



Association Information

Requestor: Adrien Ruckle

Request Date: 01/26/2022

Company: Equity Title Cherry Creek

Property: 1800 Cascade Ave; Loveland, CO 80538

File #: TBD

Property Information

HOA: Trimble Hills HOA (Vanguard Famleco 8th)

Property Type: Detached

The Property Amenities Snow Removal - Common, Non-Potable Irrigation System, Insurance, Electricity
Include: - Common, Playground, Water / Sewer - Common, Landscape - Common Area by HOA

Additional Information: There are no other HOAs related to this property.

All amenities are for common areas, unless otherwise specified.

See seller for details on any construction defect action notices in the last six months.

This association does maintain a reserve account. The balance in reserves at 3/31/2021 was \$ 28,949.54, see financial statements.

Dues and Fees

Fiscal Year: Jan - Dec

For Budget Year Ending: 12/31/2021

Dues \$ / Unit: \$67.00, Frequency: Monthly

Special Assessments / Unit: Unknown

Admin Transfer Fee: \$325.00

Document / Online Fee: \$99.00

Working Capital (Cash) Fee: \$0.00

Working Capital Transfer Buyer / Seller: \$0.00

Status Letter / Estoppel Fee: \$0.00

Lender Questionnaire Fee: \$146.00

Other Fee: \$0.00

Two months' dues typically collected in advance at closing.

Lender questionnaires: +\$70 for custom form and \$45 convenience fee

For units that are with the Association's attorney for collections, the Change of Record Fee is an additional \$75.



Association Information

Refinance status letters available for \$100.

For properties in foreclosure at the time of transfer, an additional fee of \$325 will be charged to allow for the double transfer.

There appear to be no current special assessments per the current budget, financial statements and recent status letters. Confirm with management.

All costs and fees herein may change at any time, without notice.

It appears that this HOA does not have working capital. However, this may change and collection practices may vary between transactions and property addresses.

Additional Information: The above fees relate only to the property and the HOA described above.

The existence of additional HOAs, if any, are described in Property Information - Additional Information. HOA fees for this property regarding such related HOAs are disclosed in separate individual reports.

Additional Association Online Servicing Fees may apply per the servicing contracts with realtors, lenders, and title companies and are not included in the above. Please request these fees from the realtor, lender or title company as Association Online is not privy to all of the properties involved in this real estate transaction. Such fees may include servicing support fees for CIC Documents, Status Letters, Lender Questionnaires, Utility Payoffs, and / or Unrecorded Liens Search.

The information contained herein is accurate to the best of our knowledge. The HOA may change their fees, charges, dues, and practices of collecting these and any other amounts at any time without notice.

This information is true and correct to the best of our knowledge. However, Association Online sometimes relies on outside sources to verify data, and therefore cannot provide a guarantee as to its accuracy.