



**VANDERBILT COMMUNITY ASSOCIATION, INC. (VCA)**  
**2023 MASTER ASSOCIATION FEES FOR ALL NEIGHBORHOODS**

Operating Dues (Community Assessment): \$9,013.00 annually (billed quarterly at \$2,253.25)

Asset Replacement Reserves (Dues): \$1,745.00 annually (billed quarterly at \$436.25)

**VCA ANNUAL TOTAL FOR ALL 800 HOMEOWNERS IS \$10,758.00**  
**PLUS**

**HOMEOWNER ASSOCIATION (HOA) FEES PER ASSOCIATION**

**WATERFORD CONDOMINIUM ASSOCIATION** (240 homes)

Association #1 (72 Units) = \$5,430.88 annually / Billed Quarterly at \$1,098.37 for Neighborhood & \$259.35 for Reserve Fee

Association #2 (72 Units) = \$5,430.88 annually / Billed Quarterly at \$1,098.37 for Neighborhood & \$259.35 for Reserve Fee

Association #3 (96 Units) = \$5,430.80 annually / Billed Quarterly at \$1,098.37 for Neighborhood & \$259.33 for Reserve Fee

**WEDGEWOOD CARRIAGE HOME ASSOCIATION** (338 homes)

Association #1 (96 Units) = \$4,431.44 annually / Billed Quarterly at \$829.11 Neighborhood Fee & \$278.75 Reserve Fee

Association #2 (118 Units) = \$4,437.08 annually / Billed Quarterly at \$843.17 Neighborhood Fee & \$266.10 Reserve Fee

Association #3 (124 Units) = \$4,439.16 annually / Billed Quarterly at \$848.22 Neighborhood Fee & \$261.57 Reserve Fee

**(Financial Year is April 1, 2023 to March 31, 2024)**

**VILLA HOME VCA FEES** (120 homes)

Neighborhood / Operating Fees = \$2,210.40 annually / \$552.60 billed quarterly

**ESTATE HOME VCA HOME FEES** (102 homes)

Neighborhood / Operating Fees = \$2,711.52 annually / \$677.88 billed quarterly

**OTHER FEES**

**Resale Capital Fee** (collected at closing from buyer): \$7,500.00 New Owners / \$3,500.00 Current Owners

**Membership Transfer Fee for Tenant:** \$450.00 when received 30 days prior to arrival / \$750.00 when received less than 30 days prior to arrival

**Food & Beverage Minimum:** \$1,000.00 annually (calendar year)

**Estoppel Certificate Processing Fee:** \$250.00 (each request)

**Annual Private Golf Cart Trail Fee** (if applicable, must have garage for storage): \$2,050.00 (+ 7% sales tax) / Billed semi-annually at \$1,025.00 (+ 7% sales tax) on June 30<sup>th</sup> and December 31<sup>st</sup>

**Club-Owned Cart Fee:** \$29.00 for 18 holes / \$18.00 for 9 holes

<b>Daily Club Rental:</b>	<u>November 1<sup>st</sup> – April 30<sup>th</sup></u>	<u>May 1<sup>st</sup> – October 31<sup>st</sup></u>
	18 holes = \$40.00	18 holes = \$20.00
	9 holes = \$20.00	9 holes = \$10.00

**GHIN Handicap Fee:** \$35.00 annually (Need GHIN to participate in all Vanderbilt Tournaments, as well as Men's Day & Ladies Day)



## **QUARTERLY ASSESSMENT FEE DEFINITIONS**

### **VCA Operating Dues (Community Assessment)**

*Billed Quarterly.* Covers operational costs of the Club, including the Golf Course Expenses, Clubhouse, Activity Center, Pools, Tennis Courts, Fitness Center, Street Lighting, Access Control, Cable TV, Common Grounds Landscaping, etc.

### **VCA Asset Replacement Reserves (Dues)**

*Billed Quarterly.* Covers Repairs and Restoration of Major Components as in Clubhouse, Golf Course Replacement, Road Asphalt Overlay, Roofs, Main Pool and Bocce Ball Courts.

### **Estate Neighborhood Fee**

*Billed Quarterly.* Covers Property Management and Residential Landscaping.

### **Villa Neighborhood Fee**

*Billed Quarterly.* Covers Property Management and Residential Landscaping.

### **Wedgewood Operating / Neighborhood Fee**

*Billed Quarterly.* Covers Property Management, Residential Landscaping, Water & Sewer, Pest Control, Building Management, and Building Insurance.

### **Wedgewood Reserves**

*Billed Quarterly.* Covers Reserves for Exterior Painting, Roof Tile Replacement, and Waterline Replacement.

### **Waterford Operating / Neighborhood Fee**

*Billed Quarterly.* Covers Property Management, Residential Landscaping, Water & Sewer, Pest Control, Building Maintenance, Building Insurance, and Garbage.

### **Waterford Reserves**

*Billed Quarterly.* Covers Reserves for Exterior Painting, Roof Tile Replacement, and Waterline Replacement.

### **Trail Fee**

*Billed Semi-Annually.* Private Golf Cart Fee.