

**2021 ASSESSMENT SUMMARY
HIGHLANDS FALLS COMMUNITY ASSOCIATION, INC.**

It shall be the responsibility of each Owner and 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.

<u>House or Lot</u>	<u>Amount</u>	<u>Change from 2020</u>
House without sewer	\$ 2,914	\$ 12
House with sewer	\$ 3,683	\$ 6
Lot without sewer	\$ 2,286	\$ 20
Lot with sewer	\$ 2,886	\$ 16
Out-Parcel	\$ 519	\$ (54)

<u>DEPARTMENTAL OPERATING FEES</u>			<u>RESERVE FEES</u>		
	<u>House</u>	<u>Lot</u>		<u>House</u>	<u>Lot</u>
Administration	\$ 573	\$ 573	Administration	\$ -	\$ -
Landscape	\$ 109	\$ 109	Landscape	\$ 21	\$ 21
Roads	\$ 702	\$ 702	Roads	\$ 583	\$ 583
Security	\$ 636	\$ 127	Security	\$ -	\$ -
Wastewater	\$ 337	\$ 168	Wastewater	\$ 432	\$ 432
Water	\$ 238	\$ 119	Water	\$ 52	\$ 52

2021 ASSESSMENT BUDGET

	<u>2021 Operating Assessment</u>	<u>Previous Year</u>	<u>Change from 2020</u>
ADMINISTRATION	\$ 223,737	\$ 226,110	-1.05%
LANDSCAPING	\$ 41,403	\$ 39,624	4.49%
ROADS	\$ 268,554	\$ 261,804	2.58%
SECURITY	\$ 231,786	\$ 233,706	-0.82%
WASTEWATER	\$ 90,519	\$ 92,004	-1.61%
WATER	\$ 96,529	\$ 99,279	-2.77%
TOTALS	\$ 952,528	\$ 952,527	0.00%

	<u>2021 Capital Assessment</u>	<u>Previous Year</u>	<u>2021 Integrated Assessment</u>
ADMINISTRATION	\$ -	\$ 27,091	\$ 223,737
LANDSCAPING	\$ 7,980	\$ 12,954	\$ 49,383
ROADS	\$ 223,128	\$ 196,063	\$ 491,682
SECURITY	\$ -	\$ 3,925	\$ 231,786
WASTEWATER	\$ 122,055	\$ 122,006	\$ 212,574
WATER	\$ 21,894	\$ 13,117	\$ 118,423
TOTALS	\$ 375,057	\$ 375,156	\$ 1,327,585

Other Fees

Property ownership transfer	House	\$300
	Lot	\$100
Architectural Review Fees	See ARC Guidelines	
2021 Employee Holiday Bonus Fund (Property Owners may opt-out)		\$45