

Cave Bay Community Services

FEE SCHEDULE — Fiscal Year 2026–2027

Effective July 1, 2026 – June 30, 2027

Prepared pursuant to CBCS Bylaws, Article XI, requiring all assessments, fees, and charges to be listed on a published Fee Schedule.

BASE ASSESSMENTS (per lot)

Funds general operations and shared community infrastructure.

Charge	Rate
*Standard Annual Unit	\$432.28
*Member-Designated Road Allocation	\$210.20
Total Base Assessment	\$642.48

BOAT SLIP (per boat slip use certificate)

Funds marina operations, maintenance, and repair. Charged only to members holding exclusive, continuous slip-use rights through a boat slip use certificate.

Charge	Rate
Boat Slip Annual Assessment	\$826.88

SEWER (Wastewater)

Loan & Capital Assessments (per lot)

Funds sewer system loan and long-term repair, replacement, and improvement.

Charge	Rate
*Lagoon Loan	\$360.00
*Capital Improvements	\$78.75

Sewer Operation & Maintenance (per lot, usage based on occupancy)

Funds sewer system operation and maintenance costs.

Usage Tier	Rate
Full-time	\$289.41
Part-time	\$217.63
Weekend	\$144.70

WATER

Capital Improvements (per lot)

Funds water system loan and long-term repair, replacement, and improvement.

Charge	Rate
*Capital Improvements (includes drinking water loan)	\$1,170.00**

Water Operation & Maintenance (per lot, usage based on occupancy)

Funds water system operation and maintenance costs.

Usage Tier	Rate
Full-time	\$289.41
Part-time	\$217.63
Weekend	\$144.70

HOOKUP FEES (One-time)

Funds the costs for new connections to CBCS sewer and water systems.

Charge	Rate
Water Hookup Fee	\$1,250.00
Sewer Hookup Fee	\$1,250.00

FY 26–27 Examples (What a Member Pays)

Boat Slip

Usage Tier	Total Charges (per lot)
Full-time	\$3,656.93
Part-time	\$3,513.38
Weekend	\$3,367.51
Unimproved	\$3,078.11

No Boat Slip / Waterfront

Usage Tier	Total Charges (per lot)
Full-time	\$2,830.05
Part-time	\$2,686.50
Weekend	\$2,540.63
Unimproved	\$2,251.23

~~The example totals shown above reflect typical lot configurations. Actual charges may differ for lots with prepaid lagoon loan assessments, single-utility connections (water-only or sewer-only), or other recorded variations. CBCS will apply the correct charges for each lot based on its recorded status. ~~

Definitions of Usage Tiers

- **Full-time Resident: Occupied > 8 months/year**
- **Part-time Resident: Occupied > 4 months/year**
- **Weekend Resident: Occupied < 4 months/year**

NOTES:

***: Each lot pays all starred base, capital charges, and loan charges.**

****:** Water Capital Improvements of \$1,170.00 include the drinking water loan component of \$768.00.