



December 31, 2025

RE: 2025 Annual Fee Disclosure

Dear Homeowner,

In compliance with Idaho Code 55-3205(2), this is an official annual fee disclosure regarding applicable fees payable to Association Management during closing on the sale of a home within your community.

HOA Community Closing Fees\*:

- Set Up Fee – One time fee, payable upon the initial sale of a lot to a homeowner
- Transfer Fee – One time fee, payable upon the sale of a lot to a homeowner

*\*These fees are legal and serve an important purpose in the development and continued success of a community. These fees are separate from Regular Assessments and are used to manage the outstanding balances of the community. Please see the Fee Verification Form for additional information for your specific community.*

AM Closing Fees:

- Estoppel Fee (Standard Resale Title Request) - \$275  
This fee covers the administration costs, document preparation and processing fees associated with the preparation of an estoppel certificate. An estoppel certificate includes any outstanding balance owed by the seller, transfer fees, violation information and disclosure of any other financial information pertaining to the specific property being sold.
- Homeowner Origination Fee - \$250  
This fee covers the cost of services rendered by AM to set up the new homeowners' account. This includes entering the new owners and their information into our system, setting up portal access, providing CCR's, community newsletters, etc.
- CondoCerts Fee - \$18  
Association Management has partnered with CondoCerts, a third-party online software that allows users to request information on fees associated with a closing in an AM managed HOA. The use of CondoCerts allows us to process your resale and lending information as quickly as possible to ensure that you receive the most efficient and responsive service available.
- Statement of Assessment Account - \$0  
A statement of assessment account is a document that includes all outstanding assessments, charges, and fees, including any transfer fee, that are due and owing to the homeowners' association, including any late fees or interest that may have accrued. A Statement of Assessment account can be requested through the CondoCerts website at no charge.

This disclosure is available on our Homeowners' Online Portal for future reference. This information is also disclosed to Title Companies upon official requests made through CondoCerts.

Thank you,

Association Management

Association Management  
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