

2026 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.

<u>House or Lot</u>	<u>Amount</u>	<u>Change from 2025</u>	
House without sewer	\$ 4,162	\$ 209	5.29%
House with sewer	\$ 4,790	\$ 214	4.68%
Lot without sewer	\$ 3,251	\$ 158	5.11%
Lot with sewer	\$ 3,667	\$ 159	4.53%
Out-Parcel	\$ 897	\$ (126)	-12.32%

DEPARTMENTAL

OPERATING FEES

	<u>House</u>	<u>Lot</u>
Administration	\$ 878	\$ 878
Landscape	\$ 139	\$ 139
Roads	\$ 1,011	\$ 1,011
Security	\$ 935	\$ 187
Wastewater	\$ 423	\$ 211
Water	\$ 327	\$ 164

DEPARTMENTAL

RESERVE FEES

	<u>House</u>	<u>Lot</u>
Administration	\$ 25	\$ 25
Landscape	\$ -	\$ -
Roads	\$ 617	\$ 617
Security	\$ 36	\$ 36
Wastewater	\$ 205	\$ 205
Water	\$ 194	\$ 194

2026 OPERATING ASSESSMENT BUDGET

	2026 Operating Assessment	Previous Year	Change from 2025
ADMINISTRATION	\$ 344,454	\$ 315,202	9.28%
LANDSCAPING	\$ 52,762	\$ 50,881	3.70%
ROADS	\$ 388,083	\$ 365,488	6.18%
SECURITY	\$ 341,888	\$ 316,418	8.05%
WASTEWATER	\$ 117,993	\$ 115,955	1.76%
WATER	\$ 131,773	\$ 131,386	0.29%
TOTALS	\$ 1,376,953	\$ 1,295,330	6.30%

2026 INTEGRATED ASSESSMENT

	2026 Capital Assessment	2025 Capital Assessment	2026 Integrated Assessment	2025 Integrated Assessment	
ADMINISTRATION	\$ 10,000	\$ -	\$ 354,454	\$ 315,202	
LANDSCAPING	\$ -	\$ -	\$ 52,762	\$ 50,881	
ROADS	\$ 237,000	\$ 180,000	\$ 625,083	\$ 545,488	
SECURITY	\$ 14,000	\$ 10,000	\$ 355,888	\$ 326,418	
WASTEWATER	\$ 60,000	\$ 60,000	\$ 177,993	\$ 175,955	
WATER	\$ 81,000	\$ 153,000	\$ 212,773	\$ 284,386	
TOTALS	\$ 402,000	\$ 403,000	\$ 1,778,953	\$ 1,698,330	4.75%

Other Fees

Property ownership transfer	House	\$300
	Lot	\$100

Architectural Review Fees	See ARC Guidelines
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2026 Employee Holiday Bonus Fund (Voluntary)	\$60
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