

**Bald Head Association**  
**Dues Summary - FINAL**  
**2026**

	Basic Dues	Supplemental Dues	2025 Total Dues	2026 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Master Association Only Lot	\$206		\$198	\$206	\$8
Master Association Only Home	\$617		\$593	\$617	\$24
Palmetto Cove Lot	\$206	\$283	\$481	\$489	\$8
Palmetto Cove Home	\$617	\$848	\$1,441	\$1,465	\$24
The Grove Lot	\$206	\$606	\$804	\$812	\$8
The Grove Home	\$617	\$1,818	\$2,411	\$2,435	\$24
Cedar Court Lot	\$206	\$0	\$198	\$206	\$8
Cedar Court Home	\$617	\$0	\$593	\$617	\$24
Palm Court Lot	\$206	\$0	\$198	\$206	\$8
Palm Court Home	\$617	\$0	\$593	\$617	\$24
Braemar Highlands Lot	\$206	\$0	\$198	\$206	\$8
Braemar Highlands Home	\$617	\$0	\$593	\$617	\$24
Loggerhead Trail Lot	\$206	\$0	\$198	\$206	\$8
Loggerhead Trail Home	\$617	\$0	\$593	\$617	\$24
Keeper's Landing Home	\$617	\$3,646	\$4,940	\$4,263	-\$677
Surfman's Walk Home	\$617	\$3,380	\$3,973	\$3,997	\$24
Sumner's Crescent Home	\$617	\$2,790	\$3,368	\$3,407	\$39

**CAPE FEAR STATION & KITTY HAWK**

***Alley properties***

CFS SF 2 Lot	\$206	\$270	\$468	\$476	\$8
CFS SF 2 Home	\$617	\$811	\$1,404	\$1,428	\$24
CFS SF 3 Lot	\$206	\$206	\$404	\$412	\$8
CFS SF 3 Home	\$617	\$617	\$1,210	\$1,234	\$24
CFS SF 5 Lot	\$206	\$0	\$198	\$206	\$8
CFS SF 5 Home	\$617	\$0	\$593	\$617	\$24
CFS SF 7 Lot	\$206	\$191	\$389	\$397	\$8
CFS SF 7 Home	\$617	\$573	\$1,166	\$1,190	\$24
CFS SF 8 Lot	\$206	\$183	\$381	\$389	\$8
CFS SF 8 Home	\$617	\$548	\$1,141	\$1,165	\$24
CFS SF 9 Lot	\$206	\$0	\$198	\$206	\$8
CFS SF 9 Home	\$617	\$0	\$539	\$617	\$24
CFS SF 13 Lot	\$206	\$288	\$486	\$494	\$8
CFS SF 13 Home	\$617	\$863	\$1,456	\$1,480	\$24
CFS SF 21 Lot	\$206	\$409	\$607	\$615	\$8
CFS SF 21 Home	\$617	\$1,227	\$1,820	\$1,844	\$24
Kitty Hawk SF 1 Lot	\$206	\$226	\$424	\$432	\$8
Kitty Hawk SF 1 Home	\$617	\$678	\$1,271	\$1,295	\$24
<i>(Lots 5027 &amp; 5029)</i>					
Kitty Hawk Lot	\$206	\$190	\$388	\$396	\$8
Kitty Hawk Home	\$617	\$570	\$1,163	\$1,187	\$24

CAPE FEAR STATION & KITTY HAWK					
Non-Alley properties					
CFS Eco-A, B, C; SF 1, 4, 6, 7 (5233 only), 10, 11, 12, 14, 15, 16, 17, 18, Com 5-A					
SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5739, 5741, 5743)					
Kitty Hawk (Lots 5031, 5033, 5035, 5039)					
	Basic Dues	Supplemental Dues	2025 Total Dues	2026 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Lot	\$206	\$0	\$198	\$206	\$8
Home	\$617	\$0	\$593	\$617	\$24

