

Anchorage Proposed 2025-26 Budget

	REVENUE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	Proposed 2026-2027	Approved 2025-2026	Change	% Change	Forecast Year- End
400	Assessment Income Dues	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$23,039	\$ 276,467	\$ 238,284	\$ 38,183	16%	\$ 238,284.00
401	Assesment Income Loan Due	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$6,414	\$ 76,968	\$ 76,968	\$ -	0%	\$ 76,968.00
402	Late Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -	\$ -	\$ -	0%	\$ 27.00
404	Misc. Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -	\$ -	\$ -	0%	\$ -
409	Interest/ Dividend	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$ 120	\$ 120	\$ -	0%	\$ 205.29
415	Assesment Income Reserve	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$ 42,000	\$ 42,000	\$ -	0%	\$ 42,000.00
	<b>TOTAL REVENUE</b>	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$32,962.90	\$ 395,555	\$ 357,372	\$ 38,183	11%	\$ 357,484.29
	<b>EXPENSES</b>																	
501	Accounting and Legal	\$ 275	\$ 505	\$ 100	\$ 10	\$ 375	\$ -	\$ 300	\$ -	\$ 78	\$ 155	\$ -	\$ -	\$ 1,798	\$ 1,793	\$ 5	0%	\$ 1,375
504	Insurance	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 2,695	\$ 32,340	\$ 33,600	\$ (1,260)	-4%	\$ 34,402
505	Management Fees	\$ 3,858	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 4,051	\$ 48,414	\$ 46,108	\$ 2,306	5%	\$ 46,102
507	Postage and Office Expense	\$ 95	\$ 78	\$ 65	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 688	\$ 828	\$ (140)	-17%	\$ 717
508	Building Maintenance	\$ 2,292	\$ 994	\$ 4,611	\$ 782	\$ 450	\$ 3,500	\$ 2,534	\$ 1,131	\$ 267	\$ 400	\$ 850	\$ 850	\$ 18,661	\$ 10,200	\$ 8,461	83%	\$ 21,538
509	Boiler Maintenance	\$ 750	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 500	\$ 500	\$ 500	\$ 250	\$ 250	\$ 4,250	\$ 3,000	\$ 1,250	42%	\$ 4,889
510	Water & Sewer	\$ 2,500	\$ 3,500	\$ 4,200	\$ 3,400	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 33,600	\$ 33,600	\$ -	0%	\$ 28,873
511	Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 12,000	\$ 7,700	\$ 4,300	56%	\$ 12,128
512	Internet (cameras)	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 1,680	\$ 1,420	\$ 260	18%	\$ 840
513	Cable TV	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,248	\$ 1,248	\$ 1,248	\$ 1,248	\$ 1,248	\$ 1,248	\$ 1,248	\$ 14,736	\$ 18,060	\$ (3,324)	-18%	\$ 11,554
514	Trash Removal	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 431	\$ 431	\$ 431	\$ 431	\$ 5,002	\$ 4,440	\$ 562	13%	\$ 4,852
515	Electricity	\$ 1,145	\$ 1,350	\$ 1,355	\$ 1,434	\$ 1,444	\$ 1,571	\$ 1,398	\$ 1,362	\$ 1,579	\$ 1,765	\$ 1,610	\$ 1,495	\$ 17,507	\$ 12,000	\$ 5,507	46%	\$ 15,223
516	Gas	\$ 3,483	\$ 3,309	\$ 2,597	\$ 2,050	\$ 1,942	\$ 2,187	\$ 2,821	\$ 3,407	\$ 4,023	\$ 4,347	\$ 3,450	\$ 3,450	\$ 37,067	\$ 36,210	\$ 857	2%	\$ 32,231
518	Insurance Deductible	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ 15,000	150%	\$ 10,000
519	Pool and Hot Tub Maint.	\$ 300	\$ 2,500	\$ 600	\$ 600	\$ 600	\$ 300	\$ 2,000	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 8,400	\$ 8,400	\$ -	0%	\$ 8,921
521	Internet	\$ 450	\$ 450	\$ 450	\$ 450	\$ 468	\$ 468	\$ 468	\$ 468	\$ 468	\$ 468	\$ 468	\$ 468	\$ 5,544		\$ 5,544		\$ 5,904
524	Pest Control	\$ 500	\$ 430	\$ 900	\$ 250	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 2,680	\$ 4,500	\$ (1,820)	-40%	\$ 2,528
525	Landscaping	\$ 1,200	\$ 1,200	\$ 1,200	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ 5,050	\$ 350	7%	\$ 5,339
527	Annual Meeting Expense	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	0%	\$ 458
528	Managers Apartment	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,000	\$ 200	20%	\$ 1,160
540	Reserves	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 42,000	\$ 42,000	\$ -	0%	\$ 42,000
545	Reserve Loan Payments	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 6,414	\$ 76,968	\$ 76,968	\$ -	0%	\$ 76,695
															\$ -			
	<b>TOTAL EXPENSES</b>	\$ 32,407	\$ 33,474	\$ 34,739	\$ 28,585	\$ 27,538	\$ 29,434	\$ 32,929	\$ 30,177	\$ 30,242	\$ 30,963	\$ 29,956	\$ 54,991	\$ 395,435	\$ 357,377	\$ 38,058	11%	\$ 367,978.56
	<b>DIFFERENCE</b>	\$ 556	\$ (512)	\$ (1,776)	\$ 4,378	\$ 5,425	\$ 3,529	\$ 34	\$ 2,786	\$ 2,721	\$ 2,000	\$ 3,007	\$ (22,028)	\$ 120				