

Quillen's Point Budget - 2026

To BE Approved by Board of QPHA:

Income	
Annual lot assessment ("dues")	\$46,629
Interest income	\$2,250
New owner fee (at settlement)	\$2,000
Water Service Availability charge (actual water costs)	\$79,327
Pass-through income (trash & recycling, grass-cutting, dumpsters)	\$31,937
Total income	\$162,143

Expenses	
Water system operation & maintenance	\$79,327
Pass-through expenses (trash & recycling, grass-cutting, dumpsters)	\$31,937
Grounds (electricity, roads, snow, landscaping, tennis court, dredging)	\$26,760
Administration (insurance, accounting, taxes, voting, legal, directory, website)	\$24,053
Total expenses	\$162,077

Net income	
Income minus expenses	\$66

Marina Budget (separate from community budget)	
Marina income (slip rentals)	\$11,050
Marina expenses - expansion project	\$2,000
Marina expenses - dock and pier maintenance	\$925
Marina income minus expenses	\$ 8,125

Note: Marina reserve (existing) \$24,151

Annual Assessment
Water Service Availability
Pass-Through Charges

2026 Total Dues

Per Lot:		
Developed lots	Undeveloped lots with Grass Cutting	Undeveloped lots without Grass Cutting
\$471	\$471	\$471
\$801	\$801	\$801
\$317	\$454	\$50
\$1,589	\$1,726	\$1,322

Annual assessment per lot for January 2026	
Developed Lots	\$1,589
Undeveloped Lots with grass cutting	\$1,726
Undeveloped Lots without grass cutting	\$1,322

Basis for the calculations for contributions to RESERVES included in budget	
Tennis court reserve contribution	\$1,000
Roads reserve contribution (4 year plan)	\$1,250
Hydro tank reserve (10 year plan)	\$700
Generator maintenance reserve (existing)	-\$265

At the discretion of the Board and with input from our accountants, any excess income over expenses for the budget year will be allocated to reduce any deficit in Retained Earnings, increase Operating Reserves, applied to other reserves or otherwise applied to offset future common expenses.