



Capitalization, Taxes, HOA & Foundation Fees

New Construction Home Sale by Builder to Homeowner		Resale Home Sale by Homeowner to Others
Builder or Seller Pays	Capitalization Fee = \$0 Foundation Fee = \$0	Capitalization Fee = \$0 Foundation Fee = .25% sales price, paid by selling homeowner (every time home is sold).
Buyer Pays	Capitalization Fee = Current Assessment, plus any service area assessment. * Foundation Fee = \$0 *2025 Annual Assessments (“Base Assessments”) are \$1,500.00, plus homes in some sections pay an additional Service Area Assessment. Note: the 2025 Gated Service Area fee for the Lakes of CCR is \$1,175.00, 2025 Gated Service Area fee for QuailPoint is \$1,345.00, and 2025 Service Area fee for Creek View is \$250.00, and the 2025 Service Area fee for Cross Creek West is \$50.00.	Capitalization Fee = Current Assessment, plus any service area assessment. * Foundation Fee = \$0 *2025 Annual Assessments (“Base Assessments”) are \$1,500.00, plus homes in some sections pay an additional Service Area Assessment. Note: the 2025 Gated Service Area fee for the Lakes of CCR is \$1,175.00, 2025 Gated Service Area fee for QuailPoint is \$1,345.00, and 2025 Service Area fee for Creek View is \$250.00, and the 2025 Service Area fee for Cross Creek West is \$50.00.

Understanding the Foundation and Capitalization Fees:

The purposes of Foundation Fees are to invest in the future of the Cross Creek Ranch Community Association and the surrounding community, to supplement and complement the functions of the Association, and to enhance services and resources to the community through the sponsorship of programs, activities, and events in and around Cross Creek Ranch and Cross Creek West. In addition to the foundation fees noted above, at the time of each initial purchase of a lot by a Builder from the Developer, the Builder pays a foundation fee equal to .25% of the “Builder Gross Selling Price”.

The purposes of the Capitalization Fees are to benefit the Association and/or the Community and may be used at the discretion of the Board for items including but not limited to maintenance of the lakes, ponds, and other bodies of water, installation, maintenance and improvement of reserves and the facilities located thereon, maintenance of gates, fences, and/or monuments, and to assist funding the reserve accounts.

Also, note that this letter is not a Maintenance Fee Quote and is not sufficient for the purposes of refinancing or transfer of ownership. A Maintenance Fee Quote and/or other closing documents may be obtained through CondoCerts to determine any other fees due upon closing, such as the Transfer Fee, Resale Certificate, account balance, etc. You may order a Quote or other documents at www.condocerts.com.

You may contact them at 800-310-6552 if you have questions about the ordering process.

DISCLAIMER: This chart is for summary purposes only and sets forth the 2025 capitalization fees and foundation fees, which are subject to change annually. Lots are also subject to annual Base Assessments, and some sections within Cross Creek Ranch Community Association may also be subject to Service Area Assessments. Refer to the Community Charter and Governing Documents for complete details regarding fees that may apply to lots within the Association.