



Anchorage Condominium Association

April 17th, 2023

Dear Anchorage Owner,

Please see the enclosed 2023-2024 budget for Anchorage East. This budget does include a 9% increase to dues as a result of increased operating expenses. The reserve contribution has also been increased. ***The budget ratification meeting will be held via Zoom and is scheduled for April 25th at 5:00pm MT.*** Please see the link below to join.

Please note that the dues increase goes into effect on May 1st 2023!

A reminder that the Board of Directors has the authority to create the annual budget. The budget is considered ratified unless 51% of unit owners attend the meeting to voice an objection.

Kevin Carson is inviting you to a scheduled Zoom meeting.

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Topic: Anchorage Budget Ratification

Time: Apr 25, 2023 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89544912045?pwd=TytiQXFGS0hTaVpZb3JkWDVrcVZkQT09>

Meeting ID: 895 4491 2045

Passcode: 725644

One tap mobile

+17193594580,,89544912045#,,,,*725644# US

+12532050468,,89544912045#,,,,*725644# US

Meeting ID: 895 4491 2045

Passcode: 725644

Find your local number: <https://us06web.zoom.us/j/kpNqw5wQF>

**Anchorage East
Proposed Operating Budget 2023-24 36k Reserve Increase**

		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTAL	3 Year Avg	2/28/23 Variance	2022-23 Budget
400	Assessment Income Dues	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$15,740.00	\$188,880.00	\$167,524.00	\$136.00	\$177,564.00
401	Assesment Income Loan Dues	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00				
402	Late Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00	\$0.00
409	Interest/ Dividend	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00	\$120.00	\$26.00	\$120.00
415	Assesment Income Reserve Dues	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00	\$26,664.00	\$0.00	\$28,320.00
	TOTAL REVENUE	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$25,164.00	\$301,968.00	\$194,308.00		\$206,004.00
	EXPENSES																
501	Accounting and Legal	\$0.00	\$0.00	\$350.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$155.00	\$0.00	\$0.00	\$515.00	\$515.00	\$440.00	\$515.00
504	Insurance	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$15,600.00	\$10,432.00	\$2,047.00	\$10,991.00
505	Management Fees	\$3,037.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$3,340.00	\$39,777.00	\$33,824.00	\$0.00	\$36,168.00
506	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00
507	Postage and Office Expense	\$100.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$320.00	\$338.33	-\$9.00	\$320.00
508	Building Maintenance	\$580.00	\$580.00	\$580.00	\$580.00	\$580.00	\$560.00	\$560.00	\$560.00	\$560.00	\$568.00	\$560.00	\$580.00	\$6,848.00	\$5,986.67	\$288.00	\$6,600.00
509	Boiler Maintenance	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00	\$2,875.33	\$5,914.00	\$3,600.00
510	Water & Sewer	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,630.00	\$2,600.00	\$31,530.00	\$30,658.00	-\$2,059.00	\$31,560.00
511	Snow Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$1,200.00	\$1,200.00	\$1,200.00	\$500.00	\$5,000.00	\$4,700.00	\$409.00	\$4,700.00
513	Cable TV	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$19,200.00	\$18,560.00	-\$219.00	\$19,200.00
514	Trash Removal	\$350.00	\$350.00	\$500.00	\$350.00	\$350.00	\$350.00	\$350.00	\$450.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,450.00	\$3,228.67	\$885.00	\$3,600.00
515	Electricity	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$940.00	\$11,280.00	\$9,556.00	\$343.00	\$10,800.00
516	Gas	\$2,860.00	\$2,470.00	\$1,300.00	\$1,300.00	\$1,950.00	\$2,210.00	\$2,600.00	\$3,250.00	\$4,160.00	\$4,420.00	\$4,550.00	\$3,510.00	\$34,580.00	\$31,920.00	-\$1,170.00	\$34,580.00
518	Insurance Deductible	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	-\$5,000.00	\$5,000.00
519	Pool and Hot Tub Maint.	\$300.00	\$1,500.00	\$600.00	\$300.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$350.00	\$350.00	\$350.00	\$5,000.00	\$5,000.00	-\$2,118.00	\$5,000.00
524	Pest Control	\$150.00	\$1,000.00	\$150.00	\$150.00	\$150.00	\$150.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,150.00	\$900.00	\$2,850.00	\$900.00
525	Landscaping	\$1,000.00	\$900.00	\$900.00	\$900.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$3,733.33	\$2,047.00	\$4,000.00
527	Annual Meeting Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00
528	Managers Apartment	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$39.00	\$150.00
540	Reserves	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00	\$26,664.00	\$0.00	\$28,320.00
545	Reserve Loan Payments	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$6,414.00	\$76,968.00			
	TOTAL EXPENSES	\$24,711.00	\$26,344.00	\$23,924.00	\$23,134.00	\$23,124.00	\$28,064.00	\$23,304.00	\$25,354.00	\$26,064.00	\$26,587.00	\$26,554.00	\$24,804.00	\$301,968.00	\$194,308.00	\$5,037.00	\$206,004.00
	DIFFERENCE	\$453.00	-\$1,180.00	\$1,240.00	\$2,030.00	\$2,040.00	-\$2,900.00	\$1,860.00	-\$190.00	-\$900.00	-\$1,423.00	-\$1,390.00	\$360.00	\$0.00			

Anchorage East Dues Breakdown			Increase Breakdown			
Dues			5% RESERVE INCREASE			
Unit Number	Percentage	Loan Payment Dues	2023 Total Monthly 36k reserves	% increase	Monthly per unit	Fiscal year per unit
11	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
12	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
13	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
14	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
15	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
16	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
21	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
22	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
23	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
24	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
25	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
26	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
31	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
32	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
33	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
34	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
35	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
36	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
41	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
42	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
43	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
44	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
45	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
46	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
51	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
52	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
53	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
54	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
55	3%	192.42	754.62	9.1%	\$ 46.92	\$ 563.04
56	4%	256.56	1,006.16	9.1%	\$ 62.56	\$ 750.72
	100%	\$ 6,414.00	\$ 25,154.00		\$ 18,768.00	\$ 18,768.00