Quillen's Point Budget - 2027

To Be Approved by Board of QPHA:

Income	
Annual lot assessment ("dues")	$96,030
Interest income	$2,250
New owner fee (at settlement)	$2,000
Water Service Availability charge (actual water costs)	$73,123
Pass-through income (trash & recycling, dumpsters)	$30,745
Total income	**$204,148**

Expenses	
Water system operation & maintenance	$73,123
Pass-through expenses (trash & recycling, grass-cutting, dumpsters)	$30,745
Grounds (electricity, roads, snow, landscaping, tennis court, dredging)	$73,242
Administration (insurance, accounting, taxes, voting, legal, directory, website)	$26,800
Special Assessment for QP Park Development	$0
Total expenses	**$203,910**

Net income	
Income minus expenses	$238

Marina Budget (separate from community budget)	
Marina income (slip rentals)	$17,000
Marina expenses - expansion project	$2,000
Marina expenses - dock and pier maintenance	$2,000
Marina income minus expenses	**$ 13,000**
Note: Marina reserve (existing)	$26,967

Per Lot:

	Developed Lots	Undeveloped Lots excludes Trash Collection
Annual Assessment	$970	$970
Water Service Availability	$739	$739
Pass-Through Charges	$330	$55
2027 Total Dues	**$2,039**	**$1,764**

Basis for Reserve Contributions included in budget for maintenance, repair, replacement.	
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 expenses for the budget year will be allocated to reduce any deficit in Retained Earnin increase Operating Reserves, applied to other reserves or otherwise applied to offset fu common expenses.