

ANNUAL DISCLOSURE OF HOA TRANSFER FEES & LATE PAYMENT FEES

To: Board of Directors
From: Kellison
Date: 12/8/2025 Sent by email.
Re: Disclosure of Metro District Transfer Fees and Late Payment Fees

As part of Kellison's commitment to clarity and best practices, we provide the Board with this annual disclosure of all fees, reimbursements, and compensation Kellison receives in connection with managing the community.

Management Fees:

Management fees are charged as outlined in Exhibit A of the management agreement.

Transfer Fees:

Kellison charges a \$500 transfer fee for ownership changes. This fee is paid directly to Kellison, and no portion of this fee is shared with any third party.

Late Fees:

Kellison receives late fees associated with collection functions in accordance with each community's adopted policy. No portion of these fees is paid to third parties.

Depository Services:

Kellison has executed a depository services agreement with SouthState Bank. The bank reimburses Kellison for costs related to treasury management software, lockbox administration and management, computer software and equipment, account opening, customer identification and compliance with banking regulations and check scanning. These reimbursements are paid by the bank and are not charged to the Association or its homeowners.

Document Fee / Status Letter Fees:

None

Vendor Referral Fee:

Kellison does not receive referral fees, marketing payments, or compensation from vendors. Kellison also does not have an ownership interest in any vendor recommended to the Community.

Conflicts of Interest:

Kellison has no undisclosed business, ownership, or financial relationships that would create a conflict of interest under C.R.S. § 12-10-411. Should any potential conflict arise in the future, Kellison will immediately disclose it to the Board.