

2019 ANNUAL BUDGET
Adopted by the Board of Directors on 10/15/2018

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.

**NEIGHBORHOOD COMMUNITIES WITHIN HIGHLANDS FALLS ALSO
 HAVE THEIR OWN FEES. CONTACT THE HFCA OFFICE FOR INFORMATION.**

House or Lot	Amount	Variance from 2017
House without sewer	\$ 2,946	\$ 38
House with sewer	\$ 3,351	\$ 46
Lot without sewer	\$ 2,349	\$ 29
Lot with sewer	\$ 2,600	\$ 33
Out-Parcel	\$ 560	\$ 12

DEPARTMENTAL OPERATING FEES

	House	Lot
Administration	\$ 562	\$ 562
Landscape	\$ 97	\$ 97
Roads	\$ 556	\$ 556
Security	\$ 602	\$ 120
Wastewater	\$ 309	\$ 155
Water	\$ 230	\$ 115

Reserve Fees

	House	Lot
Administration	\$ 13	\$ 13
Landscape	\$ 6	\$ 6
Roads	\$ 768	\$ 768
Security	\$ 20	\$ 20
Wastewater	\$ 96	\$ 96
Water	\$ 92	\$ 92

2018 Assessment Budget	2018 Operating Assessment	Previous Year	Variance from 2017	2017 Operating Assessment	Previous Year	Variance from 2016	2018 Capital Assessment	Previous Year	Variance from 2017	2018 Integrated Assessment	Previous Year	Variance from 2017
ADMINISTRATION	\$ 219,469	\$ 220,145	-0.31%	\$ 220,145	\$ 222,489	-1.05%	\$ 5,000	\$ 5,000	\$ -	\$ 224,469	\$ 225,145	\$ (676)
LANDSCAPING	\$ 36,900	\$ 38,900	-5.14%	\$ 38,900	\$ 38,900	0.00%	\$ 2,125	\$ 2,125	\$ -	\$ 39,025	\$ 41,025	\$ (2,000)
ROADS	\$ 213,138	\$ 202,668	5.17%	\$ 202,668	\$ 187,902	7.86%	\$ 290,000	\$ 300,000	\$ (10,000.00)	\$ 503,138	\$ 502,668	\$ 470
HEMLOCK REMOVAL							\$ 5,000	\$ -	\$ 5,000.00	\$ 5,000	\$ -	
SECURITY	\$ 218,489	\$ 202,333	7.98%	\$ 202,333	\$ 197,187	2.61%	\$ 7,576	\$ 2,576	\$ 5,000.00	\$ 226,065	\$ 204,909	\$ 21,156
WASTEWATER	\$ 84,651	\$ 87,335	-3.07%	\$ 87,335	\$ 82,150	6.31%	\$ 27,875	\$ 27,875	\$ -	\$ 112,526	\$ 115,210	\$ (2,684)
WATER	\$ 91,843	\$ 93,295	-1.56%	\$ 93,295	\$ 125,132	-25.44%	\$ 38,000	\$ 38,000	\$ -	\$ 129,843	\$ 131,295	\$ (1,452)
TOTALS	\$ 864,490	\$ 844,676	2.35%	\$ 844,676	\$ 853,760	-1.06%	\$ 375,576	\$ 375,576	0.00%	\$ 1,240,066	\$ 1,220,252	\$ 19,814.00
										\$ 1,240,066	\$ 1,220,252	1.62%

Other Fees

Property ownership transfer	house	\$ 300	0.01623681
	lot	\$ 100	

Architectural Review Fees see ARC Guidelines

2018 Employee Holiday Bonus Fund (Property Owners may opt-out) \$ 40