

**2024 ASSESSMENT SUMMARY  
HIGHLANDS FALLS COMMUNITY ASSOCIATION, INC.**

*It shall be the responsibility of the Owner of each Lot and Residential Unit to pay regular annual assessments to the Association.*

**NOTE: THIS IS NOT A BILL. YOU WILL BE INVOICED IN JANUARY.**

<b><u>House or Lot</u></b>	<b><u>Amount</u></b>	<b><u>Change from 2023</u></b>
House without sewer	\$ 3,666	\$ 137
House with sewer	\$ 4,206	\$ 151
Lot without sewer	\$ 2,840	\$ 266
Lot with sewer	\$ 3,213	\$ 139
Out-Parcel	\$ 765	\$ 80

<b><u>DEPARTMENTAL OPERATING FEES</u></b>			<b><u>RESERVE FEES</u></b>		
	<b><u>House</u></b>	<b><u>Lot</u></b>		<b><u>House</u></b>	<b><u>Lot</u></b>
Administration	\$ 715	\$ 715	Administration	\$ -	\$ -
Landscape	\$ 135	\$ 135	Landscape	\$ -	\$ -
Roads	\$ 936	\$ 936	Roads	\$ 547	\$ 547
Security	\$ 831	\$ 166	Security	\$ 23	\$ 23
Wastewater	\$ 335	\$ 168	Wastewater	\$ 205	\$ 205
Water	\$ 322	\$ 161	Water	\$ 157	\$ 157

**2024 OPERATING ASSESSMENT BUDGET**

	<b><u>2024 Operating Assessment</u></b>	<b><u>Previous Year</u></b>	<b><u>Change from 2023</u></b>
ADMINISTRATION	\$ 279,767	\$ 270,766	3.32%
LANDSCAPING	\$ 51,300	\$ 48,640	5.47%
ROADS	\$ 358,275	\$ 333,791	7.34%
SECURITY	\$ 302,286	\$ 314,829	-3.98%
WASTEWATER	\$ 93,533	\$ 89,484	4.52%
WATER	\$ 129,325	\$ 101,716	27.14%
<b>TOTALS</b>	<b>\$ 1,214,486</b>	<b>\$ 1,159,226</b>	<b>4.77%</b>

**2024 INTEGRATED ASSESSMENT**

	<b><u>2024 Capital Assessment</u></b>	<b><u>2023 Capital Assessment</u></b>	<b><u>2024 Integrated Assessment</u></b>	<b><u>2023 Integrated Assessment</u></b>
ADMINISTRATION	\$ -	\$ -	\$ 279,767	\$ 270,766
LANDSCAPING	\$ -	\$ -	\$ 51,300	\$ 48,640
ROADS	\$ 209,376	\$ 209,384	\$ 567,651	\$ 543,175
SECURITY	\$ 8,972	\$ 5,837	\$ 311,257	\$ 320,666
WASTEWATER	\$ 60,026	\$ 59,976	\$ 153,559	\$ 149,460
WATER	\$ 65,343	\$ 65,246	\$ 194,668	\$ 166,961
<b>TOTALS</b>	<b>\$ 343,717</b>	<b>\$ 340,443</b>	<b>\$ 1,558,202</b>	<b>\$ 1,499,668</b>

**Other Fees**

Property ownership transfer	House	\$300
	Lot	\$100

Architectural Review Fees See ARC Guidelines

2024 Employee Holiday Bonus Fund (Voluntary) \$45