



WEATHERSTONE AT HIGHLANDS RANCH ASSOCIATION, INC.

ANNUAL DISCLOSURE STATEMENT

The following information is required to be provided to homeowners annually by Senate Bill 05-100 which was signed into law on June 6, 2005. ***NO ACTION IS REQUIRED ON YOUR PART.***

REGISTERED AGENT:	The registered agent for the Community is HG Management.
CONTACT INFORMATION:	HG Management 9331 Commerce Center Street #A1 Highlands Ranch, CO 80129 (P): 303.804.9800 (F): 303.984.4253 bhardt@hgmanage.com
COMMUNITY MANAGER:	Brett Hardt, CMCA, AMS, CAM
LEGAL NAME OF THE COMMUNITY IS:	Weatherstone at Highlands Ranch Association, Inc
DECLARATION RECORDING DATE IS:	June 25, 1997, Recording #9740782 Douglas County
FISCAL YEAR:	January 1 – December 31
HOA ASSESSMENTS PER UNIT:	\$189 per quarter (2019)
SPECIAL ASSESSMENT PER UNIT:	\$73 per quarter
ADDITIONAL INFORMATION:	Additional information, including all governing documents, insurance policies, financials, minutes, and governance policies for your Association, can be viewed at the Association's management office, online at www.homewisedocs.com or www.hgmanage.com or on the community website at http://www.weatherstonecolorado.net/

Notice of 2019 Budget Ratification Meeting

TO: Weatherstone at Highlands Ranch Association, Inc. Members
FROM: Board of Directors for Weatherstone at Highlands Ranch Association, Inc.
DATE: December 5, 2018
RE: 2019 Budget Ratification Meeting Notice

The Weatherstone at Highlands Ranch Association, Inc, Annual Meeting of Members will be at **6:30 pm** on **Thursday, December 20, 2018** at the Westridge Recreation Center Barn Owl Room located at 9650 Foothills Canyon Blvd, Highlands Ranch, CO 80129. Sign-ins begin at 6:00 pm.

PURPOSE: The purpose of the Budget Ratification Meeting will be to conduct all lawful business of the Association, including review of the 2018 financials and ratification of the 2019 Annual Budget, and to conduct other business which may come before the assembly.

GOVERNANCE: This Notice shall serve as the official notice of the meeting in accordance with the Bylaws of the Association. Your account must be in good standing in order to cast a vote at the Budget Ratification meeting.

ATTENDANCE: In the event that you cannot attend, a Proxy is included with this mailing. In accordance with the Bylaws, you may appoint any owner as your proxy to vote upon general matters that come before the assembly at the Budget Ratification Meeting.

QUORUM: A quorum is not required for this meeting.

ENCLOSURE: Annual Disclosure Statement, Meeting Agenda, and 2019 Budget.

2019 BUDGET RATIFICATION MEETING

**Thursday, December 20 at 6:30 pm
Westridge Recreation Center
9650 Foothills Canyon Blvd. Highlands Ranch, CO 80129**

- I. CALL TO ORDER**
- II. REVIEW OF THE ADOPTED DRAFT 2019 BUDGET**
- III. HOMEOWNER FORUM**
- IV. RATIFICATION OF THE PROPOSED 2019 BUDGET
(NO QUORUM REQUIREMENT)**
- V. ADJOURNMENT**

Weatherstone At Highlands Ranch Association, Inc.

	Account	Description	2018 Budget	2019 Budget
Operating Accounts				
Income Accounts				
Assessment Income				
	40-4010-00	Assessments	\$209,916.00	\$222,264.00
	40-4012-00	Pool Assessment	\$85,848.00	\$85,848.00
Other Income				
	42-4212-00	Late/Demand Letter Fees	\$1,250.00	\$0.00
	42-4214-00	Legal Fee	\$0.00	\$0.00
	42-4216-00	Pool Key	\$150.00	\$0.00
	42-4218-00	NSF Check Fee	\$0.00	\$0.00
	42-4222-00	Other Income	\$0.00	\$0.00
	42-4250-00	Demand/Attorney Fee	\$0.00	\$0.00
	42-4256-00	Pool Brick Donations	\$0.00	\$0.00
Income Accounts Total			\$297,164.00	\$308,112.00
Expense Accounts				
Administrative Expenses				
	50-5010-01	Management Fee	\$22,700.00	\$25,200.00
	50-5012-01	Reserve Transfer	\$30,000.00	\$15,000.00
	50-5014-01	Legal Fees - HOA	\$3,000.00	\$2,400.00
	50-5016-01	Legal Fees - Collections	\$0.00	\$0.00
	50-5018-01	Admin Expense	\$4,475.00	\$3,000.00
	50-5020-01	Insurance	\$7,200.00	\$6,300.00
	50-5022-01	Audit & Tax	\$2,499.96	\$5,000.00
	50-5026-01	Community Events	\$4,500.00	\$4,500.00
	50-5032-01	Bank Fees	\$120.00	\$120.00
	50-5038-01	Website-Domain/Hosting	\$0.00	\$540.00
	50-5044-01	Other Expense	\$500.00	\$0.00
	50-5060-01	Loan Interest	\$26,681.64	\$23,597.15
	50-5040-01	Interest Expense - Reserve		\$1,290.00
	50-5062-01	Depreciation Expense	\$0.00	\$26,000.04
	50-5080-01	Newsletter		\$1,000.00
	50-5084-01	Office Supplies		\$1,100.00
Building/General Repairs & Maint				

