

Beginning January 1, 2026, monthly dues will increase 10% to \$495 (or \$5,940 annually). This represents an increase of \$45 per month/\$540 per year.

We want to provide you with a clear explanation of how these funds will be used and why this increase is necessary.

Why the increase is Needed

Responsible Financial Planning

Since spring 2023, the Board has closely monitored cash flow to reduce the reserve deficit and maintain operations while keeping expenses as lean as possible. Over the past two years, the \$500,000 reserve deficit has been eliminated. However, reserves remain underfunded.

Updated Reserve Study

- The last reserve study was done in 2005; [a new reserve study was completed in 2025](#).
- Current funding: 47% (projected balance: \$780,672 at end of FY25).
- Fully funded reserves should total \$1,669,784.
- In FY26, \$175,000 will be allocated to reserves (a \$91,552 increase).
- Over the next four years, contributions will increase by 5% annually to gradually improve funding.
- The Board recommends the next study be conducted in **2029**.

Reserves Cover Major Expenses: roofs, pool and mechanical systems, four elevators, HVAC units for common areas, carpet replacement, plumbing, painting, parking lot maintenance and more.

Key Cost Drivers in 2026

- **Reserves:** Contributions will rise 47% (about \$1,029 annually/\$86 monthly per condo)
- **Utilities:** Increases include electricity +8%, gas +8%, water +8.9%, sewer +1%, Trash +9% ([water, sewer and trash were increased by the city effective September 1, 2025](#))
- **Insurance:** The industry projects 7-10% increase. Director Buckner is seeking competitive bids to keep cost as low as possible, but we must budget responsibly for expected increases.

Our Commitment to You

- **Transparency:** We will continue to explain how your dues are spent and provide updates through our newsletter.
- **Open Communication:** Questions or concerns may be directed to the HOA via [email](#).
- **Ongoing Oversight:** The Board will regularly review finances and seek ways to minimize increases without compromising the safety, upkeep, and value of our community.

We recognize that dues increase can affect households differently, and we sincerely appreciate your understanding and support. These steps ensure Queens Bay remains a well-maintained, financially secure, and safe community for all residents.

QUEENS BAY RESORT CONDOMINIUM

BUDGET 2026

Draft - Figures from September 2025

	FY25 Budget	FY25 Reserves	FY25 YTD Actual as of December	FY25 YTD Reserves as of December	FY26 Budget 10% Increase + \$45 = \$495	FY26 Reserves
Revenues						
Homeowner Dues	918,000		918,000		1,009,800	
Transfer Fees	1,400		2,000		2,500	
Late Fees	-		100			
Miscellaneous Income	-		-			
Interest Income	-		2,199		200	
Interest Income-Reserves	-				458	
Interest Income (reserves)	-			12,906	(458)	458
Transfer To Reserves	(83,448)	83,448	-	8,366	(175,000)	175,000
Transfer to Reserves	(47,291)	47,291		-	(43,278)	
Fine Income	-		(250)			
Insurance Reimbursement - Lobby			47,811			
Repairs Reimbursement	-		-			
Sponsorships Income	-		3,150			
Total Revenues	788,661	130,739	973,010	21,272	794,222	175,458
Expenses						
Payroll	157,186		130,863		152,902	
Building Insurance	145,582		146,046		156,585	
FICA Expense	12,615		10,011		10,812	
Unemployment Expense	329		300		324	
Workmans Comp	4,243		3,405		3,677	
Alarm Service	2,447		895		967	
Bank Charges	100		(341)	3	600	
Accounting	26,390		26,215		21,351	
Legal	10,000		788		10,000	
Gate Repairs	860		790		860	
Operating Supplies	5,596		5,764		6,225	
Landscaping Services	7,500		8,853		9,561	
Elevator Service	20,700		22,228		16,595	
Printing	374		231		374	
Postage	600		462		600	
Office Supplies	1,800		1,175		1,800	
Electric	42,799		41,133		44,424	
Gas	13,913		9,469		10,227	
Water Usage	59,273		53,886		58,682	
Sewer	105,114		96,586		106,270	
Trash Removal	13,796		15,702		17,115	
Water softener expense	26,190		22,740		24,559	
Pool Chemicals	8,000		4,773		5,155	
Pool Maintenance	6,000		6,964		7,521	
Pest Control Service	4,803		5,805		5,979	
Security Camera	6,600	4,900	6,682		6,600	
Taxes	904		6,284		6,473	
Internet/Website/CRM	2,416		1,186		2,416	
AZ PTE Estimated Taxes			1,280		1,318	
Licenses	610		490		610	
Telephone/Mobile Phone	1,500		1,669		1,719	
Board Meeting Expense	635		160		635	
Major Maint. - Bldg & Paint RDA	-	8,800				72,620
Major Maint - RDA		14,444				15,000
Building Pipe Maintenance	44,666		28,467		44,666	
General Building Maintenance	50,000		35,346		51,500	
Water Damages/Pipe Leaks	5,000		-		5,000	
Interest Expense	120		182		120	

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Depreciation Expense	-		34,707			
Bad Debts Expense	-		-			
Insurance Expense - Lobby			102,561			
Insurance Expense - Stack 33			4,141			
Sponsorships Expense	-		3,015			
Total Expenses	788,661	28,144	840,913	3	794,222	87,620
Excess (Deficiency) of						
Revenues Over Expenses	-	102,595	132,097	21,272	(0)	87,838