



Winterwood Village HOA

EXHIBIT A



COSTS AND ASSESSMENTS

The principal source of revenue for Winterwood Village Homeowner's Association is from assessments imposed on each Member of the Association. Assessments can be regular or special depending on the purpose for which they are intended. For this purpose, the regular or annual assessment is the focus for funding the demands of the day-to-day operations and maintenance of the Association. Each year, before the beginning of the fiscal year, the Association reviews all expected expenses and income projections to prepare the budget for the forthcoming year. It is through this budget process that the annual assessment for each member is determined, adopted by the Executive Board, and ratified by the Members.

In addition to individual member assessments, other funds are also collected during the administrative processes of the Association. These funds are from fees, fines, and charges for the cost of various services as follows:

Fees	Cost
Assessment Late Fees, per month, for assessments received after the 30 th of the month	\$10.00
Postage Costs for each certified mailing to Homeowners	\$10.00
HOA Handling Fee for Pre-Collection Letter	\$40.00
Documented cost for sustained damage caused by Homeowners, Tenants or Invitees.	Varies
Resale Document Package (paid by Seller)	\$350.00
Transfer Fee (paid by Buyer-included in Demand/Resale Packet)	\$100.00
Returned Check Fee	\$35.00
Incomplete Checks/Money Orders (Needs address for payment assignment)	\$20.00
Rush Demand Fee (48 Hours)	\$100.00
Miscellaneous Office Services:	
Fax of Scan (sent or received) – First page	\$1.00
Fax of Scan (sent or received) – Each additional page	\$0.50
Copies per page	\$0.25
Charge to a Homeowner to review any books, records, contracts or other papers of the Association, per hour	\$15.00
Failure to update <i>Homeowner, House Sitter, & Renter</i> form will result in a monthly fee EVERY MONTH until updated	\$100.00



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Please Note: Any of the amounts for the fees and fines listed are subject to change as needed.

1. An amount consistent with current Postal rules
2. An amount consistent with current bank charges.
3. The rate shall be consistent with the amount established in the current year's annual budget.
4. Charge to the Homeowner to review any books, records, contracts, or other papers of the Association shall not be more than \$100.00 per reviewing session.