2018 quarterly assessment
\$178.50

2019 quarterly assessment
\$189.00

2018-2019 % increase
6%

* An additional \$16k beyond the 2019 budgeted \$15k reserve transfer will be transferred from the existing operating account balance to the reserve account to pay back what was borrowed from reserves to fund the pool loan.

*This is a non-cash expense. This cash was already spent at the onset of the pool loan out of the operating account. This \$26k in the 2019 budget is being collected to payback the operating account.

	55-5516-01	Janitorial	\$0.00	\$0.00
	55-5526-01	Lighting	\$2,000.00	\$0.00
Grounds & Landscaping				
	60-6010-01	Grounds & Landscaping	\$10,935.00	\$20,004.00
	60-6012-01	Fert/Weed/Pest Control	\$0.00	\$0.00
	60-6014-01	Irrigation/Sprinklers	\$2,200.00	\$3,400.00
	60-6018-01	Snow Removal	\$4,500.00	\$1,900.00
	60-6024-01	Fence Maintenance	\$0.00	\$0.00
	60-6026-01	Holiday Lights/Decorations	\$5,000.00	\$4,200.00
	60-6052-01	Landscape Update	\$19,000.00	\$5,000.00
	60-6054-01	Annual Planting-Special Vegeta	\$0.00	\$4,000.00
Pool & Cabana				
	65-6510-01	Clubhouse Maintenance	\$3,600.00	\$5,925.00
	65-6514-01	Pool Contract	\$9,000.00	\$7,500.00
	65-6516-01	Pool Chemicals/Supplies	\$2,500.00	\$0.00
	65-6518-01	Pool Repair/Maintenance	\$0.00	\$0.00
	65-6524-01	Pool Keys/Security	\$6,000.00	\$6,350.00
Utilities				
	70-7010-01	Electricity/Gas	\$0.00	\$2,475.00
	70-7012-01	Trash	\$50,500.00	\$55,200.00
	70-7014-01	Water/Sewer	\$0.00	\$7,525.00
	70-7016-01	Cable/Internet/Phone	\$1,080.00	\$1,140.00
	70-7018-01	Electricity	\$2,750.00	\$0.00
	70-7022-01	Water	\$6,600.00	\$0.00
	70-7026-01	Pool Electricity	\$2,550.00	\$1,500.00
	70-7028-01	Pool Gas	\$3,000.00	\$2,500.00
	70-7030-01	Pool Water	\$5,200.00	\$5,290.00
Expense Accounts Total			\$238,091.60	\$248,956.19
Operating Accounts Net			\$59,072.40	\$59,155.81

*This net income is offset by the pool loan principal payments made quarterly 2019.

Reserve Accounts				
Income Accounts				
	95-9510-02	Reserve Contribution	\$30,000.00	\$15,000.00
	95-9512-02	Reserve Interest Income	\$15.00	\$1,290.00
	95-9514-02	Reserve Contribution-Fortis Ba	\$0.00	\$0.00
Income Accounts Total			\$30,015.00	\$16,290.00
Expense Accounts				
	99-9910-03	Reserve Expense	\$20,000.00	\$0.00
	99-9924-03	Reserve Expense-Lock System/k	\$0.00	\$0.00
	99-9936-03	Reserve Expense-Fence/Gate	\$0.00	\$0.00
Expense Accounts Total			\$20,000.00	\$0.00
Reserve Accounts Net			\$10,015.00	\$16,290.00

*An additional \$16k to the 2019 budgeted \$15k reserve transfer, totalling \$31K, will be transferred from the existing operating balance to the reserve account to pay back what was borrowed from reserves to fund the pool