

HOMEOWNER FEES

#	Expense Item	Whose Expense is it	Description of Expense	Expense Amount in 2023	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 31 st ; discounts up to 4% are available if paid as early as the prior November 30 th .
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.	\$340.49	
4	CDD Assessment for operations and maintenance	All homeowners	Covers the gatehouse attendants, security equipment, maintenance to common roads, ponds, canals, wetlands, etc.	\$2,547.88	
5	Master Property Owner's Association (MPOA) Dues	All Homeowners	All 616 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.	\$3,300/year \$825/quarter	The MPOA emails quarterly notices (January, April, July, October) and may be paid automatically by authorizing Pre-Authorized Payment. Statements available online.
6	River Club Minimum	All Homeowners	Unused balance remaining shows on monthly MPOA statement. Billed annually based on the resident's last name.	\$500+ tax/year. Minimum usage of the River Club	Member charges at the Waterlefe River Club are billed

				does NOT include charges made at the Golf Club Grille	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.	\$2,248/year \$562/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 \$292-547/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	\$410/month	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	\$2,380/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	\$599/year	Full payment is due each January to The Shores HOA
12	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
Initiation Fee \$3,000		Sr. Executive (Age 75+) Family \$385/month + tax Single \$265/month + tax	Full Executive (Age 46 - 75) Family \$510/month + tax Single \$375/month + tax	Jr. Executive (Age 45 - 36) Family \$320/month + tax Single \$210/month + tax	Young Executive (Age 25 - 35) Single \$145/month + tax
13	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.	\$200/year	Annual billing included in the January MPOA invoice
14	Marina Dues	Marina Club members only	Equity membership - administration and service expenses to maintain the 59 slips at the marina	\$1920/year (residents) \$2090/year (non-residents)	Billed semi-annually by Waterlefe Marina Club
15	Kayak Rack Rental	Kayak Owners	Rack storage on The Pointe	\$200/year	Billed annually by Waterlefe MPOA