

Golden Bear Condominium Homeowners Association

CIC DOCUMENT DISCLOSURE - HOME SALES

- Annual meeting minutes – most recent year available – [PLEASE SEE WEBSITE – MEETING MINUTES](#)
- All Board/directors meeting minutes for 2017 to current – [PLEASE SEE WEBSITE – MEETING MINUTES](#)
- All Executive Board meeting minutes for 2017 to current – [PLEASE SEE WEBSITE – MEETING MINUTES](#)
- Fiscal Year-End Annual Financial Statements (*incl Reserves amount*) – [PLEASE SEE WEBSITE – MEETING MINUTES](#)
- Budget 2021 – [PLEASE SEE WEBSITE – P&L/BUDGET](#)
- Reserve Study – [PLEASE SEE WEBSITE – 2020 Final Report Pending](#)
- Audit/Review Results – [N/A](#)
- Insurance Policies Summary – [PLEASE SEE WEBSITE – INSURANCE DOC](#)

****NOTE: This is a Sub-Association to the Golden Bear Master HOA. Please contact Kevin@FosterMGMT.net for Master Association Information****

1. How many units/homes are in the HOA: [116 Units](#)

2. Dues amount on this home:

- When are they due (monthly / annually / etc): [Monthly Assessments](#)
- What are the dues / unit range?: [\\$210 per home/unit](#)

3. Total Annual Budgeted Dues: [\\$292,320 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:

- How much is the Closing Fee / Transfer Fee: [\\$250 Transfer Fee collected at closing.](#)
- How much is the Working Capital Fee: [\\$420](#)
- Is the Working Capital Fee transferred between the buyer and seller?: [YES](#)
- How much is the Status Letter Fee? [None – Included in Transfer Fee collected at closing.](#)
- How much are the Status Letter Fee Rush Fees? [\\$175.00 if needed within 48 Hours](#)
- How much is the Document Fee? [None – Included in Transfer Fee collected at closing.](#)
- How much are the Document Rush Fees? [None](#)
- How much is the Lender Questionnaire Fee? [None – Included in Transfer Fee collected at closing.](#)
- How much are the Lender Questionnaire Rush Fees? [None](#)
- 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](#)

- Amount:
- Frequency:
- Paid in full date:
- For:

8. What do the dues pay for (landscaping / snow removal / etc): [Assessments pay for common area/ exterior building maintenance, snow removal, water/sewer, insurance, and Assn management.](#)