



## 2026 Disclosure of Closing Fees

The following fees apply to all properties including developer lot, resale lot, and spec, custom or resale home, to an end-user or builder and will be collected at closing as of January 1, 2026:

1. **ASSOCIATION ASSESSMENT** - Any assessments owed on account at time of closing shall be prorated between the parties at closing. Assessments are collected quarterly and will be prorated for the quarter you are in at the time of closing. The on-going assessment obligation billed quarterly by the Owners Association for 2026 is:

Association Assessment for Waterfront Lagoon Lots:	<b>\$728.00</b>
Lagoon System Assessment for Waterfront Lagoon Lots:	<b>\$206.00</b>
Assessment for Maintenance and Repair Reserve (MRR)	<b>\$165.00</b>
Assessment for Major Improvements (MI)	<b>\$ 20.00</b>

**TOTAL \$1119.00**

Assessment for Marsh, Golf, Wooded/Island Lots, Providence Island:	<b>\$728.00</b>
Assessment for Maintenance and Repair Reserve (MRR)	<b>\$165.00</b>
Assessment for Major Improvements (MI)	<b>\$ 20.00</b>

**TOTAL: \$913.00**

2. **OPERATING CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is an Operating Contribution as follows.

Operating Contribution: **\$1,456.00**

3. **MAJOR REPAIR AND REPLACEMENT (MRR) RESERVE CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is a MRR Reserve Contribution as follows.

Reserve Contribution: **\$5,100.00**

4. **MAJOR IMPROVEMENT (MI) RESERVE CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is a MI Reserve Contribution as follows.

MI Reserve Contribution: **\$335.00**

5. **GATE ACCESS FEE** - \$55 fee covers 2 vehicle access devices for the electronic gate. This fee may be waived for current property owners.

6. **RIGHT-OF-WAY (ROW) MOWING FEE** - \$125 is charged quarterly on every undeveloped lot for the mowing of the 20' right-of-way (ROW). This is a required quarterly fee until construction begins on the lot.

*The Owners Association reserves the right to change the dues, fees, or assessments at any time.*