



FRENCHMAN'S

EST. 1985

CREEK

All 607 households are members within a single membership category.
No outside memberships are offered. We have only one master POA.

May 1, 2025 - April 30, 2026

MEMBERSHIP EQUITY	\$375,000.00	(Refundable) \$0.00
POA CAPITAL FEE	\$25,000.00	(Refundable) \$0.00
ANNUAL CLUB DUES	Annual **\$53,447.00	
Capital Replenishment	**\$4,200.00	

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

PROPERTY OWNERS' ASSOCIATION DUES	Per 12 Payments	
Custom/Estate	\$22,719.00	\$1,893.25
Patio A	\$28,720.00	\$2,393.33
Patio B	\$28,847.00	\$2,403.92
Patio C	\$28,932.00	\$2,411.00
Townhome A	\$27,082.00	\$2,256.83
Townhome B	\$27,089.00	\$2,257.42
Townhome C	\$27,231.00	\$2,269.25
Villa A	\$30,682.00	\$2,556.83
Villa B	\$30,760.00	\$2,563.33
Villa C	\$30,937.00	\$2,577.25
Waterfront Properties add	\$395.00	\$32.92

CAPITAL IMPROVEMENT FUNDING	Total	Monthly
NEW Clubhouse Project	\$150,000.00	January 2042 \$625.00
FOOD AND BEVERAGE (Minimum)	\$2,000.00	

Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

GOLF	• 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	• Handicap service • Green fees • Club fitting • Practice balls • Group clinics
TENNIS	• 8 Har-Tru Tennis courts (all illuminated) • 6 Har-Tru Pickleball courts	• Group clinics • Guest fees
FITNESS & SPA	• Fitness center with state-of-the-art equipment • Sauna & steam room • Full service spa • Weight control guidance • Salt Suite	• Resort-style pool • Lap pool • Snacks • Bottled water, tea, champagne
BEACH CLUB	• Pool • Beach • Lockers • Showers • Sunscreen	• Towels • Umbrellas • Chairs • Valet • Wi-Fi
FOOD & BEVERAGE SERVICES	• Open seven days a week • Home delivery & take-out services • Breakfast • Fruits • Bottled water	• Coffee bar • Snacks • Cookies • Tea service
CLUBHOUSE New Clubhouse Coming Soon!	• Meeting rooms • Private party facilities • Complete business center • Wi-Fi	• Card rooms • Bottled water, coffee, tea, fruit • Valet

Property Owners Association - Services included in annual fees:

- | | |
|--|--|
| <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 |
|--|--|

PATIO, VILLAS, & TOWN HOMES:

- | | |
|--|--|
| <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 |
|--|--|

POA ADDITIONAL FEE SERVICES:

- | | |
|---|---|
| <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 |
|---|---|