

# Parkside at Quail Ridge Condominium Association

## CIC Document Disclosure

### Unit Sales

- Annual meeting minutes – most recent year available – [PLEASE SEE WEBSITE – FORMS & DOCUMENTS TAB](#)
- All Board/directors meeting minutes for 2020 – [PLEASE SEE WEBSITE – FORMS & DOCUMENTS TAB](#)
- All Executive Board meeting minutes for 2020 – [PLEASE SEE WEBSITE – FORMS & DOCUMENTS TAB](#)
- Fiscal Year-End Annual Financial Statements (including Reserves amount) – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Budget 2020 and 2021 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Reserve Study (please let me know if not applicable) – [PLEASE SEE WEBSITE – DOCUMENTS TAB](#)
- Audit/Review Results N/A – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Insurance Policies Summary – [PLEASE SEE WEBSITE – DOCUMENTS TAB](#)
- Fees and Charges List (Denoting Payment Timing) Dues received after the 15<sup>th</sup> are late. Late Fee is \$50.00 a month.

1. How many units/homes are in the HOA: [93 Units](#)

2. Dues amount on this home: [2021 Monthly Assessments - \\$235](#)

a. When are they due (monthly / annually / etc.): [First of the Month.](#)

b. What are the dues / unit annually: [\\$2,820](#)

3. Total Annual Budgeted Dues: [\\$262,260 Annual Budgeted Assessments.](#)

4. Any construction defect actions in process by the HOA? (If yes, please forward the related correspondences.) [NONE](#)

5. Fees and Charges:

a. How much is the Closing Fee / Transfer Fee: [\\$250 Transfer Fee collected at closing.](#)

b. How much is the Working Capital Fee: [2x the monthly assessments](#)

c. Is the Working Capital Fee transferred between the buyer & seller: [No, collected every time the unit sales](#)

d. How much is the Status Letter Fee? [None – Included in Transfer Fee collected at closing.](#)

e. How much are the Status Letter Fee Rush Fees? [\\$175.00 if needed within 48 Hours.](#)

f. How much is the Document Fee? [None – Included in Transfer Fee collected at closing.](#)

g. How much are the Document Rush Fees?

h. How much is the Lender Questionnaire Fee? [None – Included in Transfer Fee collected at closing.](#)

i. How much are the Lender Questionnaire Rush Fees?

j. How much are other fees and describe what type they are?

6. Do you maintain a reserves account? [HOA does maintain a Reserves Account.](#)

7. Do you have any Special Assessments: [No Special Assessments.](#)

a. Amount:

b. Frequency:

c. Paid in full date:

d. For:

8. What do the dues pay for (landscaping / snow removal / etc.): [Common Area Maintenance and utilities, snow removal and lawn care, Master Association dues to Quail Ridge HOA, Individual water & sewer, Exterior Building Maintenance, fire suppression system Monitoring, Hazard Insurance, Directors & Officers Insurance and Management Fees.](#)