

**Waterscsape  
2021 Proposed Budget  
Jan 1 through Dec 31, 2021**

	2021 Proposed Budget
<b>Income</b>	
4000 · Regular Assessments	2,999,289
4300 · Owner Int & Late Fees	1,500
4030 · Rent	270,000
4050 · Beach Service	153,000
4060 · Vending	7,620
8010 · Interest	1,500
4160 · Vacasa Gross Rental Inc	66,000
4175 · Pavilion/Room Rental	0
4200 · Miscellaneous Income	0
4220 · Carry Over From Prior Years	25,000
<b>Total Income</b>	<u>3,523,909</u>
<b>Expense</b>	
<b>Administration</b>	
5504 · Management Fees	101,700
5301 · Accounting	7,000
5025 · Fees Payable to the Division	1,356
5030 · Annual Report	61
5302 · Legal Fees	12,000
5513 · Licenses & Taxes	2,976
5403 · Office Supplies	2,700
5404 · Postage	1,500
5503 · Meetings	830
5065 · Printing	900
5303 · Professional Services	1,150
5071 · Engineering Fees	6,000
5073 · Reserve Study	0
5335 · Insurance Appraisal	450
5080 · Sales Tax	9,945
5085 · Income Tax	0
5090 · Property Tax	0
5100 · Bad Debt	0
5183 · Wristbands	11,000
8800 · Other Administrative	4,072
5501 · Depreciation Expense	12,900
<b>Total Administration</b>	<u>176,540</u>
<b>Maintenance and Repairs</b>	
5111 · Building Repairs	24,000
5205 · Cooling Systems	15,000
5110 · Elevators	22,000
5209 · Elevator Contract	17,100
5008 · Fire Systems	25,000
5216 · Fire Sys Insp & Monitoring Contracts	13,371
5201 · Grounds/Landscaping	14,800

5207 · Grounds/Landscaping Contract	88,944
5603 · Swimming Pool/Spa Chemicals	70,000
5601 · Pool/Spa Repair	79,000
5203 · Janitorial/Cleaning Supplies	25,000
5102 · Building Maint Supp/Materials	47,000
5250 · Tools	3,000
5255 · Uniforms	150
5125 · Equipment Repair	9,000
5290 · Other Maintenance & Repair	12,000
<b>Total Maintenance and Repairs</b>	<u>465,365</u>

**Insurance**

5310 · Property	227,049
5320 · Flood	282,606
5325 · Liability	46,463
5330 · Other	15,580
<b>Total Insurance</b>	<u>571,698</u>

**Personnel**

5430 · Contract Labor	1,055,881
5450 · Other Personnel Expenses	22,000
<b>Total Personnel</b>	<u>1,077,881</u>

**Utilities**

5003 · Electricity	160,000
5001 · Cable	87,290
5002 · Internet	154,055
5007 · Natural Gas	32,000
5005 · Water	210,000
5006 · Telephone	13,700
5004 · Waste Removal	72,000
5116 · Pest Control	20,095
<b>Total Utilities</b>	<u>749,140</u>

**Reserves**

5720 · Reserves - Paint	171,685
5840 · Reserves - Pooled	299,600
<b>Total Reserves</b>	<u>471,285</u>

**Contingency**

5900 · Contingency	12,000
<b>Total Contingency</b>	<u>12,000</u>

<b>Total Expense</b>	<u>3,523,909</u>
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**Net Income**

0

WATERSCAPE CONDOMINIUM OWNERS ASSOCIATION INC  
2021 ASSESSMENTS

Description	Number	% of Ownership	Total % Ownership	2021 Assessment By Type	Budgeted Assessments			% Increase (Decrease)	2021 Monthly Assessment	2020 Monthly Assessment
					2021 Assessment Per Unit	2020 Assessment Per Unit	2,999,289			
A1, A1.1	18	0.369033	6.6426	199,231	11,052	11,052	0%	921	921	
A2, A2.1	12	0.368790	4.4255	132,733	11,064	11,064	0%	922	922	
A3, A3-HC	10	0.361750	3.6175	108,499	10,848	10,848	0%	904	904	
B1, B1-ADA	25	0.291342	7.2836	218,455	8,736	8,736	0%	728	728	
B2.1-E9, B2.1-ADA	201	0.313678	63.0493	1,891,030	9,408	9,408	0%	784	784	
C1, C1.1, C1-ADA	34	0.209766	7.1320	213,911	6,288	6,288	0%	524	524	
C2, C2-ADA	39	0.201269	7.8495	235,429	6,036	6,036	0%	503	503	
Totals	339		100.00	2,999,288						

Assessments are rounded to the nearest whole dollar per month.

