

Gateway Park Residential Community Association

CIC DOCUMENT DISCLOSURE - HOME SALES

WEBSITE: www.gatewayparkresidentialHOA.org

- Annual meeting minutes – most recent year available – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- All Board/directors meeting minutes for 2018 – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- All Board/directors meeting minutes for 2019 – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- All Executive Board meeting minutes for 2018 – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- All Executive Board meeting minutes for 2019 – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- Fiscal Year-End Annual Financial Statements (including Reserves amount) – PLEASE SEE WEBSITE – MEETING MINUTES/FINANCIALS
- Budget 2020 – PLEASE SEE WEBSITE – FINANCIALS
- Reserve Study (please let me know if not applicable) – PLEASE SEE WEBSITE – DOCUMENTS – MISC. DOCUMENTS
- Audit/Review Results (please let me know if not applicable) – N/A
- Insurance Policies Summary – PLEASE SEE WEBSITE – DOCUMENTS – MISC. DOCUMENTS
- Fees and Charges List (Denoting Payment Timing) – See Below

1. How many units/homes are in the HOA: 64 LOTS – 62 Single Family Homes Built
2. Dues amount on this home:
 - a. When are they due (monthly / quarterly / annually / etc): Quarterly Assessments
 - b. What are the dues / unit range?: \$340 per home, (\$202 for undeveloped Lot)
3. Total Annual Budgeted Dues: \$85,939.00 2020 Annual Budgeted Assessments.
4. Any construction defect actions in process by the HOA? 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: NA
 - c. Is the Working Capital Fee transferred between the buyer and seller?: NA
 - d. How much is the Status Letter Fee? None – Included in Transfer Fee collected at closing, UNLESS Rush.
 - 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? None
 - 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? None
 - j. How much are other fees and describe what type they are? None
6. Do you maintain a reserves account? HOA DOES maintain a Reserves Account.
7. Do you have any Special Assessments: NO
 - a. Amount:
 - b. Frequency:
 - c. Paid in full date:
 - d. For:
8. What do the dues pay for (landscaping / snow removal / etc): Assessments pay for maintenance of common areas and private alleys/streets, insurance, and Assoc. management. A portion of the assessment is sent to Gateway Park Master Association (as required by CCRs) to provide non-potable irrigation water for properties, maintenance of irrigation equipment and maintenance of common areas maintained by Master Assoc.