



Securing Our Future!

Option 2: Special Assessment

Utilize earmarked funds for limited term

1. Regular Monthly Assessments

Year	Improved	Unimproved
2022	\$73.28	\$42.29
2023	Historical CPI	

2. Special Monthly Assessment:

Year	Improved	Unimproved
2022	\$22	\$11
2023	\$22	\$11
2024	\$22	\$11
2025	\$22	\$11
2026	\$22	\$11
2027	\$0	\$0

3. Fees: New HSV Owner Buy-In

Year	Home	Lot
2022	\$1,500	\$250
2023	\$1,625	\$285
2024	\$1,750	\$320
2025+	\$1,875	\$355

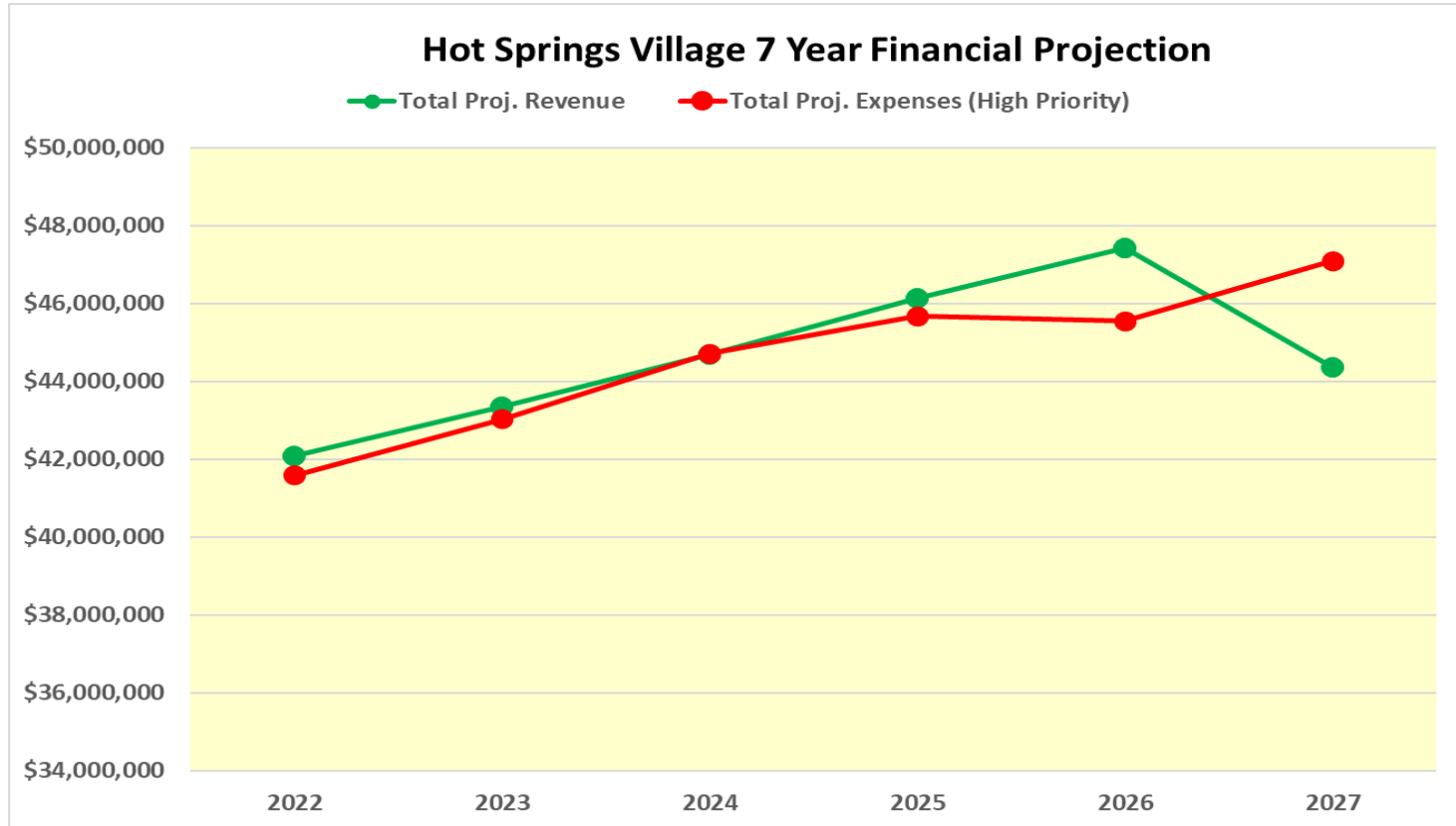
5 Year History:
 Home Sales: 619/Year
 Lot Sales: 129/Year

4. Amenity Fees:

\$350K each Year for 3 Years

5. Public Utilities:

Increase Utility bills by an average of \$2.06 per month over current bill for 3 years



Pros

- Immediate Revenue Recovery – No Additional Deferred Maintenance
- Buy in Fee Impacts Future Property Owners only, not Current Property Owners
- Assessments only grow at CPI

Cons

- High Cost to Property Owners
- Return to Deficit in 2027