MONTHLY ASSESSMENT BY LOT TYPE

Effective February 1, 2026

Undeveloped Lots (units 1-3, 5-12)	
Operating Fee	$94.50
Primary Reserve Fund Contribution	$54.80
Utility Reserve Fund Contribution	$9.05
Sewer Availability	$4.14
Water Availability	$1.75
Total Monthly Amount Due	**$164.24**
Developed Residential & Mobile Home Lots (units 1-3, 5-12)	
Operating Fee	$94.50
Primary Reserve Fund Contribution	$54.80
Capital Reserve Fund Contribution	$2.55
Utility Reserve Fund Contribution	$18.10
Sewer User Fee	$49.30
Water User Fee	$18.20
Trash Service	$19.28
Total Monthly Amount Due	**$256.73**
RV – Unit 4 Lots	
Operating Fee	$94.50
Primary Reserve Fund Contribution	$54.80
Capital Reserve Fund Contribution	$2.55
Utility Reserve Fund Contribution	$18.10
RV Sewer User	$29.55
RV Water User	$10.78
Total Monthly Amount Due	**$210.37**
Contiguous Lot Rates	
2nd Lot = no additional assessment	
3rd & 4th Lot each = Operating Fee	$45.12
Reserve Fund Contribution	$26.18
Total Monthly Amount Due	**$71.30**

Excess water consumption above 500CF: Excess water is billed at $5.00 per 100CF. Billed monthly.

The excess water fees can be paid by check or money order at the business office, or manually via the TOPS website. Excess water charges cannot be deducted automatically.