POINT ON THE RIVER CONDOMINIUM ASSOCIATION 2026 BUDGET

Account	2025 Budget	2025 Projection	2026 Budget	% Change Budget 2025 to Bud 2026
DUES AND ASSESSMENTS				
Association Fees - Residential	$ 1,363,505	$ 1,363,505	$ 1,404,447	**3.00%**
Association Fees - Commercial	113,620	113,620	122,177	**7.53%**
Dock Owners Fee	23,882	23,882	24,183	**1.26%**
TOTAL DUES AND ASSESSMENTS	**$ 1,501,007**	**$ 1,501,007**	**$ 1,550,807**	**3.32%**
TOTAL OTHER INCOME	**$ 77,941**	**$ 84,341**	**$ 75,877**	**-2.65%**
TOTAL INCOME	**$ 1,578,948**	**$ 1,585,348**	**$ 1,626,684**	**3.02%**
OPERATING EXPENSES				
TOTAL EMPLOYEES	**$ 325,000**	**$ 291,393**	**$ 334,347**	**2.88%**
TOTAL UTILITIES	**$ 245,448**	**$ 243,643**	**$ 259,509**	**5.73%**
TOTAL REPAIR & MAINTENANCE	**$ 232,999**	**$ 229,787**	**$ 253,509**	**8.80%**
TOTAL LAWN / SNOW REMOVAL	**$ 22,504**	**$ 23,453**	**$ 23,660**	**5.14%**
TOTAL DOCK EXPENSES	**$ 20,260**	**$ 17,866**	**$ 20,561**	**1.49%**
TOTAL LIFE SAFETY	**$ 27,425**	**$ 25,159**	**$ 28,000**	**2.10%**
TOTAL ADMINISTRATIVE	**$ 144,725**	**$ 147,712**	**$ 135,727**	**-6.22%**
TOTAL OTHER EXPENSES	**$ 6,089**	**$ 15,920**	**$ 8,750**	**43.70%**
TOTAL INSURANCE	**$ 126,666**	**$ 119,545**	**$ 119,891**	**-5.35%**
TOTAL OPERATING EXPENSES	**$ 1,151,116**	**$ 1,114,478**	**$ 1,183,954**	**2.85%**
RESERVE CONTRIBUTIONS				
Reserve Fund Contribution	422,710	422,710	423,000	**0.07%**
Reserve Interest	30,000	35,961	35,000	**16.67%**
Reserve Fund Contribution - Capital Contributions	18,000	15,105	12,000	**-33.33%**
TOTAL RESERVE FUND CONTRIBUTIONS	**$ 470,710**	**$ 473,776**	**$ 470,000**	**-0.15%**
TOTAL RESERVE EXPENSES	**$ 238,380**	**$ 413,056**	**$ 300,000**	**25.85%**
TOTAL DOCK RESERVE CONTRIBUTION	**$ 3,621**	**$ 11,619**	**$ 4,397**	**21.43%**