



LAKEPUR AT WELLEN PARK

COMMUNITY INFORMATION

2025 SUMMARY OF MAINTENANCE, UTILITIES, AND INSURANCE RESPONSIBILITIES AND FEES

MAINTENANCE

- Common Areas (Landscape, Pool & Amenities) Master HOA
- Residential Lawn Maintenance and Irrigation Master HOA
- Roof and Exterior See Condo Declarations
- Interior Pest Control Owner

UTILITIES

- Irrigation Water Common Areas Master HOA
- Potable Water & Sewer Billed through Condo Association, Provided by City of Northport
- Trash Removal Billed through Condo Association, Provided by City of Northport
- TV & Internet Billed to Master HOA, Provided by Hotwire***

INSURANCE

- Common Areas Master HOA
- Common Elements (including Condominium Unit Exterior) Condo Association
- Contents Insurance (HO6 Type Policy or Equivalent) Owner

2025 CONDO FEE INCLUDES MASTER HOA (PER QUARTER)	WVID (CDD) FEE (PER YEAR)*	MASTER HOA INITIAL CONTRIBUTION**	BUILDER FEE**
\$1,806.27	\$1,719.26	\$500	\$749
CONDO CONVEYANCE PROCESSING FEE**	ESTOPPEL FEE**	IRRIGATION HOOKUP FEE**	HOTWIRE TV & INTERNET (Included in Condo Fee)
\$250	\$299	\$800	\$79

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATION RERESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The above assessments and fees are good faith estimates and subject to change based on actual operating budgets. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. Condo fee includes Master HOA fee and Hotwire Internet & TV *Paid annually in property tax bill (prorated first year). This includes both O&M and debt. **One-time fee that is paid at closing. ***TV and Internet services provided by Hotwire for Lakespur at Wellen Park. Services will be billed at \$79/monthly and paid by Master HOA and included in Condo Fees. All prices, availability and information is subject to change. Effective: 11/26/2024



