RMC
Residential Management Corporation

110 Mountain Road
Suffield, CT 06078
(P)860-668-5342
(F) 860-668-9008
ResidentialManagement.com

Elm Corners Condominium Association
Notice of Annual Unit Owners Meeting (Budget Ratification)

June 26, 2026

Elm Corners Condominium Association
Windsor Locks, CT 06096

Dear Unit Owners,

The Elm Corners Condominium Association will continue to hold its annual meeting budget voting via mail in ballot through USPS mail this year. Please find a copy of the Elm Corners proposed 2026-2027 operating budget included with this letter.

The purpose of this notice is to ratify the budget for the fiscal year of July 1, 2026 through June 30, 2027. In accordance with the governing documents of the community, ***unless a majority of all unit owners in person or by proxy reject the budget, it is ratified and will go into effect immediately.*** A copy of the proposed budget is enclosed for your review **(Please be advised there is no increase to the condo fee, and it will remain $365).**

Please be sure to complete the enclosed ballot form and return it on or before Monday, July 6, 2026 via first class mail to Residential Management, 110 Mountain Road, Suffield, CT 06078, email to shawnh@resman.net or facsimile to (860) 668-9008. As always please do not hesitate to contact our office if you have any questions.

Thank you.

Sincerely,
Shawn Howell
Shawn Howell
Residential Management Corporation

Elm Corners Condominium Association
July 1, 2026 - June 30, 2027

	2025/2026 APPROVED	2025/2026 PROJECTED	2026/2027 PROPOSED
INCOME:			
Maintenance Fees	$ 271,560	$ 271,560	$ 271,560
Association Contribution	$ -		$ -
Late Fees	-	1,174	-
Other Income	-	324	-
Interest Income	-	141	-
Total Income	$ 271,560	$ 273,199	$ 271,560
EXPENSES:			
Management	16,740	16,740	17,484
Sewer Repair	30,000	30,000	30,000
Snow Removal	36,159	30,132	40,000
Roof Snow Removal	-	-	5,000
Lawn Maintenance	28,090	28,090	32,000
Exterminating	500	532	1,000
Insurance	97,989	96,692	65,000
Legal & Accounting/Administrative	2,000	2,000	2,000
Electricity	2,300	2,381	2,500
Miscellaneous Building	14,282	14,282	15,000
Capital Improvements (Roofs)	7,500	3,750	15,000
Capital Improvements (Tree/Roads/Sidewalks)	10,000	22,600	20,576
Reserve Account	26,000	26,000	26,000
Total Operating Expense	$271,560	$ 273,199	$ 271,560
Net Cash Flow from Operations	$ -	$ -	$ -

Fee Increase $0
Total Fee $365

2026-2027 BUDGET BALLOT

ELM CORNERS CONDOMINIUM ASSOCIATION

I, the undersigned Unit Owner entitled to vote, hereby vote to:

1.) ☐ Approve ☐ Reject

The proposed Elm Corners 2026-2027 Operating Budget.

Dated this _______ day of June, 2026.

Unit #: __________ Name: ____________________________________

Signature: ________________________________