Master Association Fees 2026 *(subject to change)*

Cypress Woods has 787 units and 23 associations with 6 property management companies.

Owner Member ANNUAL Fees:

Master Association Operational Dues		$7,650.00
Master Association Reserve Dues		$1,794.00
Cable & High-Speed Internet Fee	+	$1,058.00
		$10,502.00 *paid annually by 12/31*

Food Minimum (*not* a credit) $ 600.00 (Dec. 1 – Nov. 30)

- *only food & soft (non-alcoholic) beverage purchases are applied to the Annual Food Minimum; alcohol, tax & gratuity are not **

(Please Note the $600.00 is not prepaid, but instead each home/unit has a responsibility to spend at least $600.00 per year on food & soft beverages in the Clubhouse Restaurant. If tenants transfer membership, they must present their member ID card when dining for their purchase to count toward the owner's food minimum, though tenant would pay their bill by credit card.)

***** Additional Fees: Contact the Property Management Company your home is in for quarterly fee information.***

Golfing: Member Cart Fee - $26.50 (plus tax) per person.

New Owner Fees: Owners purchasing a new unit within CWG&CC are required to pay the resale capital contribution fee for each purchase. As a one-time benefit, current owners will pay only 25% of the current fee on their next purchase. All subsequent purchases will require the full fee amount. Exceptions on this benefit include corporations, LLC, and Trust Titles.

Resale Capital Contribution	$ 10,000.00
Transfer Fee	$ 300.00

Estoppel Fees:
Standard $299.00, Expedited $418.00, Delinquent $478.00, Expedited Delinquent $597.00

Rental Fees: (1 month-12 month)

Membership Transfer Fee	$ 500.00	(<30-day submission = $150 Rush Fee)	
Lease Application Fee	$ 350.00	Background Check Fee	$100

Non-Resident Annual Membership Rates for 2025 (Jan.1 – Dec. 31):

Individual: $12,500 + tax Family: $13,500 + tax Social: $4,000 + tax

12/04/2025