



2022 Flagstaff Golf Community Quick Facts

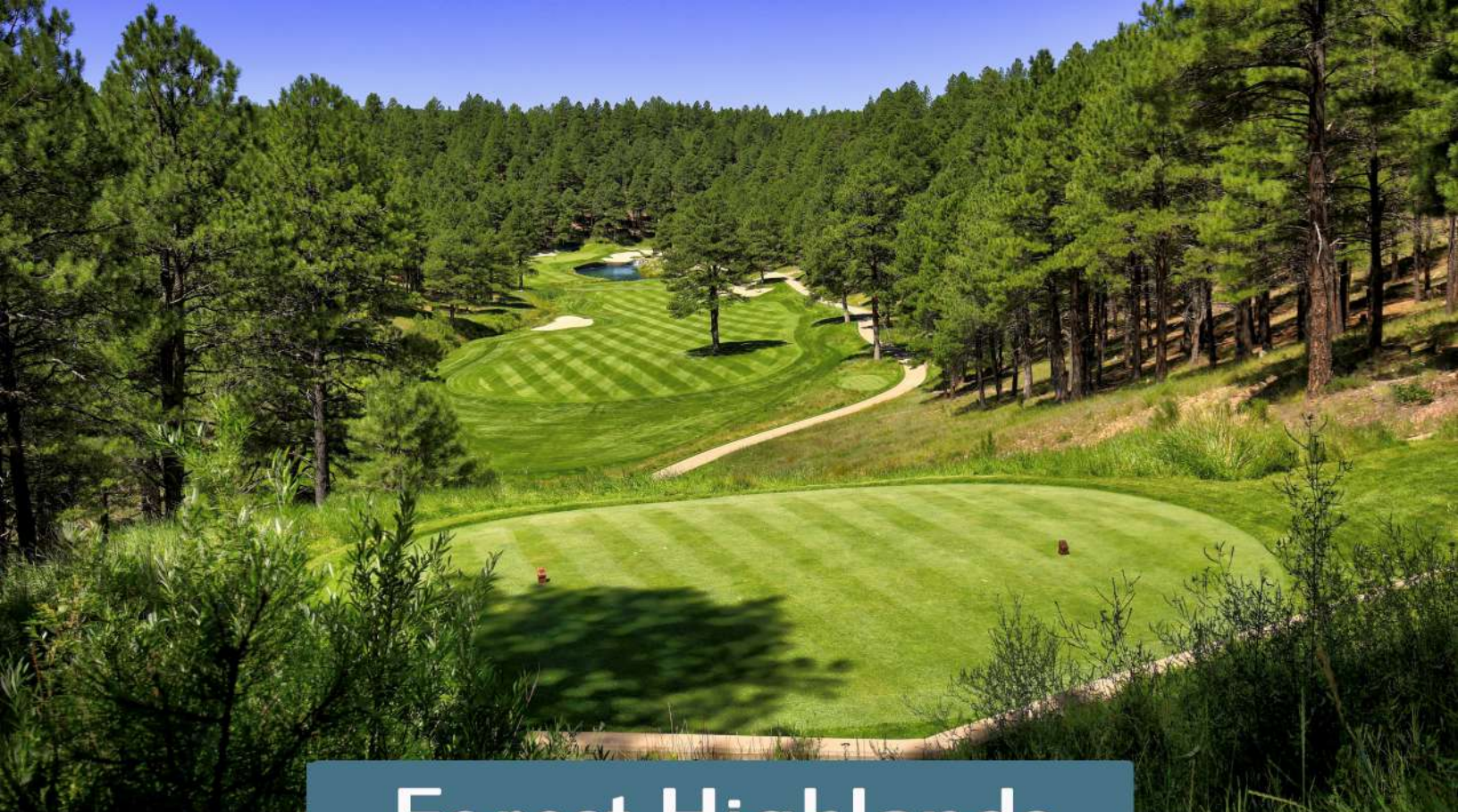


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Forest Highlands

Initial Membership Fees*

Capital Contribution Fee:	\$52,125.00
Membership Transfer Fee:	\$ 1,500.00
Natural Gas Tap In Fee:	\$ 3,000.00

Monthly Fees

Monthly HOA & Membership Fee:	\$920.00
Monthly Assesment/Reserves Fee:	\$125.00
Total:	\$1,045.00



