

UNDERSTANDING WATERVILLE ESTATES  
ORGANIZATIONAL RELATIONSHIP  
RESPONSIBILITY AND FUNDING

Waterville Estates consists of two related organizations:  
the Village District and the Association.

The Village District is the municipal arm of Waterville Estates, funded through the precinct taxes that are billed twice a year with the town property taxes. The District owns the Community Center and has financial responsibility for the infrastructure of Waterville Estates including the water system, many of the secondary roads and upkeep of the community center.

The Association manages the day-to-day operation of the community center, providing recreational services and entertainment. Funding is generated through the annual dues that are assessed each spring, plus sales in the lounge and from other activities and functions sponsored by the Association.

Following is a chart to help understand the shared responsibility and funding of the two organizations....

**Village District**

**Association**

Water System Upgrades and Maintenance  
Summer Road Maintenance  
Winter Snow Plowing  
Infrastructure Responsibility for the CC  
Community Center Electric and Heat  
General Liability Insurance  
Capital Improvement Project Management

Member Services  
Events and Entertainment  
Daily Care of pools and building  
Summer care of lawns and landscaping  
Winter snow removal of walkways/decks  
Bookkeeping and Ownership Tracking  
Building Application Review/Approval  
Oversight of the Capital Improvement Fund

Funding Sources:

Semi-annual Precinct Tax  
State of NH Water Grant  
Plowing contract with Town of Campton

Funding Sources:

Income from Annual Dues  
Guest & Community Pass Sales  
Sales from Lounge/Activities/Functions

**CAPITAL IMPROVEMENT FUND**

The original developers of Waterville Estates recognized the ongoing responsibility of maintaining and improving the common assets of Waterville Estates. To that end, they established a Capital Improvement Fund (CIF) to be continually replenished through the transfer of property.

A CIF Assessment, as defined in the Waterville Estates RECs, is an assessment made upon the purchase or transfer of ownership of land or dwellings within the Estates. These funds are held in a CIF account to be applied to such improvements as the Board of Directors may determine appropriate. The intent of the CIF is to add long-term value to our community,