



**Cordera community fund ensures sustainable community activities for homeowners and their families**

How do the programs and events that are put into place by a developer continue long after the community is completed?

La Plata Communities' answer is to establish a fund supported by a community enhancement fee. The Cordera community enhancement fee was created to enhance and protect the long-term value of Cordera. This program offers benefits to families in Cordera by specifically providing ongoing funding for activities such as.....



- Community programs
- Festivals & holiday celebrations
- Youth and adult sports leagues
- Recreational events
- Preservation of natural areas and the environment in Cordera

The community enhancement fee is payable to the Cordera Community Association (HOA) by the seller of a home in Cordera. The fee applies **only** to resales in Cordera. Fees are managed by the homeowner's association, not the developer, and are set aside as a separate line item in the association's budget.

Below is a chart representing examples of home purchase prices and the associated fees.

Resale Price	0.25% CE Fee	Due at closing
\$350,000	.0025*350,000	\$875
\$400,000	.0025*400,000	\$1,000
\$475,000	.0025*475,000	\$1,188
\$550,000	.0025*550,000	\$1,375
\$700,000	.0025*700,000	\$1750



The community enhancement fee will allow Cordera residents the freedom to continue important and popular programs and activities well into the future, something other communities may or may not have the funding to do. This program, made possible by a one time fee at closing, goes a long way toward preserving the community lifestyle that makes Cordera so special. This is just one more reason why the quality of life is better in Cordera.