Bald Head Association Supplemental Dues Coverage		
2026		
Neighborhood		Supplemental Dues Coverage
Braemar		No assets to manage so no supplemental dues required.
Cape Fear Station - alleys		Maintenance and replacement reserves for alley roadways, based on 15-year life; maintenance of tree canopy for emergency vehicle access.
Cape Fear Station - non-alleys		No assets to manage so no supplemental dues required.
Cedar Court		No assets to manage so no supplemental dues required.
Keeper's Landing		Pier/dock liability insurance and taxes; grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for roads, sidewalks, fences, retaining walls, sign, entry, boardwalks, dock and pier; enforcement of Secondary Covenants.
Loggerhead		No assets to manage so no supplemental dues required.
Muscadine Grove		Maintenance and replacement reserves for road and retaining wall; maintenance of tree canopy for emergency vehicle access.
Palm Court		No assets to manage so no supplemental dues required.
Palmetto Cove		Annual trimming of vegetation of footpath; maintenance and replacement reserves for dock and pier; pier/dock liability insurance.
Sumner's Crescent		Grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for sidewalk, retaining wall, sign, benches and road; enforcement of Secondary Covenants.
Surfman's Walk		Grounds maintenance; tree trimming; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants.



Bald Head Association  
PO Box 3030  
Bald Head Island, NC 28461  
910-457-4676 / BaldHeadAssociation.com

## Association Dues & Taxes on Bald Head Island, NC

To find out about or send the dues or taxes required from a property before it changes hands, contact the Bald Head Association. Requests for dues verification on individual properties must be received in writing. There is a Homeowner's Association (HOA) transfer fee of \$150.00 per sale of a property.

Bald Head Island is divided into three master associations: Bald Head Association (BHA), Harbour Association and Middle Island Association. Each of these requires dues of its property owners.

### 2025 BHA Annual Dues:

#### 1) Basic Assessment

\$593 for an improved property (with a home)  
\$198 unimproved property

#### 2) BHA-managed Areas

In addition, East End properties located in the following "neighborhoods" or areas managed by BHA may be subject to additional supplemental dues. Contact BHA for information.

Braemar  
The Grove  
Palm Court  
Surfman's Walk

Cape Fear Station  
Keeper's Landing  
Palmetto Cove

Cedar Court  
Loggerhead  
Sumner's Crescent

*Contact information to send or verify dues:* Bald Head Association  
PO Box 3030  
Bald Head Island, NC 28461-7000  
910-457-4676, ext. 21

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These areas may be subject to separate, additional sub-association dues. BHA can help with additional contact information.

Flora's Bluff / Killegray Ridge  
Lighthouse Landing  
Timbercreek

The Hammocks  
Royal James Landing  
The Villas

Ibis Roost  
Sabal Palm Cottages

**2025 Middle Island Association Annual Dues:**

Dues are for maintenance and insurance for the roads, marina and beach access for Middle Island.

Improved Lot – Forest	\$2,185.00 / year
Improved Lot – East Beach	\$1,719.00 / year
Unimproved Lot – Forest	\$1,092.00 / year
Unimproved Lot – East Beach	\$860.00 / year

*Contact information to send or verify dues for the Middle Island Association individual*

*properties:* Virginia Hunt, Treasurer  
ginnyh513@icloud.com

Chuck Pardee, Accountant  
1 Bishop Gadsden Way, Apt 137;  
Charleston, SC 29412-3570  
pardee@islc.net  
843-987-0552

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**2025 Harbour Association Annual Dues:**

\$708.10 for both improved & unimproved property, if payment received by January 15<sup>th</sup>.  
\$730.00 for both improved & unimproved property, if payment received after January 15<sup>th</sup>.

