



Dear Arbor Lake Resident:

This letter provides a brief summary of the Association dues and related closing charges payable for the Arbor Lake Community in 2022. The following is an explanation of the fees:

1. **Annual Dues**: Arbor Lake annual dues are \$850. The current year's dues are prorated. Dues cover the general operating costs of the community which include but are not limited to the common area turf maintenance, irrigation costs, insurance for common areas, fountain maintenance and management fees.
2. **Initiation Fee**: A fee of \$500 is paid at each closing for first time occupants.

\$250 is allocated to the operating fund for the association
\$250 is for the construction and installation of your new mailbox.
3. **Transfer Fee**: A \$165 transfer fee is paid directly to the Management Company. This fee is attributable to preparation of the information sent to each new owner and the requirements of the Management Company to provide information to the title or mortgage companies prior to each closing.

During the 4th quarter of each year we evaluate the cash flow needs of the community, the future projected capital expenses as well as the operating cash on hand to determine the dues level for the forth-coming year.

Sincerely,
FirstService Residential Missouri, Inc., as agent for
Arbor Lakes Homes Association

Candy Stagner
Property Manager