

4 Anchorage Lane Owners, Inc.

Budget

2026

INCOME:

Account

	Board 2026 Budget
6310 Maintenance Income w/3.5% Increase	\$2,444,992.44
Rollover from 2025 Operating Account	\$50,000.00
6350 STAR Credit	(\$61,207.32)
6360 VET Credit	(\$3,217.75)
6410 Flip Tax	\$25,000.00
6515 Application Fees	\$4,000.00
6520 House Rules Violations	\$1,000.00
6530 Late Fee Income	\$500.00
6540 Laundry Income	\$0.00
6590 Sublet Fees	\$23,700.00
6705 Real Property Tax Assessment Settlement	\$0.00
6710 Miscellaneous Income	\$1,200.00
6910 Interest Income	\$20,000.00
6920 Dividend Income	\$10,000.00
Total	\$2,515,967.37

Total Income

\$2,515,967.37

EXPENSE:

Account

	2026 Budget
7010 Accounting Fees	\$13,500.00
7015 Engineering Fee	\$7,500.00
7020 Legal Fees	\$5,000.00
7025 Property Management Fees	\$63,036.00
7030 Other Professional Fees	\$10,000.00
7035 Bank Fees	\$600.00
7040 Computer Services & Supplies	\$2,000.00
7045 Dues & Subscriptions	\$5,500.00
7050 Meeting Refreshments	\$750.00
7055 Office Supplies	\$2,000.00
7060 Permits and Fees	\$1,000.00
7065 Postage & Postage Meter	\$1,250.00
7070 Printing	\$5,500.00
7075 Project / Task Management Software	\$750.00

General & Administrative Total

\$118,386.00

7110 Auto	\$6,000.00
7130 General Liability	\$147,200.00
7140 Umbrella Package	\$13,000.00
7150 Crime	\$1,200.00
7160 Directors & Officers	\$6,500.00
Insurance Total	\$173,900.00
7210 Federal Taxes	\$0.00
7240 State Taxes	\$2,000.00
7250 Real Estate Taxes - General	\$347,000.00
7255 Real Estate Taxes - School	\$260,000.00
Taxes Total	\$609,000.00
7310 Payroll - Staff Wages	\$107,058.00
7320 Employer - FICA	\$6,200.00
7330 Employer - Medicare	\$1,500.00
7340 Federal Unemployment	\$200.00
7345 State Unemployment	\$3,900.00
7360 Disability - Employee	\$524.00
7365 Health Insurance - Employee	\$34,016.00
7370 Workers Compensation - Employee	\$8,000.00
7390 Payroll Processing Fees	\$2,500.00
Personnel Expense Total	\$163,898.00
7510 Exterminating	\$25,000.00
7530 Landscape Maintenance	\$65,000.00
7550 Refuse Removal	\$41,580.00
7570 Snow Removal	\$38,750.00
7590 Sprinkler Maintenance	\$25,000.00
Contract Services Total	\$195,330.00
7710 Landscaping Additional Services	\$20,000.00
7720 Landscaping Other Projects	\$2,500.00
7730 Snow Related Extras	\$3,000.00
7770 Tree Maintenance	\$20,000.00
Grounds Maintenance Total	\$45,500.00
8105 Abatement Homeowner Repairs	\$2,000.00
8110 Air Conditioning & Heating	\$10,000.00
8120 Boiler Heat Repair	\$15,000.00
8130 Common Area Cleaning	\$1,000.00
8150 Decks & Patios	\$25,000.00
8160 Electrical Repairs	\$5,000.00
8165 Emergency Repairs	\$9,000.00
8180 Laundry Room Expenses	\$0.00

8190 Leaders / Gutters	\$10,000.00
8195 Masonry / Concrete	\$20,000.00
8210 Painting / Plastering	\$3,500.00
8215 Parking Lot	\$5,000.00
8220 Pest Control	\$1,500.00
8225 Plumbing Repairs	\$25,000.00
8230 Roof Maintenance	\$75,000.00
8235 RPZ & DCV Valve Testing	\$1,000.00
8240 Small Tools & Equipment	\$1,000.00
8250 Special Projects	\$350,000.00
8255 Truck Expense	\$2,500.00
8270 Miscellaneous Repairs	\$10,000.00
Repairs & Maintenance Total	\$571,500.00
8510 Electrical	\$3,000.00
8520 Hardware	\$3,000.00
8525 Heating	\$0.00
8527 Holiday	\$250.00
8540 Paint	\$2,000.00
8550 Plumbing	\$4,000.00
8560 Signs	\$3,000.00
8590 Other	\$4,000.00
Supplies Total	\$19,250.00
9310 Electricity	\$27,500.00
9330 Gas	\$110,000.00
9340 Cable / Internet	\$6,500.00
9350 Telephone	\$3,000.00
9370 Water / Sewer	\$15,000.00
Utilities Total	\$162,000.00
9850 Mortgage Expense	\$406,187.00
Interest, Amortization & Depreciation Total	\$406,187.00
<u>TOTAL EXPENSES:</u>	\$2,464,951.00
<u>Total Income</u>	<u>\$2,515,967.37</u>
TOTAL INCOME LESS EXPENSES - Projected Surplus	\$51,016.37