*Contact information to send or verify dues for the Harbour Association*

*individual properties:* Manager, Bob McKoy / Admin Assistant, Vicki Glover  
Network Real Estate, Property Management Division  
1029 N. Lake Park Blvd  
Carolina Beach, NC 28428  
bobmckoy@networkwilmington.com  
910-458-8881 / Toll Free: 800-830-2118

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**7/1/2024-6/30/2025 Bald Head Island Annual Property Tax Rates**

Bald Head Island taxes include the Village of BHI, Smithville Township, Brunswick County and, if applicable, MSD Zone A and/or MSD Zone B. The Village of Bald Head Island does not collect property taxes. Property owners pay all taxes to Brunswick County. If you have any questions about taxes for the Village of BHI, call 910-457-9700.

***Base Tax Rates per \$100 Evaluation:***

Village of Bald Head Island \$0.6277

Smithfield Township (BHI is in Smithfield Township) \$0.040

Brunswick County \$0.342

**Total \$1.2463 / \$100 evaluation**

***Supplemental Tax Rates:***

MSD Zone A \$0.0668

MSD Zone B \$0.0383

**All Property Taxes Should Be Sent To:**

Brunswick County  
30 Government Center Drive NE  
Bolivia, NC 28422  
910-253-2729  
800-222-0593  
www.BrunswickCountyNC.gov

**Bald Head Association**  
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**2025**

	Basic Dues	Supplemental Dues	2025 Total Dues	2024 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Master Association Only Lot	\$198		\$198	\$190	\$8
Master Association Only Home	\$593		\$593	\$570	\$23
Palmetto Cove Lot	\$198	\$283	\$481	\$473	\$8
Palmetto Cove Home	\$593	\$848	\$1,441	\$1,418	\$238
The Grove Lot	\$198	\$606	\$804	\$796	\$8
The Grove Home	\$593	\$1,818	\$2,411	\$2,388	\$23
Cedar Court Lot	\$198	\$0	\$198	\$190	\$8
Cedar Court Home	\$593	\$0	\$593	\$570	\$23
Palm Court Lot	\$198	\$0	\$198	\$190	\$8
Palm Court Home	\$593	\$0	\$593	\$570	\$23
Braemar Highlands Lot	\$198	\$0	\$198	\$190	\$8
Braemar Highlands Home	\$593	\$0	\$593	\$570	\$23
Loggerhead Trail Lot	\$198	\$0	\$198	\$190	\$8
Loggerhead Trail Home	\$593	\$0	\$593	\$570	\$23
Keeper's Landing Home	\$593	\$4,347	\$4,940	\$5,505	-\$565
Surfman's Walk Home	\$593	\$3,380	\$3,973	\$4,309	-\$336
Sumner's Crescent Home	\$593	\$2,775	\$3,368	\$4,047	-\$679

**CAPE FEAR STATION & KITTY HAWK**

***Alley properties***

CFS SF 2 Lot	\$198	\$270	\$468	\$460	\$8
CFS SF 2 Home	\$593	\$811	\$1,404	\$1,381	\$23
CFS SF 3 Lot	\$198	\$206	\$404	\$396	\$8
CFS SF 3 Home	\$593	\$617	\$1,210	\$1,187	\$23
CFS SF 5 Lot	\$198	\$0	\$198	\$190	\$8
CFS SF 5 Home	\$593	\$0	\$593	\$570	\$23
CFS SF 7 Lot	\$198	\$191	\$389	\$381	\$8
CFS SF 7 Home	\$593	\$573	\$1,166	\$1,143	\$23
CFS SF 8 Lot	\$198	\$183	\$381	\$373	\$8
CFS SF 8 Home	\$593	\$548	\$1,141	\$1,118	\$23
CFS SF 9 Lot	\$198	\$0	\$198	\$385	-\$187
CFS SF 9 Home	\$593	\$0	\$539	\$1,156	-\$563
CFS SF 13 Lot	\$198	\$288	\$486	\$497	-\$11
CFS SF 13 Home	\$593	\$863	\$1,456	\$1,490	-\$34
CFS SF 21 Lot	\$198	\$409	\$607	\$599	\$8
CFS SF 21 Home	\$593	\$1,227	\$1,820	\$1,797	\$23
Kitty Hawk SF 1 Lot	\$198	\$226	\$424	\$402	\$22
Kitty Hawk SF 1 Home	\$593	\$678	\$1,271	\$1,206	\$65
<i>(Lots 5027 &amp; 5029)</i>					
Kitty Hawk Lot	\$198	\$190	\$388	\$402	-\$14
Kitty Hawk Home	\$593	\$570	\$1,163	\$1,206	-\$43

