Lake Dillon Condominiums Association
2026 Budget Ratification Meeting Notice and Agenda

October 24, 2025

Dear Lake Dillon Condos Owners,

Please see the attached 2026 budget. The 2026 budget includes an increase to dues of 2% that will go into effect January 1, 2026. An updated dues calculation spreadsheet is also enclosed.

The Lake Dilon Condos 2026 budget ratification meeting will be held on Thursday, Nov. 20 at 4:00 p.m. MTN via Zoom.

Topic: Lake Dillon Condos 2026 Budget Ratification meeting
Time: Nov 20, 2025 04:00 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/88520529016?pwd=D1fbSTkRNwp2lj0esjEwsti0frpWPa.1
Meeting ID: 885 2052 9016
Passcode: 415931

Meeting Agenda

I. Call to Order
II. Presentation of Board Approved Budget/Owner Comments
III. Consideration of Ratification
IV. Adjourn

Colorado law requires that HOA budgets be presented at a formal meeting of the owners prior to adoption. A quorum is not necessary. Unless opposed by 51% of the owners, the budget is considered ratified.

I you have any questions, please contact Kimberlyn Bryant with Summit Resort Group Property Management at 970-468-9137 or by email at kbryant@srgsummit.com.

Thank you,

Lake Dillon Condos Condominium Association

Lake Dillon Condominiums 2026 Budget

REVENUE	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL 2026	TOTAL 2025	2025- 2026 $ change	2025-2026 % change
DUES INCOME - OPERATING	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$21,991	$263,892	$257,868	$6,024	2.34%
LAUNDRY/VENDING INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
INTEREST INCOME	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$132	$132	$0	0.00%
REC ROOM INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
SPECIAL ASSESSMENT - HEAT PIPES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
RESERVE CONTRIBUTION	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$30,924	$30,924	$0	0.00%
															$0	0.00%
TOTAL REVENUE	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$24,579	$294,948	$288,924	$6,024	2.08%
	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$24,568	$294,816	$288,792	$6,024	2.09%
EXPENSES																
BANK CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REPAIRS & MAINTENANCE	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$11,100	$10,045	$1,055	10.51%
MANAGEMENT FEES	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$5,538	$66,456	$63,300	$3,156	4.99%
INSURANCE	$4,632	$4,632	$4,632	$6,021	$6,021	$6,021	$6,021	$6,021	$6,021	$6,021	$6,021	$6,021	$68,085	$72,170	-$4,085	-5.66%
INSURANCE CLAIM																
OFFICE SUPPLIES/POSTAGE	$50	$50	$50	$50	$50	$50	$50	$250	$50	$50	$50	$50	$800	$600	$200	33.33%
ANNUAL & BOARD MTG EXP	$0	$0	$0	$0	$0	$0	$0	$600	$0	$0	$0	$0	$600	$350	$250	71.43%
TELEPHONE	$224	$224	$224	$224	$224	$224	$224	$224	$224	$224	$224	$224	$2,688	$2,076	$612	29.48%
UTILITIES	$3,663	$3,663	$3,663	$3,663	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,750	$3,663	$34,265	$34,265	$0	0.00%
WATER & SEWER	$1,700	$1,700	$1,700	$1,700	$1,700	$2,000	$3,400	$3,400	$3,200	$2,000	$2,000	$2,000	$26,498	$25,597	$901	3.52%
CABLE	$1,332	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$1,398	$16,710	$15,747	$963	6.12%
INTERNET EXPENSE	$864	$907	$907	$907	$907	$907	$907	$907	$907	$907	$907	$907	$10,841	$10,246	$595	5.80%
FIREPLACE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	#DIV/0!
ELEVATOR MAINTENANACE	$1,204	$65	$560	$1,204	$65	$65	$1,204	$65	$65	$1,204	$65	$65	$5,831	$5,255	$576	10.96%
MISC.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LANDSCAPING	$120	$120	$120	$2,620	$1,120	$120	$120	$120	$620	$120	$120	$120	$5,440	$4,940	$500	10.12%
SNOW REMOVAL	$750	$1,250	$1,250	$1,250	$0	$0	$0	$0	$0	$0	$750	$750	$6,000	$5,500	$500	9.09%
TRASH REMOVAL	$432	$432	$432	$432	$432	$432	$432	$432	$432	$432	$432	$432	$5,184	$4,511	$673	14.91%
LEGAL & ACCOUNTING	$0	$400	$0	$0	$0	$650	$0	$0	$0	$0	$0	$0	$1,050	$925	$125	13.51%
RECREATION ROOM EXP.	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$2,340	$2,340	$0	0.00%
CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TRANSFER TO RESERVES	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$2,577	$30,924	$30,924	$0	0.00%
TOTAL EXPENSES	$24,206	$24,076	$24,171	$28,704	$23,352	$23,302	$25,191	$24,852	$24,352	$23,791	$23,952	$24,865	$294,812	$288,791	$6,021	2.08%
DIFFERENCE	$374	$504	$409	-$4,125	$1,227	$1,277	-$612	-$273	$227	$788	$627	-$286	$4	$1	$3	0.00%

2026 Dues

Annual Dues	$	294,816.00
Monthly Dues	$	24,568.00

Assessment Scenario

		2026 Dues - Calculated	2026 Dues Rounded	2025 Dues	Increase $	Increase
101	0.029	$716.57	$717.00	$702.00	$15.00	2%
102	0.029	$716.57	$717.00	$702.00	$15.00	2%
103	0.029	$716.57	$717.00	$702.00	$15.00	2%
104	0.029	$716.57	$717.00	$702.00	$15.00	2%
105	0.029	$716.57	$717.00	$702.00	$15.00	2%
106	0.029	$716.57	$717.00	$702.00	$15.00	2%
107	0.029	$716.57	$717.00	$702.00	$15.00	2%
108	0.029	$716.57	$717.00	$702.00	$15.00	2%
109	0.029	$716.57	$717.00	$702.00	$15.00	2%
110	0.029	$716.57	$717.00	$702.00	$15.00	2%
111	0.029	$716.57	$717.00	$702.00	$15.00	2%
112	0.029	$716.57	$717.00	$702.00	$15.00	2%
201	0.029	$716.57	$717.00	$702.00	$15.00	2%
202	0.029	$716.57	$717.00	$702.00	$15.00	2%
203	0.029	$716.57	$717.00	$702.00	$15.00	2%
204	0.029	$716.57	$717.00	$702.00	$15.00	2%
205	0.029	$716.57	$717.00	$702.00	$15.00	2%
206	0.029	$716.57	$717.00	$702.00	$15.00	2%
207	0.029	$716.57	$717.00	$702.00	$15.00	2%
208	0.029	$716.57	$717.00	$702.00	$15.00	2%
209	0.029	$716.57	$717.00	$702.00	$15.00	2%
210	0.029	$716.57	$717.00	$702.00	$15.00	2%
211	0.029	$716.57	$717.00	$702.00	$15.00	2%
212	0.029	$716.57	$717.00	$702.00	$15.00	2%
301	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
302	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
303	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
304	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
305	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
306	0.050	$1,228.40	$1,228.00	$1,203.00	$25.00	2%
Total	100.00%	$ 24,568.00	$ 24,576.00	23250		
		$ 294,816.00	$ 294,912.00	279000		