May 1, 2024 - April 30, 2025

MEMBERSHIP EQUITY \$300,000.00 (Refundable) \$0.00

ANNUAL CLUB DUES Annual **\$48,572.00

Capital Replenishment **\$3,800

**RECREATIONAL DUES ARE BILLED IN SIX INSTALLMENTS FROM MARCH TO AUGUST

PROPERTY OWNERS' ASSOCIATION	N DUES	Per 12 Payments
Custom/Estate	\$22,057.00	\$1,838.08
Patio A	\$28,038.00	\$2,336.50
Patio B	\$28,162.00	\$2,346.83
Patio C	\$28,245.00	\$2,353.75
Townhome A	\$26,405.00	\$2,200.42
Townhome B	\$26,412.00	\$2,201.00
Townhome C	\$26,550.00	\$2,212.50
Villa A	\$29,998.00	\$2,499.83
Villa B	\$30,074.00	\$2,506.17
Villa C	\$30,237.00	\$2,519.75
Waterfront Properties add	\$395.00	\$32.92
CAPITAL IMPROVEMENT FUNDING	Total	Monthly
Back of the House	\$4,008.00	January 2025 \$34.00
Fitness Center	\$7,680.00	January 2025 \$66.00
NEW Clubhouse Project	\$150,000.00	January 2042 \$625.00

Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

GOLF	 Two 18-hole championship golf courses with six sets of tees for all levels of player Full practice facility & short game area Trail fees Cart & range fees Pro Shop 	Handicap serviceGreen feesClub fittingPractice ballsGroup clinics
TENNIS	8 Har-Tru Tennis courts (all illuminated)6 Har-Tru Pickleball courts	 Group clinics Guest fees
FITNESS & SPA	 Fitness center with state-of-the-art equipment Sauna & steam room Full service spa Weight control guidance Salt Suite 	Resort-style poolLap poolSnacksBottled water, tea, champagne
BEACH CLUB	PoolBeachLockersShowersSunscreen	TowelsUmbrellasChairsValetWi-Fi
FOOD & BEVERAGE SERVICES	 Open seven days a week Home delivery & take-out services Breakfast Fruits Bottled water 	Coffee barSnacksCookiesTea service
CLUBHOUSE New Clubhouse Coming Soon!	Meeting roomsPrivate party facilitiesComplete business centerWi-Fi	Card roomsBottled water, coffee, tea, fruitValet

Property Owners Association - Services included in annual fees:

- Premium cable TV
- High-speed internet services
- 24/7 Gate Security with full-time paramedic, perimeter fencing, waterway patrol, alarm monitoring
- · Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes and waterways
- Mailbox, lamp post, street light maintenance and repair

- Wildlife control, humane animal trapping and removal
- · Vendor screening service
- · Dog park, fishing lakes maintenance
- Notary service, package receipt
- Community direct-connect to FPL substation
- Hurricane preparation and post-hurricane cleanup service

Patio, Villas, & Town homes:

- Exterior home painting every six years, trim every three years
- · Property landscaping, fencing and irrigation

Pressure cleaning of driveways and gutters

POA Additional Fee Services:

- · Patio cleaning
- Hurricane shutter installation and preparation
- · Interior and exterior house repairs
- · In-home party staffing

- Airport and local transportation
- Dry cleaning
- Car wash
- Event photography and videography