CAPE FEAR STATION & KITTY HAWK					
Non-Alley properties					
CFS Eco-A, B, C; SF 1, 4, 6, 7 (5233 only), 10, 11, 12, 14, 15, 16, 17, 18, Com 5-A					
SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5739, 5741, 5743)					
Kitty Hawk (Lots 5031, 5033, 5035, 5039)					
	Basic Dues	Supplemental Dues	2025 Total Dues	2024 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Lot	\$198	\$0	\$198	\$190	\$8
Home	\$593	\$0	\$593	\$570	\$23

Bald Head Association Supplemental Dues Coverage		
2023		
Neighborhood		Supplemental Dues Coverage
Braemar		No assets to manage so no supplemental dues required.
Cape Fear Station - alleys		Maintenance and replacement reserves for alley roadways, based on 15-year life; maintenance of tree canopy for emergency vehicle access.
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Sumner's Crescent		Grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for sidewalk, retaining wall, sign, benches and road; enforcement of Secondary Covenants.
Surfman's Walk		Grounds maintenance; tree trimming; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants.

# 2025 BHI Homeowners Association Dues

Bald Head Association • PO Box 3030 • Bald Head Island, NC 28461

*Note: Where applicable, property managers should be contacted with neighborhood needs/daily concerns.*

*Presidents should be contacted for Board-level issues/concerns.*

Flora's Bluff Killegray Ridge	Barbara Grant 571-359-0774 / <a href="mailto:fbkr67@gmail.com">fbkr67@gmail.com</a> / <a href="http://fbkrhoa.com">fbkrhoa.com</a>  Accountant: CSM/ support@csmhwa.com/ FBKR HOA c/o CSM, PO Box 26941; Charlotte, NC 28221	\$593 / Year (BHA) + \$200 / Month (Dues payments: FBKR HOA c/o CSM PO Box 52344; Phoenix, AZ 85072)	Bch Accesses, Roads, Landscpg, Bdwalks. <b>Exterminator:</b> Contracted by Indivd. Owners
The Hammocks Association	Fred Johnson, President  Christine Sims, Community Manager 910-457-7425 / CSims@camsmtg.com  Stefanie Hubble, Regional Director 910-726-9829 / shubble@camsmtg.com	See attached page*	Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal. Exterminator: Rentokil (DBA JC Erhlich) 877-761-3030
Ibis Roost	David Lent-Bews <a href="mailto:davidlentbews@gmail.com">davidlentbews@gmail.com</a>	\$593 / Year (BHA) + \$280 / Month	Swimming Pool, Garages, Exterior Painting. <b>Exterminator:</b> Jay Taylor 800-791-3901
Lighthouse Landing	Lighthouse Landing Association 9 Lighthouse Landing, Bald Head Island, NC 28461 Jim Brewer / 704-242-1058 / <a href="mailto:Jim.brewer@pnfp.com">Jim.brewer@pnfp.com</a>  Accountant: Chuck Pardee / 853-422-7495/ <a href="mailto:pardee@islc.net">pardee@islc.net</a> 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$825 / Quarter	Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, Manager. <b>Exterminator:</b> Contracted by Indivd. Owners
Royal James Landing	Co-presidents: Phillip Ross ( <a href="mailto:philrssl@gmail.com">philrssl@gmail.com</a> ) and Steven Moff ( <a href="mailto:mjs7557@live.com">mjs7557@live.com</a> )  Accountant: Chuck Pardee / 853-422-7495/ <a href="mailto:pardee@islc.net">pardee@islc.net</a> 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + See attached page**	HOA: Ext. Maint., Landscaping, Pool, Building Exterior Homeowner: Deck, Sliding Doors, Windows & Interior <b>Exterminator:</b> Cleggs 910-278-9484
Sabal Palm Cottages	H. Lee Arnett Jr., President <a href="mailto:hlarritt@comcast.net">hlarritt@comcast.net</a>  Accountant: Chuck Pardee / 853-422-7495/ <a href="mailto:pardee@islc.net">pardee@islc.net</a> 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$575 / Quarter	Ext. Painting, Power Washing, Neighborhood Maint. and Landscaping. <b>Exterminator:</b> Contracted by Indivd. Owners
Timbercreek	CAMS Michael Real, Community Manager, <a href="mailto:MReal@camsmtg.com">MReal@camsmtg.com</a> 910-239-1373  Stefanie Hubble, Regional Director <a href="mailto:shubble@camsmtg.com">shubble@camsmtg.com</a> / 910-726-9829	\$593 / Year (BHA) + A Units: \$1,566.05/ Mo. B Units: \$1,334.04 / Mo.  (\$175.00 Set-up fee for new owners)	Ext. Maint., Landscpg, Pool Maint., Flood Ins. on Ext Bldg, Liability for Grounds Only, Reserve Contribution. <b>Exterminator:</b> Cleggs (Outside Bldg Only) 910-278-9484
The Villas	Harper Heckman, President Office 336-387-5181 / Cell 336-317-7687 <a href="mailto:hheckman@maynardnexsen.com">hheckman@maynardnexsen.com</a>  Accountant: Chuck Pardee / 853-422-7495/ <a href="mailto:pardee@islc.net">pardee@islc.net</a> 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$375 / Month	Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Ext. Painting, Signage, Lighting. <b>Exterminator:</b> Terminix 252-617-2423

