

## 2025 – 2026

### UPFRONT BUY-IN

Non-refundable amount due in full 3 days before closing date.

Initiation Fee	\$125,000
Initial Capital Contribution	\$1,000
Administrative Fee	\$2,500

### ANNUAL CHARGES

FY: Nov. 1 – Oct. 31. Annual Dues are billed on October 1.  
Pro-rated dues are billed at closing.

Social Membership (Minimum Requirement; not taxed)	\$22,720
Racquet Sports Membership (\$1,600 * More Than Social)	\$24,320
Golf Membership (\$3,100 * More Than Social)	\$25,820
Food & Beverage Annual Gratuity Charge *	Family \$912 Single \$696
We are a non-tipping Club. Valet, Dining & Bar Gratuities covered.	
Annual Employee Holiday Fund	\$150

### MONTHLY CHARGES

Billed the 1<sup>st</sup> of the month and due by the the last day of the month.

12 MONTHS

Common Area Maintenance (CAM)		Either \$3,612 or Isles \$4,920
Regular \$301 mo. Isles (Island Drive address) \$410 mo.		
Capital Assessment \$150 mo. Capital Fund for Capital Improvements		\$1,800
Pool Atrium Assessment \$65.50 mo. December 2018 – November 2028		\$786
East Course Assessment \$66.48 mo. November 2023 – October 2033		\$798
Racquet Sports Complex \$108 mo. March 2025 – February 2040		\$1,296
Clubhouse Recertification \$78 mo. April 2025 – March 2040		\$936
<b>TOTAL ANNUAL CAM &amp; ASSESSMENTS CHARGES REQUIRED, EXCLUDING ISLES</b>		<b>\$9,228</b>
	<b>OR FOR ISLAND DRIVE ADDRESSES</b>	<b>\$10,536</b>

**Quarterly HOA fees are add'l. and vary on subdivision. For fees, contact CMO at 561-734-5000**

Annual Food & Beverage Minimum: Family \$1,400 Single \$1,050  
Spend minimum by October 31 or the unspent minimum is charged

Optional: Trail Fee \* For Private Cart Owners; Includes Bag Storage: Family \$2,200 Single \$ 1,550  
Cart Rental \* Unlimited Cart Rental; Includes Bag Storage: Family \$ 4,100 Single \$2,950

Annual Golf Bag Storage\* for Golf Members | Annual Locker Rental\* : \$145 Per Bag | \$125 Per Locker

Members may upgrade, downgrade or modify optional services annually by submitting written notice with return payment of Annual dues by Oct 31. (Social membership min. required annually.) Quarterly dues payments are accepted with deferment fees on the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> payments, due by Oct 31, Jan 31, Apr 30 and Jul 31. Annual sales tax on Dues and Fees are billed in the 1<sup>st</sup> installment per Florida Dept of Revenue. Members renting their units are not eligible for the deferred payment plan.

\* Add 7% Florida sales tax