## 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	Ф400.00	
Pool Revenue Manor House Rentals	\$400.00	
Cost Share Phase II	\$1,000.00 \$331,231.73	
Cost Share Phase II	\$331,231.73	
Total Income	\$1,082,391.73	
Garage MainRepairs Reimb.		
Homeowner Insurance Deductible	\$20,000.00	
Homeowner Repairs Reimbursed	\$20,000.00	
Other Income	\$40,000.00	
<b>Total Income &amp; Other Income</b>	\$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 \$22,000.00	
Gutter Cleaning Bulk Trash Removal	\$800.00	
Tree Maintenance	\$5,000.00	
Operating Expenses	\$179,800.00	
	<b>+</b> = ,	
Administrative Expenses  Management Fees	\$46,800.00	
Insurance Premiums	\$48,510.00	\$5,433.12
Legal Fees Other	\$5,000.00	ψ5,135.12
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

Total Pool Expenses	Gym Supplies/Repairs	\$2,500.00	\$1,400.00
Electric Manor House   \$18,000.00   \$7,660.80   BGE Phase   \$9,500.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,680.00   \$3,000.00   \$3,680.00   \$3,300.00   \$3,432.00   \$3,300.00   \$4,332.00   \$3,360.00   \$4,332.00   \$3,360.00   \$4,332.00   \$3,360.00   \$3,360.00   \$3,360.00   \$3,360.00   \$3,360.00   \$3,360.00   \$3,360.00   \$3,308.00   \$3,3	<b>Total Pool Expenses</b>	\$58,925.00	\$32,998.00
BGE Phase   \$9,500.00   Electric 200/202 Thames   \$1,800.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,008.00   \$1,680.00   \$1,680.00   \$1,680.00   \$1,680.00   \$1,680.00   \$1,680.00   \$1,680.00   \$1,300.00   \$1,300.00   \$1,300.00   \$1,300.00   \$1,315.60   \$1,300.00   \$1,315.60   \$1,400.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,44.40.00   \$1,400.00   \$1,44.40.00   \$1,400	Utilities		
Flectric 200/202   Thames   \$1,800.00   \$1,008.00   \$1,008.00   \$1,680.00	Electric Manor House	\$18,000.00	\$7,660.80
Verizon FIOS TV	BGE Phase I	\$9,500.00	
Alarm System Verizon	Electric 200/202 Thames	\$1,800.00	\$1,008.00
Alarm System Town Security	Verizon FIOS TV	\$3,000.00	\$1,680.00
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 HVACS MH         \$500.00         \$212.80           HVAC Maint. Contract         \$2,055.00         \$287.00           Equip. & Supplies MH         \$500.00         \$280.00           Fire Safety, Extinguishers         \$1,500.00         \$22.40           Sprinkler Inspections         \$1,500.00         \$22.40           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           Beasonal Flowers 56%         \$1,800.00         \$1,008.00           Mowing/Landscape Maint. 20% x56%         \$25,998.00         \$2,910.00           \$56%         \$1,200.00         \$4,032.00           Pond Maintenance         \$5,500.00         \$3,080.00           Security MH & Grounds         \$2,900.00         \$1,624.00           Total Expense to Phase II           Clock Tower Maintenance         \$5,000.00 <t< td=""><td>•</td><td>•</td><td>·</td></t<>	•	•	·
Sewer   \$171,000.00   \$95,760.00	•	•	
September   Sept		•	
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   \$22.00   Fire Safety, Extinguishers   \$1,000.00   \$22.40   Fire Safety, Extinguishers   \$1,000.00   \$403.20   Exterminator MH Shared   \$900.00   \$6.832.00   Exterminator MH Shared   \$900.00   \$6.832.00   Exterminator MH Shared   \$900.00   \$6.832.00   Entrance, Gate, Pond, Grounds, Pool   \$1,800.00   \$4,200.00   Entrance, Gate, Pond, Grounds, Pool   \$1,800.00   \$1,008.00   Mowing/Landscape Maint. 20%   \$25,998.00   \$2,910.00   \$2,910.00   \$3,080.00   \$3,	Sewer	\$171,000.00	\$95,760.00