Harbour	<p>Shari Beavers, President shari.beavers@gmail.com</p> <p>Bob McKoy, Manager / Vicki Glover, Admin. Network Real Estate, Property Management Div. 1029 N. Lake Park Blvd., Carolina Beach, NC 28428 910-458-8881 / 800-830-2118 <a href="mailto:bobmckoy@networkwilmington.com">bobmckoy@networkwilmington.com</a></p>	<p>\$593 / Year (BHA) + \$730.00 / Year Home or Lot</p> <p>(\$708.10 / Year if received by January 15)</p>	<p>HOA: Dock, Fence/Planters, Common Area Landscaping, General Admin. Village: Beach Access, Gazebo, Storm Water Detention Pond, <b>Exterminator:</b> Contracted by Indivd. Owners</p>
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# 2025 Bald Head Island Homeowners Association Dues

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Bald Head Association

Dora Richey

910-457-4676, ext. 31

[Dora@BaldHeadAssociation.com](mailto:Dora@BaldHeadAssociation.com)

## Basic Dues:

Homes: \$593 / Yearly

Lots: \$198 / Yearly

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## 2025 SUB-ASSOCIATION DUES

### \*The Hammocks Association (Quarterly):

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

2 Bedroom	\$2507.85	(\$10,031.42 / year)
2 Bedroom with Crofter	\$2,822.08	(\$11,288.30 / year)
3 Bedroom	\$2,998.49	(\$11,993.96 / year)
3 Bedroom with Crofter	\$3,312.72	(\$13,250.94 / year)

### Neighborhood Association Fees (Monthly, unless otherwise noted):

Flora's Bluff / Killegray Ridge	\$200
Ibis Roost	\$280
The Villas	\$375
Lighthouse Landing	\$825 / Qtr.
Sabal Palm Cottages	\$575 / Qtr.

### \*\*Royal James Landing

RJ Bldg 1-4 Units A&B	\$768.00 RJ
Bldg 1-4 Units C&D	\$704.00 RJ
Bldg 5-6 Units A&B	\$811.00 RJ
Bldg 5-6 Units C&D	\$768.00 RJ
Bldg 7 Units A&B	\$832.00 RJ
Bldg 7 Units C&D	\$789.00