

WATERSTONE HOA

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

WATERSTONE COMMUNITY ASSOCIATION, INC.
OPERATING FUND
2021 BUDGET
WITH 2020 BUDGET AND ESTIMATED 2020
For the Year Ending December 31,

10/2/20

	BUDGET 2020	ESTIMATED 2020	BUDGET 2021
BEGINNING NET POSITION	\$ -	\$ -	\$ 152,038
REVENUES			
Assessments	7,020	7,020	27,450
Developer Advance	10,055	10,055	-
New Member Fee	18,000	28,500	18,000
Total revenues	35,075	45,575	45,450
TRANSFERS IN			
Transfer from Waterstone Metro District	-	140,000	142,800
Total funds available	35,075	185,575	340,288
EXPENDITURES			
General and Administrative			
Accounting	4,800	4,800	4,800
Billing	3,600	3,600	3,600
Budget	500	500	500
Contingency	1,260	-	1,200
Covenant Enforcement	3,600	1,800	6,000
Design Review	4,800	3,100	4,800
Electrical	-	-	1,020
Insurance	2,500	5,972	11,000
Landscaping Maintenance	-	-	15,000
Landscaping Irrigation Repairs	-	-	1,500
Legal	750	-	700
Management	6,000	6,000	6,000
Snow Removal	-	-	7,500
Taxes	500	500	500
Trash/Recycling	2,925	2,925	11,475
Water	-	-	14,345
Website	-	500	-
Total expenditures	31,235	29,697	89,940
TRANSFERS OUT			
Transfer to Reserves	3,840	3,840	3,600
Total expenditures and transfers out requiring appropriation	35,075	33,537	93,540
ENDING NET POSITION	\$ -	\$ 152,038	\$ 246,748

No assurance provided. See summary of significant assumptions.

**WATERSTONE COMMUNITY ASSOCIATION, INC.
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Waterstone Community Association, Inc., (Association) was organized on November 7, 2019.

The purpose for which the Association was formed is to provide for maintenance, preservation and architectural control of certain property and improvements within the property, and to promote the health, safety and welfare of the residents within the Community.

The Association has no employees and all administrative functions are contracted.

The Association prepares its budget on the modified accrual basis of accounting.

Revenues

HOA assessments

The Association will collect a fee of \$30.00 per month per residence from homeowners of the Association to pay for the Association's costs of operations, payable in monthly installments.

The association anticipates beginning the year with 60 developed homes and ending with 93.

New Member Fee

The Association collects a \$500 new member fee at closing. The association anticipates collecting 36 new member fees in 2021.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the Association's administrative viability.

Reserves

The Association considers any Operating Fund balance at year-end to be reserved for future operations.

The Association has set aside funds to be used for the future replacement for such capital items as landscaping and irrigation. A formal replacement reserve study has not been undertaken and, therefore, amounts accumulated may not be adequate to meet future needs.

The Association keeps track of Reserves as a deferred revenue. It is anticipated the Association will begin 2021 with operational reserves of \$3,840 and end with \$7,440.

A formal Reserve Study has not been undertaken.

This information is an integral part of the accompanying budget.