

Troy Community Land Bank - Budget 2026	
	2026 Budget
Income	-
40000 State Grants	-
40020 Attorney General Round 4	-
Total 40000 State Grants	-
40200 Municipal Grants	-
40212 ARPA	-
Total 40200 Municipal Grants	-
40213 LBI phase 1 Grant	200,000.00
40214 LBI phase 2 Grant	1,925,000.00
Cross Mod Grant	3,000,000.00
Cross mod developer fee 6%	180,000.00
40250 private donation	-
40600 Donated Property Value Income	-
41000 Property Sale Income (Loss)	750,000.00
43000 Non refundable application fees	-
44000 Rental Income	82,500.00
Total Income	6,137,500.00
Cost of Sales (write off sold property)	4,050,000.00
52000 Construction	-
54400 Environmental Remediation	-
55050 Title Service	-
58000 Sales Expenses	-
Total Cost of Goods Sold	4,050,000.00
Gross Profit	2,087,500.00
Expenses	-
54100 Property Maintenance	34,600.00
54150 subrecipient grants	500,000.00
55000 Property Utilities	6,000.00
555000 Sanitation	2,520.00
63000 Bank Service Charge	-
65000 Depreciation	1,933.20
66000 Dues and Subscriptions	2,000.00
67000 Employee Benefits	-
67200 Employee Health Insurance	-
67300 Work Comp	-

confirmed
applied for grant
potential
potential

2026 sale of 3 properties.
3340 6th ave, 32 glen
ave, 332 9th st

871 River st and 834
River St.

see property sales tab

see property sales tab

see prop maintenance
tab

utilities for 871 river st
a dumpster @ \$180 a
month and \$30/month
for three twin bridges
cans

NYS LBA dues

Total 67000 Employee Benefits	-
69000 Insurance Expense	see line 69000
69100 Commercial General	see line 69000
69300 Crime	see line 69000
69400 D&O Insurance	see line 69000
69500 Excess Liability	see line 69000
69600 Property Insurance	see line 69000
69700 office insurance	-
Total 69000 Insurance Expense	75,000.00
70000 Interest	-
71000 Internet/Web Expense	960.00
71500 Meals	-
73000 Miscellaneous Exp (under \$100)	-
74000 Office Expenses	2,000.00
74100 Office Supplies	1,500.00
74200 Equipment	5,000.00
74500 Space Rent	4,920.00
Total 74000 Office Expenses	13,420.00
75100 Remediation repairs	-
76000 Payroll Expenses	-
76001 Taxes	7,827.72
76100 FICA/Medicare Expense	5,287.60
76200 Disability Insurance Expense	125.98
76250 Workers Compensation	4,548.76
76300 Health Insurance	-
Total 76000 Payroll Expenses	17,790.06
76500 Payroll Taxes	-
77000 Postage	1,000.00
78000 Professional Services	-
78100 Accounting	9,732.00
78110 Engineering/Architecture	30,000.00
78115 Appraisals	-
78200 Attorney	60,000.00
78300 Audit	12,500.00
78450 Website	3,630.00
78500 Marketing	5,000.00
78600 Payroll Processing	1,700.00
78700 Realty (not purchased)	-
78800 Administration	5,000.00
78801 Closing Costs	45,000.00

Assuming and increase in insurance

spectrum internet at 871 River St

office furniture etc.

expecting an increase

expecting an increase

expecting the amount to be stable
design work for 836 and 32 glen ave and 332 9th st

expecting an increase
stable

consulting and administrative help
selling building, realtor fees

Total 78000 Professional Services	172,562.00
80000 Salaries	-
80400 Brad	80,000.00
80400 Paul	64,000.00
Total 80000 Salaries	144,000.00
81500 Tax on Property	-
82000 Telephone	500.00
	5,000.00
84000 Travel	
85000 Web Services	-
Uncategorized Expense	-
Total Expenses	974,785.26
Net Operating Income	1,112,714.74
Other Income	-
	7,000.00
40500 Investment/Interest Income	
Total Other Income	7,000.00
Other Expenses	-
Unrealized Gain or Loss	-
Settlement expense	-
Total Other Expenses	-
Net Other Income	7,000.00
Net Income	1,119,714.74

detroit national land bank
conference/ NYS LBA
conference

Interest from money
market

Net change in cash	\$ 866,647.94
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*see net cash change tab

Some risk factors - Cross Mod and LBI 2 new round of funding contribute a lot to the budget. If we do not see a new round of funding for either project, our cash flow is around \$100k. See net cash change tab

EXCESS (DEFICIENCY) OF REVENUES AND CAPITAL CONTRIBUTIONS OVER EXPENDITURES BEFORE CAPITAL OUTLAY	\$ 5,169,714.74
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