Mirasol

# The Country Club at Mirasol 2027

| GOLF RFMC | $300,000 | |
|---|---|---|
| Annual Club Dues | 39,974.40 | annual plus applicable tax; pro-rated first year on the HUD-1 |
| FEP Special Assessment | $172.00 | monthly 2015 to April 2027 for the 2015 FEP enhancements |
| MMP Special Assessment | $313.00 | monthly starting May 2027; includes common area assessment |
| Golf Greens Fees & Bag Storage | Included | |
| Golf Cart Fee | $45.00 | per person per round |
| Private Golf Cart Annual Fee | $2,500.00 | required for every approved cart owner upon acquisition; includes gratuity |
| Fitness/Racquets Fee | Included | |
| **SPORTS RFMC** | **$175,000** | |
| Annual Club Dues | 23,427.91 | annual plus applicable tax; pro-rated first year on the HUD-1 |
| FEP Special Assessment | $169.00 | monthly from 2015 to April 2027 for the 2015 enhancements |
| MMP Special Assessment | $245.00 | monthly starting May 2027; includes common area assessment |
| Golf Greens Fees November - April | $80.00 | per person plus cart and tax |
| Golf Cart Fee | $45.00 | per person per round plus tax |
| Golf Greens Fees May - October | Included | per person plus cart and tax |
| Locker Full/Half | $375.00/$200.00 | |
| Bag Storage | $125.00 | |
| Fitness/Racquets Fee | Included | |
| **SOCIAL RFMC** | **$115,000** | |
| Annual Club Dues | 9,760.87 | paid in full each year; pro-rated the first year and collected on the HUD-1 |
| FEP Special Assessment | $99.00 | paid monthly from 2015 to April 2027 for the 2015 enhancements |
| MMP Special Assessment | $158.00 | monthly starting May 2027; includes common area assessment |
| Golf/Racquets/Fitness/Spa/Salon | No Access* | *access limited to 1x month May - October upon applicable guest fees |

| ADDITIONAL BUYER FEES | | |
|---|---|---|
| Application Fee | $450.00/$225.00 | two primary applicants/ additional residents, owners, companions, dependents, plus applicable tax |
| Estoppel Fee | $250.00 | collected on the HUD-1 |
| Common Area Capital – New Buyer | $35,000.00 | paid in full on HUD-1 for title transfer to a new buyer |
| Common Area Capital – Current | $5,000.00 | paid in full on HUD-1 for title transfer to a current owner |
| Village and MMMA Dues, Assessments, Capital | Contact Lang | (800) 766-7844 |

All Mirasol title owners are required to pay at closing on the HUD-1 the Recreational Facilities Maintenance Contribution ("RFMC"), common area capital contribution, and all dues and assessments for the membership category.

| ACCESS FEES | | |
|---|---|---|
| Tipping/Gratuities (No food minimum) | 20% service charge | all services include 20% service charge; cash tips prohibited |
| Tenant, Transfer, and Designated User Fee | $1,500.00 | |
| Resident barcodes for gate entry | Complimentary | available to residents with proof of residency |
| Sports Member Private Cart Annual Fee | $1,500.00 | approved cart owners only; does not include guests; limited |
| Racquets/Fitness Daily Fee | $18.00 | $12.00 off-season |
| Golf Greens Fee Season | $ 165.00 / $97.00 | |

## ESTOPPEL FEES/CLOSING FEES

Two estoppels are required for every title transfer in Mirasol. Estoppel 1: MCA (the Club and Common Area) (561) 776-4949 option 9. Estoppel 2: Lang Management (Village/POA and MMMA) call (561) 625-0030.

## SELLER'S RETURN

A seller's return is defined in the MCA By-Laws and in conjunction with their Tenured/Non-Tenured status. Details on the RFMC and a seller's return are outlined in the MCA By-Laws Article IX Section 6ef. The following chart is an example based on fees for January 1, 2026. All fees are subject to change.

## NON-TENURED MEMBER

Members who obtained title/membership on or after July 1, 2017 are Non-Tenured Members.

| Category | RFMC | Initiation | Equity | Refund % | Refundable $ |
|---|---|---|---|---|---|
| Golf | $300,000 | $200,000 | $100,000 | 80% | $80,000 |
| Sport | $175,000 | $111,000 | $64,000 | 80% | $51,200 |
| Social | $115,000 | $72,000 | $43,000 | 80% | $34,400 |

## TENURED MEMBER

Members who obtained title/membership prior to July 1, 2017 are Tenured Members.

| Category | RFMC | Initiation | Equity | Refund % | Refundable $ |
|---|---|---|---|---|---|
| Golf | $300,000 | N/A | $300,000 | 80% | $240,000 |
| Sport | $175,000 | N/A | $175,000 | 80% | $140,000 |
| Social | $115,000 | N/A | $115,000 | 80% | $92,000 |