*For all fees, see FHGC Fee Sheet

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ASSOCIATION FEES

The Forest Highlands Association

New Owner Capital Contribution	\$55,125.00
Membership Transfer Fee	\$1,500.00
Regular Monthly Assessment	\$920.00
Regular Monthly Assessment - Reserves	\$125.00
Monthly Alarm Monitoring	\$27.50
Enhanced Monthly Alarm Monitoring	\$35.00
Natural Gas Tap-In Fee (<i>new build</i>)	\$3,000.00
Natural Gas Conversion (<i>existing</i>)	\$2,000.00
NSF Check	\$35.00

WATER FEES

Forest Highlands Water Company

Forest Highlands Water Company rates are established by the Arizona Corporation Commission, as follows:

<u>Monthly Water Charges</u>	<u>Monthly Meter Charge (no water included)</u>
	¾" Meter \$35.00
	1" Meter \$70.00
	1½" Meter \$140.00
	2" Meter \$224.00
	<u>Residential Commodity Charges (per 1,000 gallons)</u>
	First 6,000 gallons \$2.50
	6,001 – 15,000 gallons \$3.20
	Over 15,000 gallons \$4.50

<u>Installation Charges</u>	Refundable Service Line and Meter Installation Charges*
	¾" Meter \$550.00
	1" Meter \$650.00
	1½" Meter \$900.00
	2" Meter \$1,550.00
	*Refundable 10% annually for 10 years

<u>Service Charges</u>	Establishment \$25.00
	Establishment (after hours) \$50.00
	Reconnection (delinquent) \$50.00
	Meter Test (if correct) Cost
	Re-Read (if correct) \$10.00

SEWER FEES

Forest Highlands Wastewater Reclamation Company

Monthly Trash Service	\$10.95
Base Monthly Usage Charge	\$40.00
Monthly Residential Commodity Charge	\$2.50 per 1,000 gallons

<u>Installation Charges</u>	
Utility Transfer Fee (<i>existing</i>)	\$4,000.00
Sewer Tap-In Fee (<i>new home</i>)	\$4,000.00
Grinder Pump	(call 525-5244 for pricing)



Flagstaff Ranch

Initial Membership Fees*

Golf Membership:	\$60,000
Social Membership:	\$30,000
75% of initial membership fee refundable upon sale	

Monthly Fees:

Golf:	\$620
Social:	\$322
HOA:	\$198
Capital:	G \$100/ S \$52

Total Monthly Membership & HOA Fees

Golf:	\$918
Social:	\$572

*Other fees apply. For all fees, see FRGC Fee Sheet



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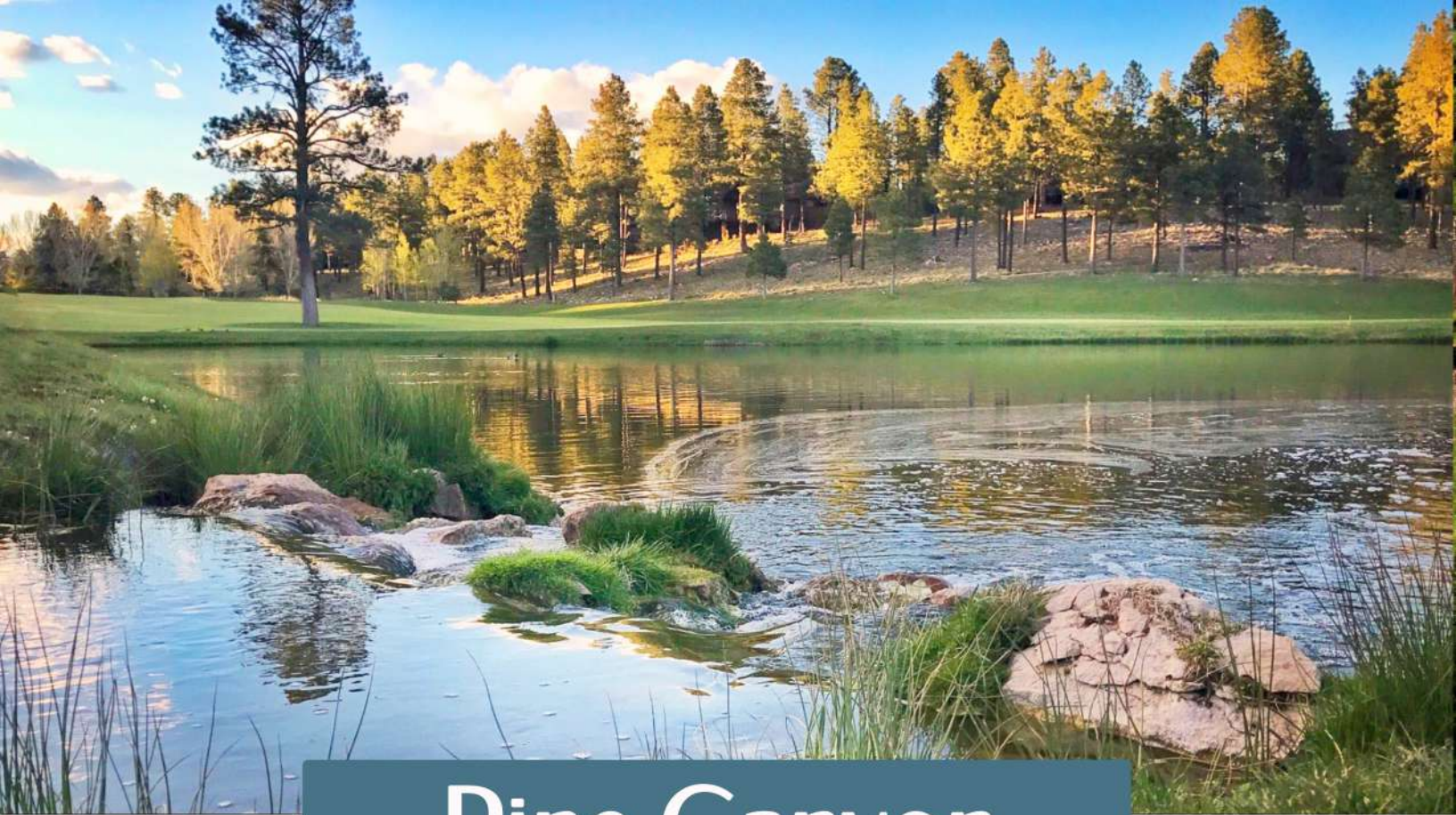




