

# Western Country Ranches 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 – [N/A](#)
- Audit/Review Results – [N/A](#)
- Insurance Policies Summary – [PLEASE SEE WEBSITE – INSURANCE DOC](#)

1. How many units/homes are in the HOA: [131 Single Family Homes](#)

2. Dues amount on this home:

- When are they due (monthly / annually / etc): [Annual Assessments](#)
- What are the dues / unit range?: [\\$98 per home/unit](#)

3. Total Annual Budgeted Dues: [\\$12,838 Annual Budgeted Assessments \(2021\)](#).

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: [\\$225 Transfer Fee collected at closing.](#)
- How much is the Working Capital Fee: [\\$0 - N/A](#)
- Is the Working Capital Fee transferred between the buyer and seller?: [N/A](#)
- 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 Special Assessments at this time.](#)

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

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