

FRENCHMAN'S CREEK

BEACH & COUNTRY CLUB

All 606 households are members within a single membership category.
No outside memberships are offered. We have only one master POA.

May 1, 2023 - April 30, 2024

MEMBERSHIP EQUITY	\$275,000.00	(Refundable) \$0.00
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ANNUAL CLUB DUES	Annual **\$42,217.00	Per 6 Payments
Service Charge	**2,400.00	\$400.00
Capital Replenishment	**3,000.00	\$500.00

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

PROPERTY OWNERS' ASSOCIATION DUES	Per 12 Payments	
Custom/Estate	\$21,342.00	\$1,778.50
Patio A	\$27,184.00	\$2,265.33
Patio B	\$27,301.00	\$2,275.08
Patio C	\$27,379.00	\$2,281.58
Townhome A	\$25,588.00	\$2,132.33
Townhome B	\$25,595.00	\$2,132.92
Townhome C	\$25,725.00	\$2,143.75
Villa A	\$29,107.00	\$2,425.58
Villa B	\$29,179.00	\$2,431.58
Villa C	\$29,332.00	\$2,444.33
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

FOOD AND BEVERAGE (Minimum)	\$2,000.00
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Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

GOLF	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Handicap service Green fees Club fitting Practice balls Group clinics
TENNIS	<ul style="list-style-type: none"> 8 Har-Tru Tennis courts (all illuminated) 6 Har-Tru Pickleball courts 	<ul style="list-style-type: none"> Group clinics Guest fees
FITNESS & SPA	<ul style="list-style-type: none"> Fitness center with state-of-the-art equipment Sauna & steam room Full service spa Weight control guidance Salt Suite 	<ul style="list-style-type: none"> Resort-style pool Lap pool Snacks Bottled water, tea, champagne
BEACH CLUB	<ul style="list-style-type: none"> Pool Beach Lockers Showers Sunscreen 	<ul style="list-style-type: none"> Towels Umbrellas Chairs Valet Wi-Fi
FOUR RESTAURANTS	<ul style="list-style-type: none"> Open seven days a week Home delivery & take-out services Breakfast Fruits Bottled water 	<ul style="list-style-type: none"> Coffee bar Dinner hors d'oeuvres Snacks Cookies Tea service
CLUBHOUSE New Clubhouse Coming Soon!	<ul style="list-style-type: none"> Meeting rooms Private party facilities Complete business center Wi-Fi 	<ul style="list-style-type: none"> Card rooms Bottled water, coffee, tea, fruit Valet

Property Owners Association - Services included in annual fees:

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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
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Patio, Villas, & Town homes:

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| <ul style="list-style-type: none"> Exterior home painting every six years, trim every three years Property landscaping, fencing and irrigation | <ul style="list-style-type: none"> Pressure cleaning of driveways and gutters |
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POA Additional Fee Services:

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| <ul style="list-style-type: none"> Patio cleaning Hurricane shutter installation and preparation Interior and exterior house repairs In-home party staffing | <ul style="list-style-type: none"> Airport and local transportation Dry cleaning Car Wash Event Photography and Videography |
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