Repairs & Maintenance MH         \$2,500.00         \$1,400.00           Repair HVAC's MH         \$500.00         \$272.80           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%         \$25,998.00         \$2,910.00           X56%         \$1,800.00         \$4,032.00           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         \$7,383.01           Operating Expense to Phase II           Clock Tower Reserve         \$4,025.00         \$27,383.01           Operating Expense to Phase II         \$1,500.00         \$1,500.00           Insurance 2% x 44%         \$1,	Total Utilities	\$467,700.00	\$251,305.60
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         \$564.00           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%         \$25,998.00         \$2.910.00           \$56%         \$1,800.00         \$4.032.00           Pond Maintenance         \$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 to Phase II           Clock Tower Maintenance         \$5,000.00         \$27,383.01           Operating Expense to Phase II         \$1,200.00         \$1,624.00           Insurance 2% x 44%         \$1,900.00         \$1,624.00           Total Expenses to Phase II	Expenses C/S		
HVAC Maint. Contract \$2,055.00 \$874.61 Equip. & Supplies MH \$500.00 \$2280.00 \$22.40 Sprinkler Inspections \$1,000.00 \$22.40 Sprinkler Inspections \$1,500.00 \$403.20 Exterminator MH Shared \$900.00 \$504.00 Snow Removal \$20,000.00 \$5,832.00 Entrance, Gate, Pond, Grounds, \$7,500.00 \$4,200.00 Seasonal Flowers 56% \$1,800.00 \$1,008.00 Mowing/Landscape Maint. 20% \$25,998.00 \$2,910.00 Seasonal Flowers 56% \$1,800.00 \$4,200.00 Seasonal Flowers 56% \$7,200.00 \$4,032.00 Cleaning/Plant Care Manor House \$7,200.00 \$4,032.00 Security MH & Grounds \$2,900.00 \$3,080.00 Security MH & Grounds \$2,900.00 \$3,080.00 Security MH & Grounds \$2,900.00 \$1,624.00  Total Expense to Phase II Clock Tower Reserve \$4,025.00 Clock Tower Maintenance \$5,000.00 Ground Maint. x 12% x 44% \$1,200.00 Insurance 2% x 44% \$1,300.00 Slower Maintenance \$5,000.00 Fleetric 292-294 Cant x 44% \$1,200.00 Insurance 2% x 44% \$1,300.00 Show Removal Bldg. 10 \$2,000.00  Total Expenses to Phase II \$18,925.00  Total Expenses to Phase II \$18,925.00  Reserves Reserve Savings Phase I & II \$25,200.00 \$14,112.00 Reserve Savings Phase I & II \$25,000.00 Reserve Savings Phase I Walls Reserve Savings Phase I Walls Reserve Savings Phase I Noads	•	\$2,500.00	\$1,400.00
Equip. & Supplies MH	*		
Fire Safety, Extinguishers \$1,000.00 \$22.40 Sprinkler Inspections \$1,500.00 \$4403.20 \$403.20 \$500.00 \$403.20 \$504.00 \$500.00 \$504.00 \$500.00 \$50.00 \$500.00 \$50.00 \$500.00 \$50.00 \$500.00 \$50.00 \$50.00 \$500.00 \$50.		•	•
Sprinkler Inspections	* * * * * * * * * * * * * * * * * * * *		·
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 \$4,032.00 Pond Maintenance \$7,200.00 \$4,032.00 Pond Maintenance \$5,500.00 \$3,080.00 Security MH & Grounds \$2,900.00 \$1,624.00 \$27,383.01 \$2		•	· · · · · · · · · · · · · · · · · · ·
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         \$27,383.01           Clock Tower Maintenance         \$5,000.00         \$200.00         \$200.00           Ground Maint. x 12% x 44%         \$1,200.00         \$1,500.00 <td></td> <td>•</td> <td></td>		•	
Entrance, Gate, Pond, Grounds, Pool Seasonal Flowers 56% \$1,800.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,008.00 \$1,009.00			•
Pool   \$1,500.00   \$34,200.00   Seasonal Flowers 56%   \$1,800.00   \$1,008.00   Mowing/Landscape Maint. 20%   \$25,998.00   \$2,910.00   \$2,910.00   \$3,080.00   Security 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   \$1,624.00   \$27,383.01   \$27,383.0		\$20,000.00	\$0,832.00