Dues & Fee Schedule

(Effective January 1, 2022)*

Membership Type	Golf	Social	Other
<u>Membership Price</u> 75% Refundable Upon Sale	\$60,000	\$30,000	
<u>Membership Dues & Fees</u>			
Payable Monthly to Golf Club	\$620.00	\$322.00	
Capital Dues payable Monthly to Golf Club (2020-2022)	\$100.00	\$52.00	
Total Membership Dues & Fees	\$720.00	\$374.00	
<u>Association Dues</u>			
Payable Monthly to Property Owners Association <i>(Paid by all property owners)</i>	\$198.00	\$198.00	
Total minimum monthly membership/association dues. Total does not include ASCA Dues or Private Utilities - See below.	\$918.00	\$572.00	
An Annual Food & Beverage Minimum Started 1/1/13	\$900.00	\$675.00	
Payable quarterly to Aspen Shadows Condominium Association (ASCA) <i>(Paid by all Aspen Shadows condominium owners <u>in addition</u> to Flagstaff Ranch Property Owners Association dues)</i>	\$793.50	\$793.50	
Payable quarterly to The Golf Cottages at Flagstaff Ranch (GCFR) <i>(Paid by all Golf Cottage owners in addition to Flagstaff Ranch Property Owners Association dues)</i>	\$270.00	\$270.00	
Payable monthly to Aspen Ridge Estates at Flagstaff Ranch (AREFR) <i>(Paid by all Aspen Ridge Estates owners in addition to Flagstaff Ranch Property Owners Association dues)</i>	\$90.00	\$90.00	
Payable Quarterly to Mutual Waste Water Co. (\$82/Qtr.) <i>(Paid by all property owners without sewer connection.)</i>	\$82.00	\$82.00	
Payable Monthly to Mutual Waste Water Co. <i>(Paid by all property owners w/sewer plus monthly usage charge.)</i>	\$40.00	\$40.00	
<u>Working Capital Assessment</u> (Payable upon Transfer of Property)			
Flagstaff Ranch Property Owners Association			\$1,188.00
The Golf Cottages at Flagstaff Ranch			\$540.00
<u>Transfer Fees</u> (Payable upon Transfer of Property)			
Flagstaff Ranch Mutual Waste Water Co.			\$1,200.00
The Golf Cottages at Flagstaff Ranch			\$180.00
<u>Disclosure Fee</u>			
Flagstaff Ranch Property Owners Association			\$250.00
<u>Reserve Contribution</u>			
Aspen Shadows Condominium Association			\$200.00



Pine Canyon

Initial Membership Fees*

Summit Refundable:	\$250,000
Summit Non-Refundable:	\$125,000

Alpine Refundable:	\$100,000
Alpine Non-Refundable:	\$50,000

Monthly Fees:

Summit:	\$1,350.00
Alpine:	\$600.00
HOA:	\$675.00 per qtr.

*HOA Fees not included. For all fees, see Pine Canyon Membership Sheets



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