WATERSCAPE CONDOMINIUM OWNERS ASSOCIATION INC  
2021 RESERVE BUDGET -POOLING METHOD

Reserve Component	Estimated Useful Lives	Remaining Useful Life (Years)	Estimated Replacement Costs	Estimated Fund Balance 12/31/2020	0 2021
<b>Building Exteriors</b>					
Lighting Allowance, Building Exteriors	22	9	46,443		
Railing Repair/Replace	30	17	639,453		
Walkways/Lanais, Waterproofing	14	1	911,955		
<b>Common Area Interiors</b>					
Fitness Equipment Replacement	10	7	49,351		
Flooring, Carpet (Admin)	10	7	6,659		
Flooring, Carpet (Bldg A)	10	7	167,341		
Flooring, Carpet (Bldg B)	10	7	31,795		
Flooring, Carpet (Bldg B)	10	4	6,099		
Flooring, Fitness Center	15	2	8,842		
Flooring, Tile (Lobby)	25	12	27,571		
Furnishings/Finishes, Admin	14	1	9,680		
Furnishings/Finishes, Bldg A Hallways	14	1	46,305		
Furnishings/Finishes, Bldg B Hallways	14	1	10,490		
Furnishings/Finishes, Fitness	14	1	3,701		
Furnishings/Finishes, Lobby	14	1	22,224		
Restroom Renovation, Lobby	25	12	5,995		
Restroom Renovation, Pool/Fitness	25	12	75,343		
<b>Fire Safety Systems</b>					
Fire Alarm System Modernization	30	17	163,398		
Fire Pump Repair/Replace	35	22	54,800		
<b>Mechanical/HVAC Equip</b>					
Domestic Water System, Bldg A	22	9	13,140		
Domestic Water System, Bldg B&C	22	9	13,140		
Elevator Mechanical Modernization	30	17	398,620		
HVAC Air Handlers, 1.5 Ton (15 units)	12	8	27,990		
HVAC Air Handlers, 2.5 Ton (2 units)	12	8	4,966		
HVAC Air Handlers, 5 Ton (19 units)	12	8	91,580		
HVAC Condensers, 1.5 Ton (15 units)	12	10	28,575		
HVAC Condensers, 2.5 Ton (2 units)	12	10	5,096		
HVAC Condensers, 5 Ton (19 units)	12	10	94,525		
HVAC Package Unit, 15 Ton	18	14	15,455		
HVAC Units	12	6	51,876		
HVAC Units, Other	12	8	344,151		
Trash Chutes/Door Allowance	35	22	52,911		
<b>Pavement</b>					
Asphalt Overlay	20	8	5,064		
Brick Pavers, Entry	30	18	32,688		
<b>Pools &amp; Spas</b>					
Pool Deck Fencing & Gates	30	17	67,536		
Pool Deck Pavers, Lower Deck	30	17	121,824		
Pool Deck Pavers, Upper Deck	30	17	360,648		
Pool Furniture Replacement	10	7	62,250		
Pool Interior Resurface, Lazy River	12	5	44,927		

Pool Interior Resurface, Lower	12	10	83,102
Pool Interior Resurface, Splash	10	4	6,487
Pool Interior Resurface, Upper	12	12	33,714
Pool/Spa/Fountains Equip Allowance	8	4	30,909
Spas Interior Resurfacing	10	7	5,544

**Roofs**

Roof Replacement, Bldg A	20	7	786,695
Roof Replacement, Bldg B	20	7	428,125
Roof Replacement, Bldg C	20	7	137,521
Roof Replacement, Pool House	25	12	6,079
Traffic Coating, Garage Roof	10	7	211,741

**Security**

Security Barrier Gates	14	1	13,732
Security Video Surveillance	10	7	11,871

**Site Improvements**

Canopy Replacement, Pool Deck	8	4	3,761
Dune Crossover Repair/Restoration	20	14	61,187
Trellises Restoration	15	2	36,990
Waterfalls, Paint/Restoration	5	2	14,682

<u>5,996,548</u>	<u>2,036,911</u>
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Cash bal	1,998,351
Use of Funds	0
Funding	299,600
Cash bal	2,297,951

**Painting & Waterproofing**

Concrete Restoration	7	3	157,355	
Paint/Waterproof Building Exteriors	7	3	1,153,617	624,232
			<u>1,310,972</u>	<u>624,232</u>

Beg Cash bal	624,232
Use of Funds	0
Funding	171,685
Cash bal	795,917

<b>2021 REQUIRED RESERVE CONTRIBUTION</b>	<b>471,285</b>
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