

Water Dance on Lake Dillon Homeowner Association - Frisco, CO 80443

Account Number	Account Name	Annual Budget 2023	2023 10 Actuals	2023 YE Estimate	2024 Annual Budget	23 - '24 Inc
Income						
40000	Dues	239,400	193,800	239,400	273,600	14%
40051	Dues to Reserves	-43,092	-34,884	-43,092	(49,248)	14%
47070	Other Income	3,944	0	0		
	Total Operating Income	200,252	158,916	196,308	224,352	12%
Expense						
Administrative Expenses						
50000	Management Fees	34,200	28,500	34,200	34,650	1%
50004	Legal/Professional	2,716	410	547	1,500	-45%
50050	Administrative	497	1,137	1,516	1,500	202%
50051	Admin Supplies	67	0	100	100	49%
50052	Bank Fees	138	0	0	150	9%
50060	Meeting Expense	0	400	400	500	
50210	Insurance	76,900	62,735	74,571	86,586	13%
50219	Insurance Appraisal	2,150	0	0	2,000	-7%
	Total Administrative Expenses	116,668	93,182	111,334	126,986	9%
Building Maintenance						
50321	Repairs & Maintenance	11,137	911	2,500	5,000	-55%
50370	Roof Repairs	1,166	0	0	1,200	3%
	Total Building Expenses	12,303	911	2,500	6,200	-50%
Grounds Maintenance						
50360	Grounds & Parking Maintenance	2,000	141	300	500	-75%
50363	Seal Coating	2,000	0	0	2,000	0%
50430	Landscaping	3,000	37	150	150	-95%
	Total Grounds	7,000	178	450	2,650	-62%

Maintenance**Snow Removal Group**

50270 Equipment	1,653	2,275	2,275	2,500	51%
50280 Snow Removal - Roof	2,759	0	0	3,000	9%
50281 Snow Removal	8,400	5,600	8,626	9,380	12%
Total Snow Removal Group	12,812	7,875	10,901	14,880	16%

Utilities Expense

50224 Utilities	162	83	162	200	23%
50250 Trash Removal	5,869	4,960	6,823	8,600	47%
Total Utilities Expense	6,031	5,044	6,985	8,800	146%

51000 Miscellaneous Expense	1,188	0	0	2,000	68%
55500 Master Association	27,820	27,820	27,820	31,960	15%

60070 Lights	0	4,250	4,250		
60101 Unit Signage	0	21,486	21,486		
Total Reserve Expenses	0	25,736	25,736		

Total Operating Expense	183,822	160,746	185,726	193,476	5%
--------------------------------	----------------	----------------	----------------	----------------	-----------

Total Operating Income	200,252	158,916	196,308	224,352	12%
Total Operating Expense	183,822	160,746	185,726	193,476	5%
Net Operating Income	16,430	-1,830	10,582	30,876	88%

Comment

Full year at new dues rate

Assumes a 5% rate increase in Oct '24

Inc \$80/mo tech fee & small increase in Oct '24

Annual Owners Meeting

Assumes rate increase in Nov '24

Lowering the contingency amount

Contingency

Increased based on 2023 actual

Contingency

Assumes 10% rate increase for Nov & Dec '24

Assumes incremental increases based on experience

Contingency

Reserve Expenses taken as operational due to surplus