



Dear Homeowner,

As required by the Idaho State Legislation actions 55-3205, the Pinnacle Owners Association, Inc., must provide the following 2026 Disclosure of Fees:

1. Assessments for the Association are billed **quarterly in January, April, July, and October in the amount of \$250.00 each period**. The annual total billed is \$1,000.00.
2. Late Fees are \$25.00 per billing, and interest may accrue at an annual rate of 12% if any assessment becomes past due.
3. Setup Fees are one-time fees in the amount of \$500.00, paid by the first owner of a property.
4. Transfer Fees are fees paid at the time of each change in owners of a property in the amount of \$400.00.
5. If payment is returned, NSF fees will be assessed to the homeowner at the same rate that the bank charged to the Association.

You may view your account and make payments online at:

<https://brightoncorp.cincwebaxis.com/>. Should you have any questions or concerns, please do not hesitate to contact us.

Thank you for being a part of our community!

Best regards,

Pinnacle Owner Association, Inc.