



WHAT DO YOUR CSA ASSESSMENTS PAY FOR?

Here are many of the major items:

1. 24-Hour Entrance Gate Security
2. Roving Courtesy Patrol Services
3. Cable TV and Internet Service
4. Water
5. Sewer
6. Electric for Association Buildings and Grounds
7. Roads and road maintenance
8. Irrigation system and irrigation water
9. Daily Trash Pick-up (364 days per year)
10. Weekly Yard Debris pick-up
11. Complete Lawn Maintenance
12. Lawn Equipment and Equipment Maintenance
13. Lawn Spraying (Weed, Feed and yard pests)
14. Two Heated Swimming Pools and Spas
15. Fitness Center with New Equipment
16. Four Tennis Courts
17. Six Pickleball Courts
18. Eight Shuffleboard Courts
19. Bocce Ball Court
20. Doggie World - Fenced Dog Run Area
21. Dog Walk
22. Mail Center
23. Thirty-one (31) Stocked Fishing Ponds
24. Pond spraying and maintenance
25. Miles of Nature and Walking Trails
26. Five Bathhouses with Laundry Facilities
27. New Library & Card Room, with renovated Bath House
28. Hobbyland including Craft Room, Billiard Table and Card Room
29. Pavilion Meeting Hall
30. Plantation Manor Meeting Hall
31. CSA Administration Building
32. CSA Vehicle Maintenance Facility
33. CSA Storage Barn
34. Waste Water Treatment Plant
35. Seven Major Lift Stations (sewer system)
36. Road Signs
37. Propane for heating pools, spas and Laundry Facilities
38. Fuel for Equipment and Emergency Generators
39. Pest Control of Common Property Buildings
40. Property Insurance for the Common Properties
41. Directors and Officers Liability Insurance
42. General and Umbrella Liability Insurance for Common Areas
43. Flood Insurance
44. Maintenance and Repair of all Association Buildings and Grounds
45. CSA Employee Wages
46. CSA Employee Health Insurance and 401(k) program
47. Lab Testing for Waste Water Treatment and Monitoring Wells
48. Annual Licensing Fees
49. Beautification - trees, mulch, stone, plants, etc.
50. CSA computers, copy machines, etc.
51. Printing of *The Happenings* newsletter
52. Golf Course Maintenance and Repair
53. Restaurant & Café Maintenance and Repair
54. CSA Vehicles Maintenance and Repair
55. Reserve Savings to preserve our quality of life and property values for many years to come

The 2025 assessment is \$1075.00 per quarter for these services.