

Understanding our dues:

The Lincoln Park/PSA 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 accordingly to meet the approved budget.

In late 2018, 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 2021. At that point, if there are no other significant budget changes, the dues will revert to \$2080 per year for homeowners and \$880 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
Trash, drainage, landscape, electrical, general overhead	880	880	880	880
Water, wastewater, trash	1147	1147	1147	1147
Loan	433	433		
Total dues assessment	2460	2460	2027	2027

Dues for lot owners	2021	2022	2023	2024
Trash, drainage, landscape, electrical, general overhead	880	880	880	880
Water, wastewater, trash	0	0	0	0
Loan	433	433		
Total dues assessment	1313	1313	880	880