

2025 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 2024</u>
House without sewer	\$ 3,953	\$ 287
House with sewer	\$ 4,576	\$ 370
Lot without sewer	\$ 3,093	\$ 253
Lot with sewer	\$ 3,508	\$ 295
Out-Parcel	\$ 1,023	\$ 258

<u>DEPARTMENTAL</u>				<u>RESERVE</u>			
<u>OPERATING FEES</u>				<u>FEES</u>			
	<u>House</u>	<u>Lot</u>		<u>House</u>	<u>Lot</u>		
Administration	\$ 804	\$ 804	Administration	\$ -	\$ -		
Landscape	\$ 134	\$ 134	Landscape	\$ -	\$ -		
Roads	\$ 951	\$ 951	Roads	\$ 469	\$ 469		
Security	\$ 867	\$ 173	Security	\$ 26	\$ 23		
Wastewater	\$ 417	\$ 209	Wastewater	\$ 206	\$ 205		
Water	\$ 331	\$ 165	Water	\$ 371	\$ 157		

2025 OPERATING ASSESSMENT BUDGET

	<u>2025 Operating Assessment</u>	<u>Previous Year</u>	<u>Change from 2024</u>
ADMINISTRATION	\$ 315,202	\$ 279,670	12.70%
LANDSCAPING	\$ 50,881	\$ 51,241	-0.70%
ROADS	\$ 365,488	\$ 358,440	1.97%
SECURITY	\$ 316,418	\$ 302,366	4.65%
WASTEWATER	\$ 115,955	\$ 93,583	23.91%
WATER	\$ 131,386	\$ 129,162	1.72%
TOTALS	\$ 1,295,330	\$ 1,214,462	6.66%

2025 INTEGRATED ASSESSMENT

	<u>2025 Capital Assessment</u>	<u>2024 Capital Assessment</u>	<u>2025 Integrated Assessment</u>	<u>2024 Integrated Assessment</u>
ADMINISTRATION	\$ -	\$ -	\$ 315,202	\$ 279,670
LANDSCAPING	\$ -	\$ -	\$ 50,881	\$ 51,241
ROADS	\$ 180,000	\$ 209,386	\$ 545,488	\$ 567,826
SECURITY	\$ 10,000	\$ 9,000	\$ 326,418	\$ 311,366
WASTEWATER	\$ 60,000	\$ 59,978	\$ 175,955	\$ 153,561
WATER	\$ 153,000	\$ 65,246	\$ 284,386	\$ 194,408
TOTALS	\$ 403,000	\$ 343,610	\$ 1,698,330	\$ 1,558,072

Other Fees

Property ownership transfer	House	\$300
	Lot	\$100

Architectural Review Fees See ARC Guidelines

2024 Employee Holiday Bonus Fund (Voluntary) \$60