



**VANDERBILT COMMUNITY ASSOCIATION, INC. (VCA)**  
**2025 MASTER ASSOCIATION FEES FOR ALL NEIGHBORHOODS**

Operating Dues (Community Assessment): \$10,908.00 annually *(billed quarterly at \$2,727.00)*

Asset Replacement Reserves (Dues): \$1,887.60 annually *(billed quarterly at \$471.90)*

New Capital (Dues): \$25.00 annually *(billed quarterly at \$6.25)*

**TOTAL ANNUAL DUES FOR ALL 800 HOMEOWNERS IS \$12,820.60,  
PLUS THE ADDITIONAL HOA FEES LISTED BELOW.**

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

**WATERFORD CONDOMINIUM ASSOCIATION (240 homes)**

Association #1 (72 Units)=\$5,003.32 annually / billed quarterly at \$936.79 for Neighborhood & \$314.04 Reserve Fee

Association #2 (72 Units)= \$5,003.32 annually / billed quarterly at \$936.79 for Neighborhood & \$314.04 Reserve Fee

Association #3 (96 Units)=\$5,003.20 annually / billed quarterly at \$936.79 for Neighborhood & \$314.01 Reserve Fee

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

Association #1 (96 Units)=\$4,690.24 annually / billed quarterly at \$822.56 Neighborhood Fee & \$350.00 Reserve Fee

Association #2 (118 Units)=\$4,855.32 annually / billed quarterly at \$836.50 Neighborhood Fee & \$377.33 Reserve Fee

Association #3 (124 Units)=\$4,928.12 annually / billed quarterly at \$841.51 Neighborhood Fee & \$390.52 Reserve Fee

*(Fiscal Year is April 1, 2025 to March 31, 2026)*

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

Neighborhood / Operating Fees=\$2,320.96 annually / billed quarterly at \$580.24

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

Neighborhood / Operating Fees=\$2,871.36 annually / billed quarterly at \$717.84

**OTHER FEES**

**Resale Capital Contribution Assessment**: \$15,000 New Buyers / \$3,500 Current Owners

**Membership Transfer Fee for Tenant**: \$600 when received at least 30 days prior to arrival  
\$900 when received less than 30 days prior to arrival

**Food & Beverage Minimum**: \$1,000 annually (calendar year)

**New Home Buyer Processing Fee**: \$500

**Estoppel Processing Fee**: \$299

**Private Golf Cart Fee**: \$2,200 annually / \$1,100 (+ tax) billed semi-annually in June and December

**Club-Owned Cart Fee**: \$33 for 18 holes / \$21 for 9 holes (+ tax)

<b><u>Daily Club Rental</u></b> :	<b><u>November 1 – April 30</u></b>	<b><u>May 1 – October 31</u></b>
	18 holes = \$40 (+ tax)	18 holes = \$20 (+ tax)
	9 holes = \$20 (+ tax)	9 holes = \$10 (+ tax)

**GHIN Handicap Fee**: \$45 annually *(Need GHIN to participate in Men's Day, Ladies Day & Vanderbilt tournaments)*



## **VANDERBILT COMMUNITY ASSOCIATION, INC. (VCA)**

### **ASSESSMENT FEE DEFINITIONS**

**VCA Community Assessment:** *Billed Quarterly*

Covers operational costs of the Club, including the golf course expenses, Clubhouse, Activities Center, swimming pools, tennis courts, Fitness Center, street lighting, access control, cable television & internet, common grounds, landscaping, etc.

**VCA Asset Replacement:** *Billed Quarterly*

Covers repairs and replacement of major components in the Clubhouse, golf course replacement, road asphalt overlay, roofs, main swimming pool, Bocce courts, etc.

**VCA New Capital:** *Billed Quarterly*

Covers estimated expenditures for new capital items

**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.

**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.

**Villa Neighborhood Fee:** *Billed Quarterly*

Covers property management and residential landscaping.

**Estate Neighborhood Fee:** *Billed Quarterly*

Covers property management and residential landscaping.

**Trail Fee:** *Billed Semi-Annually (June & December)*

Covers the cart fee costs for those members who have a private golf cart. Members must be able to store their golf cart in an attached garage.