Cave Bay Community Services

FEE SCHEDULE — Fiscal Year 2026–2027

Effective July 1, 2026 – June 30, 2027

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**

OTHER FEES

Charge	Rate
New stock share/certificate	**$10.00**
Membership Reinstatement	**$50.00**
Guess Parking Pass - Replacement (each)	**$10.00**
Lien Filing	**$150.00**
Lien Release	**$50.00**

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.**