



4521 TROUSDALE DR - NASHVILLE, TENNESSEE 37204 - 615-915-3204

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**Smith Farms**  
**Exhibit to the Management Agreement**  
**Fee Schedule**

**Inspections:** Included in management fee

**Community Supplies:** Direct reimbursement for materials purchased by agent for association.  
No mark up.

**Copies/Checks/Mailings:** \$0.25 for black and white, \$0.75 for color + postage (direct cost)

**Court Appearances/Deposition:** \$95/hr

**Extended Meeting Time:** \$95/hr, (board approval required)

**Coupon Books:** \$2.50 per book + Postage

**Web Portal:** Included in Management fee

**File Storage:** \$5 per box

**E-File Storage:** Included in management fee

**Tax Return Fee:** \$0 to agent – CPA only (\$490 or association may use any CPA of its choice)

**ARC Administration:** \$0

**Collection Fee:** \$10 to agent charged to owner's account. Intent to lien is \$150 charged to owner's account

**Gate/Amenity Device:** \$0 to agent, hard cost reimbursed to HOA only

**Governing Docs:** \$0



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**Mortgage/Resale Docs:** Range in cost from free to \$225 depending on what is ordered and no rush/rush

**NSF Fee:** \$0

**Transfer Fee:** \$450 paid by buyer

**Pool Administration Fee:** \$0

**Community Set Up Fee:** \$0

**Capital Improvements:** \$0

**Maintenance:** See attached fee schedule for MMG. No contractual requirement to use MMG

**Annual Reports:** \$0 to agent