

Water Dance on Lake Dillon MASTER Association													TOTALS	Updated on		
OPERATING BUDGET 2025													2025	12/17/24		
	JAN - 1	FEB - 2	MAR - 3	APR - 4	MAY - 5	JUN - 6	JUL - 7	AUG - 8	SEP - 9	OCT - 10	NOV - 11	DEC - 12				
<b>Master Association INCOME</b>																
Wooden Canoe (55 units at \$810 per unit)	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$3,712.50	\$44,550.00		
Water Dance Townhomes (38 units at \$810 per unit)	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$2,565.00	\$30,780.00		
<b>INCOME TOTALS</b>	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$6,277.50	\$75,330.00		
<b>Master Association EXPENSES</b>																
<b>1 Management Fee</b>	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$1,925.00	\$23,100.00	Actual	
2 Insurance Expense HOA (policy# 604412550)	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$214.00	\$221.00	\$221.00	\$2,582.00	2025 + 3%
3 Insurance Umbrella Liability (policy# PPP7466625)													\$593.00		\$593.00	2025 + 3%
4 Meeting Expense				\$50.00			\$50.00			\$50.00		\$50.00		\$50.00	\$200.00	Best Estimate
5 Office Expense				\$50.00			\$50.00			\$50.00		\$50.00		\$50.00	\$200.00	Best Estimate
6 Bank Fees	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$15.40	\$184.80	2024 - Aug.
7 Tax and Accounting		\$420.00			\$30.83										\$450.83	2024 + 5%
8 Electricity Ponds (SG rate - acct. 53-1019558-3)	\$240.65	\$240.29	\$240.15	\$240.03	\$254.46	\$864.99	\$1,253.06	\$1,467.87	\$1,473.73	\$939.45	\$240.03	\$240.15			\$7,694.86	
9 Electricity Lights (C rate - acct. 53-1043358-2)	\$71.11	\$71.12	\$69.95	\$68.19	\$68.17	\$69.59	\$69.01	\$69.43	\$92.06	\$74.12	\$68.46	\$69.95			\$861.16	
<b>10 TOTAL ELECTRICITY</b>	\$311.76	\$311.41	\$310.10	\$308.22	\$322.63	\$934.58	\$1,322.07	\$1,537.30	\$1,565.79	\$1,013.57	\$308.49	\$310.10			\$8,556.02	2024 + 5%
11 Water: Front Pond 1 (acct. 5041.01, meter 66960482)							\$1,216.53			\$200.00					\$1,416.53	
12 Water: Back Pond 2 (acct. 5042.01, meter 06700668)							\$1,037.78			\$916.48					\$1,954.26	
13 Water: Irrigation 3, 495-A (acct. 8127.01, meter 57507079)							\$45.23			\$654.64					\$699.87	
<b>14 TOTAL WATER</b>							\$2,299.54			\$1,771.12					\$4,070.66	2024 + 5%
15 Pond/Creek Water Treatments						\$742.57	\$742.57	\$742.57	\$912.38						\$3,140.09	2024 + 5%
16 Spring Pond/Creek Cleanup					\$300.00										\$300.00	2024 actual
17 Install Water Meters and Backflow Preventers						\$330.00									\$330.00	2024 actual
18 Fall Pond/Creek Cleanup										\$200.00					\$200.00	2024 actual
19 Remove Water Meters and Backflow Preventers										\$330.00					\$330.00	2024 actual
20 Trail Expenses						\$100.00	\$100.00	\$100.00							\$300.00	Best Estimate
21 Trail Signpost Painting						\$216.72	\$279.68								\$496.40	Best Estimate
22 Backflow Preventer Annual Certification and Upkeep								\$450.00							\$450.00	2024 actual
23 Entry Landscaping (Lunceford Contract: \$12,756 - 2024)					\$1,439.98	\$3,280.91	\$1,717.50	\$2,173.60	\$288.73	\$3,130.88	\$2,000.00				\$14,031.60	2024 + 10%
24 Front/Back Island Flowers (Nancy Contract: \$5,286 - 2024)				\$3,814.60						\$2,000.00					\$5,814.60	2024 + 10%
25 Tree Removal and Pruning						\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00						\$4,000.00	Best Estimate
26 Annual Maintenance on Fence and Privacy Wall							\$5,000.00								\$5,000.00	2024 actual
27 Holiday Lights and Decorations									\$1,000.00						\$1,000.00	Best Estimate
<b>EXPENSE TOTALS</b>	\$2,466.16	\$2,885.81	\$2,464.50	\$6,377.22	\$4,247.84	\$8,759.18	\$14,715.76	\$8,157.87	\$6,921.30	\$10,699.97	\$5,062.89	\$2,571.50			\$75,330.00	
<b>RUNNING MONTHLY BALANCES</b>	\$3,811.34	\$7,203.03	\$11,016.03	\$10,916.31	\$12,945.97	\$10,464.29	\$2,026.03	\$145.66	\$498.14	\$4,920.61	\$3,706.00	\$0.00			\$0.00	