$20,000.00
Homeowner Repairs Reimbursed	\$20,000.00

Other Income \$40,000.00

Total Income & Other Income \$1,122,391.73

Operating Expense

Repairs & Maintenance	\$80,000.00
Equipment & Supplies	\$500.00
Snow Removal	\$1,500.00
Exterminator Phase I	\$2,500.00
Janitorial Breezeways	\$3,500.00
Cleaning MH Phase I	\$3,000.00
HVAC Phase I	\$1,000.00
Insurance Claims - Owner Reimb.	\$20,000.00
Owner Reimbursable Expense	\$20,000.00
Repairs - Water Leaks	\$20,000.00
Gutter Cleaning	\$22,000.00
Bulk Trash Removal	\$800.00
Tree Maintenance	\$5,000.00

Operating Expenses \$179,800.00

Administrative Expenses

Management Fees	\$46,800.00	
Insurance Premiums	\$48,510.00	\$5,433.12
Legal Fees Other	\$5,000.00	
Office/Postage Exp.	\$4,000.00	
Accounting Fees	\$3,500.00	
Taxes & Licenses	\$2,000.00	
Manor House Event Expense	\$700.00	
Community Website	\$300.00	

Administrative Expenses \$110,810.00 \$5,433.12

Pool Expenses

Pool Management	\$43,925.00	\$24,598.00
Pool Supplies	\$2,500.00	\$1,400.00
Pool Repairs	\$10,000.00	\$5,600.00

Gym Supplies/Repairs	\$2,500.00	\$1,400.00
Total Pool Expenses	\$58,925.00	\$32,998.00
Utilities		
Electric Manor House	\$18,000.00	\$7,660.80
BGE Phase I	\$9,500.00	
Electric 200/202 Thames	\$1,800.00	\$1,008.00
Verizon FIOS TV	\$3,000.00	\$1,680.00
Alarm System Verizon	\$3,600.00	\$403.20
Alarm System Town Security	\$2,800.00	\$313.60
Water	\$258,000.00	\$144,480.00
Sewer	\$171,000.00	\$95,760.00
Total Utilities	\$467,700.00	\$251,305.60
Expenses C/S		
Repairs & Maintenance MH	\$2,500.00	\$1,400.00
Repair HVAC's MH	\$500.00	\$212.80
HVAC Maint. Contract	\$2,055.00	\$874.61
Equip. & Supplies MH	\$500.00	\$280.00
Fire Safety, Extinguishers	\$1,000.00	\$22.40
Sprinkler Inspections	\$1,500.00	\$403.20
Exterminator MH Shared	\$900.00	\$504.00
Snow Removal	\$20,000.00	\$6,832.00
Entrance, Gate, Pond, Grounds, Pool	\$7,500.00	\$4,200.00
Seasonal Flowers 56%	\$1,800.00	\$1,008.00
Mowing/Landscape Maint. 20% x56%	\$25,998.00	\$2,910.00
Cleaning/Plant Care Manor House	\$7,200.00	\$4,032.00
Pond Maintenance	\$5,500.00	\$3,080.00
Security MH & Grounds	\$2,900.00	\$1,624.00
Total Expense C/S	\$79,853.00	\$27,383.01
Operating Expense to Phase II		
Clock Tower Reserve	\$4,025.00	
Clock Tower Maintenance	\$5,000.00	
Ground Maint. x 12% x 44%	\$1,900.00	
Electric 292-294 Cant x 44%	\$1,200.00	
Insurance 2% x 44%	\$1,300.00	
Stormwater Basin	\$1,500.00	
Misc., Bulk Trash, Car Wash	\$2,000.00	
Snow Removal Bldg. 10	\$2,000.00	
Total Expenses to Phase II	\$18,925.00	
Total Expenses	\$916,013.00	
Reserves		
Reserve Savings Phase I	\$70,080.00	
Reserve Savings Phase I & II	\$25,200.00	\$14,112.00
Reserve Savings Phase I Walls	\$2,000.00	
Reserve Savings Phase I Roads	\$66,924.00	
Contingency		

Reserve Savings Roof	\$42,174.73	
Total Reserves	\$206,378.73	<i>\$14,112.00</i>
Total Expenses & Reserves	\$1,122,391.73	