



Park Plazas

A Covenant Controlled Community

Charge Codes	<p align="center">Elements of the Combined Monthly Assessment Updated: June, 2023</p>
A1	Monthly Assessment. Currently \$130.00 per month. The governing documents allow the annual general assessment to be paid monthly. The assessment amount is set in October or November preceding the coming calendar fiscal year.
B2	Fixed Water and Sewer Assessment. The City of Santa Fe charges the Association a monthly charge for the use of its infrastructure which includes the lines and the 36 cul-de-sac meters. This cost is itemized on our City bill and is divided by 442 (# of lots) to determine the fixed charge per lot. The current amount is \$17.46 and is applied to the January, March, April, June, July, September, October and December billing periods.
B3	Fixed Water and Sewer Assessment and Water Conservation Fee. This is the same charge as B2 except with the addition of the Conservation fee. Currently, this amount is \$18.86 per month applied to February, May, August, and November billing periods.
B4	Variable Sewer Charge. This amount is what the City charges for sewer service. In August of each year, the City recalculates their charge to the Association applying current rates to the monthly average water consumption, by cul-de-sac meter, for the non-irrigation months of December, January and February. The Association allocates the new monthly charge to each lot owner based on the percentage their average monthly consumption bears to the sum of the whole. The new lot charge continues for 12 months beginning with the 09/01 billing. It is variable in that each lot is charged a different amount that is recalculated each year; fixed in that it remains the same for 12 months at a time.
AA1	Water Charge. This amount is based on what the City charges us for the water consumed during period. This amount is based on the relative percentage each lot's consumption bears to the whole multiplied by the pure cost of water. This is calculated outside of the HOA management program and imported as a .csv file.

General Assessment Billing: Billed in advance, on the first of each month.

Utility Billing Period: The water and sewer assessment is retrospectively billed on the first of each month and covers a utility period beginning approximately 45 days prior to the 1st of a given month and ending approximately 15 days prior to the 1st of the same given month. The period of 5/16/23 to 6/17/23 is billed on 07/01/2023.

Four of the 5 charges are always charged each month.

There are other charges that may appear, including a Transfer Fee when a property changes hands, NSF bank charges and charges to reverse payments that are insufficient.