



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.

2026 BHA Annual Dues:

1) Basic Assessment

\$617 for an improved property (with a home)
\$206 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. 121

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

2026 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 108;
Charleston, SC 29412-3570

MIPOA's website: middleisland.org

pardee@islc.net
843-422-7495

2026 Harbour Association Annual Dues:

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

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

July 1, 2025, to June 30, 2026, 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 \$0.6507

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

Brunswick County \$0.342

Total \$1.2463 / \$100 evaluation

Supplemental Tax Rates:

MSD Zone A \$0.0688

MSD Zone B \$0.0403

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
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 & 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					
<i>Non-Alley properties</i>					
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.

2026 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 / fbkr67@gmail.com / fbkrhoa.com Accountant: CSM/ support@csmhwa.com/ FBKR HOA c/o CSM, PO Box 26941; Charlotte, NC 28221	\$617 / Year (BHA) + \$200 / Month (Dues payments: FBKR HOA c/o CSM PO Box 52344; Phoenix, AZ 85072)	Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners
The Hammocks Association	Fred Johnson, President Christine Sims, Community Manager 910-457-7425 / CSims@camsmgt.com Stefanie Hubble, Regional Director 910-726-9829 / shubble@camsmgt.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	Dennis Madeleine madedlg@gmail.com Michael Lord mlord@williamsmullen.com	\$617 / Year (BHA) + \$280 / Month	Swimming Pool, Garages, Exterior Painting. Exterminator: Jay Taylor 800-791-3901
Lighthouse Landing	Lighthouse Landing Association 1 Lighthouse Landing, Bald Head Island, NC 28461 Jim Brewer / 704-242-1058 / Jim.brewer@pnfp.com Accountant: Chuck Pardee / 843-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 108; Charleston, SC 29412-3570	\$617 / Year (BHA) + \$825 / Quarter	Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, Manager. Exterminator: Contracted by Indivd. Owners
*Royal James Landing	Co-presidents: Phillip Ross (philrssl@gmail.com) and Steven Moff (mjs7557@live.com) Accountant: Chuck Pardee / 843-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 108; Charleston, SC 29412-3570	\$617 / Year (BHA) + See attached page**	HOA: Ext. Maint., Landscaping, Pool, Building Exterior Homeowner: Deck, Sliding Doors, Windows & Interior Exterminator: Cleggs 910-278-9484
*Sabal Palm Cottages	Jim Dunville., President jimdunville@gmail.com Accountant: Chuck Pardee / 843-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 108; Charleston, SC 29412-3570	\$617 / Year (BHA) + \$575 / Quarter	Ext. Painting, Power Washing, Neighborhood Maint. and Landscaping. Exterminator: Contracted by Indivd. Owners
Timbercreek	CAMS Stefanie Hubble, Regional Director shubble@camsmgt.com / 910-726-9829	\$617 / Year (BHA) + A Units: \$1,607.31/ Mo. B Units: \$1,369.19 / Mo. Resale processing fees range from \$200 - \$400+ (if expedited services are requested)	Ext. Maint., Landscpg, Pool Maint., Flood Ins. on Ext Bldg, Liability for Grounds Only, Reserve Contribution. Exterminator: Cleggs (Outside Bldg Only) 910-278-9484

The Villas	Harper Heckman, President Office 336-387-5181 / Cell 336-317-7687 hheckman@maynardnexsen.com Accountant: Chuck Pardee / 843-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 108; Charleston, SC 29412-3570	\$617 / Year (BHA) + \$375 / Month	Lawns, Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Ext. Painting, Signage, Lighting. Exterminator: Terminix 252-617-2423
Harbour	Shari Beavers, President shari.beavers@gmail.com 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 bobmckoy@networkwilmington.com	\$617 / Year (BHA) + \$730.00 / Year Home or Lot (\$708.10 / Year if received by January 15)	HOA: Dock, Fence/Planters, Common Area Landscaping, General Admin. Village: Beach Access, Gazebo, Storm Water Detention Pond, Exterminator: Contracted by Indivd. Owners

*These associations have not confirmed their 2026 dues and information with BHA. BHA will update as these confirmation/changes come in.

2026 Bald Head Island Homeowners Association Dues

Bald Head Association

Dora Richey

910-457-4676, ext. 131

Dora@BaldHeadAssociation.com

Basic Dues:

Homes: \$617 / Yearly

Lots: \$206 / Yearly

2026 SUB-ASSOCIATION DUES

*The Hammocks Association (Quarterly):

BHA Dues Calculated into Hammocks Dues

Crofter Rights	\$313.56	(\$1,254.25 / year)
2 Bedroom	\$2580.72	(\$10,322.86 / year)
2 Bedroom with Crofter	\$2,894.28	(\$11,577.12 / year)
3 Bedroom	\$3,089.83	(\$12,359.31 / year)
3 Bedroom with Crofter	\$3,403.39	(\$13,613.56 / 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