

Understanding our Dues:

The Linville Falls POA has adopted the NC Planned Community Act guideline as it applies to dues assessment. Annually, the board provides all property owners with a budget for the following year. All property owners and the declarant vote annually on the proposed budget. The dues are set appropriately to meet the approved budget.

In late 2019, the property owner's association obtained a loan from our declarant for repair of a major stormwater drainage line. This loan will be paid off by year end 2022. At that point, if there are no other significant budget changes, the dues will revert to \$2030 per year for homeowners and \$883 per year for property owners.

In the financial planning process, the board plans for a minimum of 3 years and projects **estimated** dues accordingly as shown below.

Dues for Homeowners	2021	2022	2023	2024
Roads, drainage, landscape, electrical, general overhead	883	883	883	883
Water, wastewater, trash	1147	1147	1147	1147
loan	418	418		
Total dues assessment	2448	2448	2030	2030

Dues for lot owners	2021	2022	2023	2024
Roads, drainage, landscape, electrical, general overhead	883	883	883	883
Water, wastewater, trash	0	0	0	0
loan	418	418		
Total dues assessment	1301	1301	883	883