HOMEOWNER FEES

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| **#** | **Expense Item** | **Whose Expense is it** | **Description of Expense** | **Expense Amount in 2024** | **Payment Due Date & Payee Info** |
| 1 | Real Estate Taxes | All Homeowners | Manatee County’s taxes based on the mileage rate multiplied by your house’s taxable value (= assessed value minus any exemptions). If this is your primary residence, the homestead exemption saves you every year. | Varies by each house’s taxable value | Expenses 1-4 are combined onto one tax bill by Manatee County each October. Payment is due by the following March 31st; discounts up to 4% are available if paid as early as the prior November 30th. |
| 2 | Braden River-Fire District | All Homeowners | A fee to cover our fire district’s expenses. Note: This will always be listed as a separate line item on your tax bill. | Based on square footage under roof |  |
| 3 | CDD Assessment for debt service for the capital bond Series 2012 | All homeowners of WCI-built homes (excludes first 96 homes and the Shores) | Bond that funded our roads, drainage, utilities, etc. This bond expires in 2031; you may pay off your share early, if preferred. Contact CDD Management for more information. | A fixed amount based on the size and type of your home. | Homeowners in the Shores are not a part of the CDD; therefore, for these homes this portion of the CDD bill is not included in the Manatee County tax bill. The Shores do not pay item #3 & 3A, but pay item #4 as an “additional assessment” directly to the MPOA. |
| 3A | CDD assessment for debt service on 2016 Series Bond | All Waterlefe homeowners (excludes the Shores homeowners) | The bond replaces the 2001 Golf Course Bonds and expires in 2036; you may pay off your share early, if preferred. Contact CDD Management for more information. | $1,306.00 |  |
| 4 | CDD Assessment for operations and maintenance | All homeowners | Covers the gatehouse attendants, security equipment, maintenance to common roads, ponds, canals, wetlands, etc. | $2,079.20 |  |
| 5 | Master Property Owner’s Association (MPOA) Dues | All Homeowners | All 617 Waterlefe properties are responsible for the operations and maintenance of the River Club, pool, fitness center, cable TV, association administration, insurance, and other miscellaneous services. | $3,672/year $918/quarter | The MPOA emails quarterly notices (January, April, July, October) and may be paid automatically by authorizing Pre-Authorized Payment. Statements available online |

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| 6 | River Club Minimum | All Homeowners | | Unused balance remaining shows on monthly MPOA statement. Billed annually based on the resident’s last name.  A-D: April 1 to March 31  E-K: July 1-June 30  L-Q: October 1 to September 31  R-Z: January 1 to December 31 | $500+ tax/year. Minimum usage of the River Club does NOT include charges made at the Golf Club Grille | Member charges at the Waterlefe River Club are billed monthly and may be paid automatically by authorizing Pre-Authorized Payment. Statements are available online |
| 7 | Landscaping & Dues | Villa owners only | | For the 156 Villa owners; this fee covers landscape maintenance included in the landscape contact and management services. | $2,160/year  $540/quarter | Quarterly payments payable to Waterlefe MPOA |
| 8 | The Watch Association Dues | The Watch Homeowners | | For the 80 condo owners; this fee covers insurance, exterior maintenance, landscape maintenance and management services | Ranges from $377-$716/month based on size of unit | Monthly payments payable to The Watch at Waterlefe |
| 9 | The Watch II Association Dues | The Watch II Homeowners | | For the 56 condo owners; this fee covers insurance, exterior maintenance, landscape maintenance and management services | Please contact Mr. Rowland, Watch II Treasurer at 941-773-2876 for this information | Monthly payments payable to The Watch II at Waterlefe |
| 10 | The Sound Association Dues | The Sound Homeowners | | For the 8 paired river estate owners; this fee covers insurance, exterior maintenance, landscape maintenance and management services | $4,065/quarter | Quarterly payments payable to The Sound at Waterlefe |
| 11 | The Shores Association Dues | The Shores Homeowners | | For the 33 lot / homeowners; this fee covers all common expenses impacting The Shores | $650/year | Full payment is due each January to The Shores HOA |
| 12 | Boat Lift Access Fee | Canal-Front property and/or owners of docks behind the lift | | For the 110 homeowners, administration and maintenance expenses for the boat lift. | $400/year | Annual billing included in the January MPOA invoice |
| 13 | Kayak Rack Rental | Kayak Owners | | Rack storage on The Pointe | $225/year | Billed annually by Waterlefe MPOA |
| 14 | Marina Dues | Marina Club members only | | Equity membership - administration and service expenses to maintain the  59 slips at the marina | $1,920/year (residents)  $2,090/year  (non-residents) | Billed semi-annually by Waterlefe Marina Club |

GOLF COURSE FEES

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| 15 | Golf Club Membership Dues | Golf Club Passport Members | Annual membership dues; permits playing unlimited number of golf rounds during the year | \*See Below\* | Monthly Statements are emailed from the Waterlefe Golf Club. May be paid via credit card or automatic bank draft |

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| **Initiation Fee**  $7,500 | **Sr. Executive**  (Age 75+)  Family  $400/month + tax  Single  $275/month + tax | **Full Executive**  (Age 46 – 75)  Family  $525/month + tax  Single  $385/month + tax | **Jr. Executive**  (Age 45 – 36)  Family  $335/month + tax  Single  $220/month + tax |