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 602.957.9191 • www.CorteBella.net

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Disclosure Fee	$400.00	One Time	Seller
Cap Improvement	$4,260.00	One Time	Buyer
Home Owner's Association	$710.00	Quarterly	Buyer

HAPPY TRAILS RESORT 866.925.5004 • www.HappyTrailsResort.com

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

PEBBLECREEK 480.895.9200 • www.PebblecreekHOA.org

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 623.561.4600 • www.SunCityAZ.org

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
Resale Disclosure Fee	$300.00	One Time	Seller
HOA CC&R Property Enforcement Fee	$300.00	One Time	Buyer

SUN CITY FESTIVAL 602.957.9191 • www.oursuncityfestival.net

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

Not intended to solicit currently listed properties.

MAGNUS TITLE AGENCY

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 623.546.7444 • www.GrandInfo.com

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	$1,976.00	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 623.544.6100 • www.SunCityWest.org

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)	$618.00	Annual	Buyer
Asset Preservation Fee (New Residents)	$5,750.00	One Time	Buyer
Disclosure Packet Fee	$125.00	One Time	Seller
Tenant Activity Card (1 to 6 Month Lease)	$115-$575	Monthly	Tenant
Tenant Activity Card (7 to 12 Month Lease)	$618.00	Annual	Tenant
Guest Card (Per Person)	$6.00	Daily	Tenant
Property Owners & Residents Association	$20.00	Annual	Buyer

SUN VILLAGE 623.584.6904 • www.SunVillage.org

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	1% of the sale price (max $4,000)	One Time	Buyer
Condo Preservation Fee	1% of the Selling Price	One Time	Buyer
Disclosure Condo Fee	$200.00	One Time	Seller

SUNDANCE 602.957.9191 • www.SunDanceAdultHOA.com

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 623.215.6259 • www.AssociatedAsset.com

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 623.566.6001 • www.VLPOA.org

NAME OF FEE	AMOUNT	OCCURRENCE	PAID BY
Preservation Fee & Document Fee	$4,995.00	One Time	Buyer
HOA Fee—Single Family Homes	$346.00	Quarterly	Buyer
HOA Fee—Townhomes Gardens	$580.00	Quarterly	Buyer

WESTBROOK VILLAGE 623.561.0099 • www.WestbrookVillage.org

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	—

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MAGNUS TITLE AGENCY