

CORDERA COMMUNITY FUND



La Plata Communities created a funding strategy supported by a community enhancement fee program. The Cordera community enhancement fee is designed to bolster and protect the long-term value of Cordera and ensures programs and events put into place by the developer for all homeowners and their families to enjoy, continue long after the community is completed.

The Community Fund program provides sustainable funding for many favorite Cordera activities such as:

- Community programs
- Festivals & holiday celebrations
- Youth and adult sports leagues
- Conservation of trails, open spaces and the overall natural beauty of Cordera

The community enhancement fee is payable to the Cordera Home Owners Association (HOA) by the seller of a home in Cordera. The fee applies only to resales in Cordera. Fees are managed by the homeowners 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 associated fees.

*RESALE PRICE	0.25% CE FEE	DUE AT CLOSING
\$700,000	.0025 *700,000	\$1,750.00
\$775,000	.0025 *775,000	\$1,937.50
\$850,000	.0025 *850,000	\$2,125.00
\$925,000	.0025 *925,000	\$2,312.50
\$1,000,000	.0025 *1,000,000	\$2,500.00



The community enhancement fee allows current and future Cordera residents the opportunity to maintain important and popular programs and activities well into the future, something other communities may or may not have the funding to do.

The newly renovated Community Center was made possible due in large part to the community enhancement fee – this program, made possible by a one time fee at closing, goes a long way toward preserving the community lifestyle that makes Cordera a special place to call home.

