



January 2, 2026

In regards to property transaction fees in Sun Lakes Country Club HOA:

1. The current monthly assessment for Sun Lakes Country Club HOA is \$410 per month.
 - a. Lakeside Community Association is \$244 per month.
 - b. Lakeside II Community Association is \$220 per month.
 - c. Fairway Villas Community Association \$202 per month.
2. The seller traditionally pays the document fees. The document fees start at \$534 for the Statement of Account/Processing Fee for the purchase of the demand through the FirstService Residential Information Ordering Service [1]. However, the escrow agent will have the opportunity to purchase certified copies of association documents “a la carte” through the ordering service. Each document will add an additional fee to the total. As of this notice, the total amount for ordering all possible documents is \$1,258. It is suggested that the client review the List of Services (at the following link) to determine the cost for all desired additional documents. (Please be aware that any property that is in a subassociation will also require transfer documents for that subassociation for an additional fee.)
 - a. [1] <https://www.fsresidential.com/california/resale-lender-request>
3. The buyer traditionally pays the Sun Lakes Transfer Fee. (Once called the Sun Lakes Country Club Membership Fee.) This is a fixed \$950 that must be paid through escrow. It is listed on the demand and is required per the governing documents. This number will not change.
4. The buyer also traditionally pays the Reserves Replenishment Assessment that became active on June 18, 2024. The fee is a one-time payment that is not refunded upon subsequent sale of the home. The fee is set to the equivalent of six months of assessments, which for 2026 is \$2,460. The demand will detail the buyer’s payment options for this fee.

If you have any questions regarding this matter, please feel free to contact the Planning & Compliance Department at 951-267-3939, or at etanisla.lopez-ortiz@fsresidential.com.

Sincerely,

Etanisla Lopez-Ortiz, CMCA®
Planning and Compliance Department Manager