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%           Stormed Maint. x 12% 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           Reserves         \$916,013.00           Reserves Savings Phase I         \$70,080.00           Reserve Savings Phase I & II         \$25,200.00           Reserve Savings Phase I Walls         \$2,000.00           Reserve Savings Phase I Roads         \$66,924.00		\$7,500.00	\$4,200.00
X56%   S25,998.00   S2,910.00		\$1,800.00	\$1,008.00
Pond Maintenance	· ·	\$25,998.00	\$2,910.00
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%           Ground Maint. x 12% x 44%         \$1,900.00         Felectric 292-294 Cant x 44%           Insurance 2% x 44%         \$1,300.00         Felectric 292-294 Cant x 44%           Stormwater Basin         \$1,500.00         Felectric 292-200.00           Total Expenses to Phase II         \$18,925.00         \$14,112.00           Reserve Savings Phase I & II	Cleaning/Plant Care Manor House	\$7,200.00	\$4,032.00
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 to Phase II \$18,925.00  Reserves Reserve Savings Phase I & \$70,080.00 Reserve Savings Phase I & II \$25,200.00 Reserve Savings Phase I Walls Reserve Savings Phase I Walls Reserve Savings Phase I Roads \$66,924.00		•	
Clock Tower Reserve	Security MH & Grounds	\$2,900.00	\$1,624.00
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 to Phase I \$70,080.00  Reserves Reserve Savings Phase I & II \$25,200.00 Reserve Savings Phase I Walls \$2,000.00 Reserve Savings Phase I Walls \$2,000.00 Reserve Savings Phase I Roads \$66,924.00	Total Expense C/S	\$79,853.00	\$27,383.01
Clock Tower Maintenance	Operating Expense to Phase II		
Ground Maint. x 12% x 44%  Electric 292-294 Cant x 44%  Insurance 2% x 44%  S1,300.00  Stormwater Basin  Misc., Bulk Trash, Car Wash Snow Removal Bldg. 10  Stormwater Basin  \$1,500.00  Misc., Bulk Trash, Car Wash \$2,000.00  Total Expenses to Phase II  \$18,925.00  Total Expenses  \$916,013.00  Reserve Savings Phase I \$770,080.00  Reserve Savings Phase I & II \$25,200.00  \$14,112.00  Reserve Savings Phase I Walls Reserve Savings Phase I Roads \$66,924.00		\$4,025.00	
Single Company	Clock Tower Maintenance	\$5,000.00	
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		•	
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		•	
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       \$70,080.00         Reserve Savings Phase I       \$70,080.00         Reserve Savings Phase I & II       \$25,200.00         Reserve Savings Phase I Walls       \$2,000.00         Reserve Savings Phase I Roads       \$66,924.00		•	
Snow Removal Bldg. 10       \$2,000.00         Total Expenses to Phase II       \$18,925.00         Total Expenses       \$916,013.00         Reserves       \$70,080.00         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		•	
Total Expenses to Phase II       \$18,925.00         Total Expenses       \$916,013.00         Reserves       \$70,080.00         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       \$66,924.00         Reserve Savings Phase I Roads       \$66,924.00		•	
Total Expenses         \$916,013.00           Reserves         \$70,080.00           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         \$66,924.00	Snow Removal Bldg. 10	\$2,000.00	
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	Total Expenses to Phase II	\$18,925.00	
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	Total Expenses	\$916,013.00	
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	Reserves		
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		\$70,080.00	
Reserve Savings Phase I Walls \$2,000.00 Reserve Savings Phase I Roads \$66,924.00		•	\$14,112.00
	<u> </u>	•	
	<u> </u>	\$66,924.00	

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