

2026 ACTIVE ADULT COMMUNITY FEES



ARIZONA TRADITIONS / FIRST SERVICE RESIDENTIAL • **623.584.2520** • www.AZTHOA.net

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Disclosure Fee	\$400.00	One Time	Seller
Prepaid Assoc Fee	\$410.00	One Time	Buyer
Homeowners Dues	\$205.00	Monthly	Buyer
C.A.R.E. Fee	\$2,340.00	One Time	Buyer

CANTA MIA

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Homeowners Dues	\$319.00	Monthly	Buyer
Prepaid Association Fees HOA	\$637.50	Monthly	Buyer
Cap Improvement/Impact Fee	\$4,325	Monthly	Buyer

CORTA BELLA / AAM

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Disclosure Fee	\$400.00	One Time	Seller
Reserve Fund	\$4,080.00	One Time	Buyer
Home Owner's Association	\$650.00	Quarterly	Buyer

HAPPY TRAILS RESORT

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Asset Preservation Fee	\$2,595.48	One Time	Buyer
Capital Preservation Fee	\$137.94	One Time	Buyer
Happy Trails HOA	\$216.29	Monthly	Buyer
Villas	\$232.51	Monthly	Buyer
Transfer Fee	\$190.00	One Time	Buyer
Disclosure Fee	\$210.00	One Time	Seller

PEBBLE CREEK

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
HOA Fee	\$1,634.00	Semi-annual	Buyer
Transfer (Plus Architectural Landscape Fee of \$50)	\$350.00	One Time	Buyer
Disclosure Fee	\$50.00	One Time	Seller
Community Enhancement	\$3,522.00	One Time	Buyer

SUN CITY

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Tenant Activity Card - Privilege Card Renter	\$340.00	Annual	Tenant
Resale Transfer Fee & Recording Fee	\$530.00	One Time	Buyer
Annual Recreation Fee (Per Lot)	\$680.00	Annual	Buyer
Capital Preservation Fee	\$5,500.00	One Time	Buyer
Dawn Lake Assessment Fee (Pro-rated)	\$710.00	Annual	Buyer
View Point Lake Fee (Pro-rate)	\$376.93	Annual	Buyer
Tenant Rate (Per Person)	\$75.00	Monthly	Tenant
Dawn Lake Preservation Fee & Transfer Fee	\$1,439.00	One Time	Buyer
Sun City Homeowner's Disclosure Fee	\$300.00	One Time	Seller

SUN CITY FESTIVAL

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
HOA Transfer	\$125.00	One Time	Buyer
Reserve Cont. Fee	\$1,080.00	2x Quarterly Assessment	Buyer
HOA Fee	\$540.00	Quarterly	Buyer
Resale Disclosure Fee (Cable Assess. Not Charged)	\$275.00	One Time	Seller
Community Enhancement	.0025 of Selling Price	One Time	Buyer
New Owner Setup Fee	\$50.00	One Time	Buyer

M MAGNUS TITLE
AGENCY

Not intended to solicit currently listed properties.

REALTOR MLS

2026 ACTIVE ADULT COMMUNITY FEES

CONTINUED

STERLING GROVE

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
HOA Dues	\$465.00	Quarterly	Buyer
HOA Transfer Fee	\$1,250	Quarterly	Buyer
Cap Improvement/Impact Fee	\$1,000	Quarterly	Buyer
Social Membership Initiation Fee	\$5,455	One Time	Buyer
Prepaid Association Fees HOA	\$465	Quarterly	Buyer

SUN CITY GRAND

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Resale Transfer Fee	\$100.00	One Time	Buyer
Tenant Card (depending on lease term)	\$300-\$600	Annual	Buyer
Resale Disclosure Statement Fee	\$130.00	One Time	Seller
Architectural Review (Arch Fee)	\$170.00	One Time	Buyer
C.A.R.E. Fee	\$5,000.00	One Time	Buyer
Homeowner's Annual Assessment	\$1,921.00	Annual	Buyer

Fees charged by SCG if contract falls out after HOA has started transfer/inspection items: \$230.00 Effective July 1st, 2020

SUN CITY WEST

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Resale Transfer Fee (Per Each Resale)	\$275.00	One Time	Buyer
Associate Member Dues (Per Person on Title)	\$598.00	Annual	Buyer
Asset Preservation Fee (New Residents)	\$5,400.00	One Time	Buyer
Disclosure Packet Fee	\$125.00	One Time	Seller
Tenant Activity Card (1 to 6 Month Lease)	\$125-\$525	Monthly	Tenant
Tenant Activity Card (7 to 12 Month Lease)	\$570.00	Annual	Tenant
Guest Card (Per Person)	\$6.00	Daily	Tenant
Property Owners & Residents Association	\$20.00	Annual	Buyer

SUN VILLAGE

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Resale Disclosure Fee Community Association	\$400.00	One Time	Seller
Zuni Community Fees	\$330.49	Monthly	Buyer
Pueblo Community Fees	\$302.96	Monthly	Buyer
Community Fees (Pima, Hopi, Kiowa, Comanche II)	\$241.61	Monthly	Buyer
Preservation Fee Single Family	\$2,000.00	One Time	Buyer
	or 1% of 1st \$400,000 of the selling price		
Condo Preservation Fee	1% of the Selling Price	One Time	Buyer
Disclosure Condo Fee	\$200.00	One Time	Seller

SUNDANCE

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Capital Improvement	\$1,960.50	One Time	Buyer
Active Adult Community Fee	\$326.75	Quarterly, CAP \$1,305.56	Buyer
Disclosure Fee	\$250.00		

TRILOGY

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Capital Improvement	\$6,000.00	One Time	Buyer
Basic HOA	\$890.00	Quarterly	Buyer
Disclosure Fee	\$400.00	One Time	Seller

VENTANA LAKES

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Preservation Fee & Document Fee	\$4,000.00	One Time	Buyer
HOA Fee—Single Family Homes	\$346.00	Quarterly	Buyer
HOA Fee—Townhomes Gardens	\$580.00	Quarterly	Buyer

WESTBROOK VILLAGE

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Resale Disclosure Fee	\$350.00	One Time	Seller
Capital Preservation Fee	\$4,433.00	One Time	Buyer
CC&R Documentation (Rush Fee Addtl. \$100)	\$50.00	One Time	Seller
Assessment Fee	\$795.90	Annual	—