



RESIDENT FEES

Revised 01/31/2019

Northstar Community Authority

Community Development Charge

Purpose: For the funding, ownership and maintenance of certain infrastructure improvements (such as roads, streets, sanitary sewers and waterlines) and certain amenities (such as parks and open spaces).

Fee: Rate of 9.0 mills - \$315 per \$100,000 of property value (billed semi-annually in January and June)

Illustrative Example:

- A - Property Value: \$500,000
- B - Assessed Value: \$500,000* .35 = \$175,000
- C - Annual Millage Charge: \$175,000* .0090 = \$1,575.00
- D - Semi-Annual Millage Charge: \$1,575/2 = \$787.50

A	B	C	D
Property Value	Assessed Value	Annual Millage Charge	Semi-Annual Millage Charge
\$500,000	\$175,000	\$1,575.00	\$787.50

Northstar Master Property Owners Association

Homeowners Association

Purpose: To cover Common Expenses as defined in the Master Deed Declaration.

Fee: \$275/year (billed semi-annually in January and June) for 2019 in Kenley Neighborhood and Bluestem Neighborhood

Design Review Board

Purpose: The Design Review Board (DRB) must review and provide written approval for all exterior modifications.

Fees:

- Minor landscaping - \$0.00
- Major landscaping changes – addition of landscape beds / trees - \$75.00
- Major exterior modifications - addition of deck / patio / screened in porch - \$150.00
- Other requests - will be determined upon review

Note: DRB fees are subject to change at any time