

ANCHOR RESORT 2026 BUDGET

Ordinary Income/Expense

|    | INCOME  |                                 | Budget   |
|----|---------|---------------------------------|----------|
| 1  |         | Maintenance Assessments         | 596,610  |
| 2  |         | Common Area Insurance           | 176,670  |
| 3  |         | Common Area Utilities           | 140,000  |
| 4  |         | Unit Electric                   | 63,765   |
| 5  |         | Assessment Discount             | (57,000) |
| 6  |         | Interest Income                 |          |
| 7  |         | Pool Pass Replacement           | 600      |
| 8  |         | Boat Slip Electric              | 300      |
| 9  |         | Boat Slip Rentals               |          |
| 10 |         | Maintenance Labor               | 2,000    |
| 11 |         | Discount Forfeits               | 5,000    |
| 12 |         | Late Fee - Owners               | 1,000    |
| 13 |         | Unit Transfer Fees              | 3,000    |
| 14 |         | Returned Check Charges          | 200      |
| 15 |         | Owner Fines                     |          |
| 16 |         | Rental Impact Fee               | 25,000   |
| 17 |         | UT Contingency Fee              | 12,000   |
| 18 |         | Vending & Laundry               |          |
| 22 |         | TOTAL INCOME                    | 969,145  |
| 23 | EXPENSE |                                 |          |
| 24 |         | Accounting                      | 16,616   |
| 25 |         | Auto & Delivery                 | 1,450    |
| 26 |         | Background Checks               | 61       |
| 27 |         | Bad Debts                       | 10,000   |
| 28 |         | Bank Charges                    | 200      |
| 29 |         | Board Expenses                  | 2,000    |
| 30 |         | Depreciation Expense            | 3,840    |
| 31 |         | Elevator                        | 21,601   |
| 32 |         | Elevator Waste Disposal         | 7,000    |
| 33 |         | Employee Expenses               | 1,200    |
| 34 |         | Fire System Monitoring / Repair | 5,000    |
| 35 |         | Grounds Maintenance             | 23,562   |
| 36 |         | Insurance                       |          |
| 37 |         | Crime                           | 356      |
| 38 |         | D&O                             | 1,960    |
| 39 |         | Flood                           | 23,673   |
| 40 |         | Gen Liability                   | 13,134   |
| 41 |         | Property                        | 42,107   |
| 42 |         | Umbrella                        | 4,444    |
| 43 |         | Windstorm                       | 80,249   |
| 44 |         | W/S Buyback                     | 9,394    |

|    |  |                                |                       |               |
|----|--|--------------------------------|-----------------------|---------------|
| 45 |  |                                | Workers Comp          | 1,352         |
| 46 |  | SubTotal Insurance             |                       | 176,670       |
| 47 |  | Interest-Insurance             |                       | 6,706         |
| 48 |  | Landscape                      |                       | 9,000         |
| 49 |  | Late Fees & Interest           |                       |               |
| 50 |  | Licenses, Permits & Fees       |                       | 590           |
| 51 |  | Maintenance & Repairs          |                       |               |
| 52 |  |                                | Common Area           | 40,000        |
| 53 |  |                                | Pool                  | 25,000        |
| 54 |  |                                | Tools & Equipment     | 3,500         |
| 55 |  | SubTotal Maintenance & Repairs |                       | 68,500        |
| 56 |  | Office Supplies                |                       | 8,000         |
| 57 |  | Owners Meeting                 |                       | 1,500         |
| 58 |  | Payroll                        |                       |               |
| 60 |  |                                | P/R-Front Desk        | 37,440        |
| 61 |  |                                | P/R-Maintenance       | 143,853       |
| 62 |  |                                | P/R-Manager           | 80,080        |
| 63 |  |                                | Payroll - Other/Merit | 2,800         |
| 64 |  |                                | P/R-Taxes             | 19,601        |
| 65 |  |                                | P/R-Paid Time Off     | 4,596         |
| 66 |  |                                | P/R-Holiday           | 2,988         |
| 67 |  | Subtotal Staffing Expense      |                       | 291,358       |
| 69 |  | Pest Control                   |                       | 8,353         |
| 70 |  | PIPOA Annual Fees              |                       | 3,086         |
| 71 |  | Postage                        |                       | 1,001         |
| 73 |  | Security                       |                       | 44,050        |
| 74 |  | Telephone                      |                       | 3,199         |
| 75 |  | Temporary Labor                |                       | 1,500         |
| 76 |  | Uniforms                       |                       | 447           |
| 77 |  | Unit Expenses                  |                       |               |
| 78 |  |                                | Purchased             | 12,000        |
| 79 |  |                                | Billed                | (12,000)      |
| 80 |  | Subtotal Unit Expenses         |                       | 0.00          |
| 81 |  | Utilities                      |                       |               |
| 82 |  |                                | Cable/Internet        | 44,748        |
| 83 |  |                                | Electricity           | 80,088        |
| 84 |  |                                | Natural Gas           | 5,153         |
| 85 |  |                                | Water/Sewer           | 51,611        |
| 86 |  |                                | Waste Disposal        | 18,745        |
| 87 |  | Subtotal Utilities             |                       | 200,344       |
| 88 |  | TOTAL EXPENSE                  |                       | 916,834       |
| 89 |  | <b>Net Ordinary Income</b>     |                       | <b>52,311</b> |