



Pricing Sheet - 2016

Home Owners (Permanent Residence):

New Applicants – Applications For Residence - \$50.00 per person processing fee

Lot Lease: \$100.00 per year - to be billed on the anniversary month of your start date

Maintenance Fee: \$260.00 per month – includes water, sewer, trash pick up, access to all facilities including Pool, Hobby House, Workshop, Fellowship Hall, Library, Bicycles, Shuffleboard, Horseshoes, and Planned Activities

Empty Lots:

New Applicants – Applications For Residence - \$50.00 per person processing fee

Lot Lease: \$200.00 for 1st year
\$100.00 per year thereafter - to be billed on the anniversary month of your start date

Maintenance Fee: \$260.00 per month – includes water, sewer, trash pick up, access to all facilities including Indoor Pool, Hobby House, Workshop, Fellowship Hall, Library, Bicycles, Shuffleboard, Horseshoes, and Planned Activities

Dominion St. Lots (7, 9, 10) – Located on the canal, 60X100 – Allows Modular or stick built homes

Live Oak Lots (20, 21, 23-26, 28-30)- 50X100 – Allows single/double wide or stick built homes

RV Sites:

<u>Length of Stay</u>	<u>Rate</u>	<u>Deposit</u>	<u>Balance Upon Arrival</u>
Per Day	\$ 30	\$ 30	N/A
Per Week	\$ 175	\$ 175	N/A
Per Month	\$ 575*	\$ 287	\$ 288
Per 2 Months	\$1100*	\$ 550	\$ 550
Per 3 Months	\$1630*	\$ 815	\$ 815
Per 4 Months	\$1840*	\$ 920	\$ 920
Per 5 Months	\$2050*	\$1025	\$1025
6 Months +	\$2260*	\$1130	\$1130
*plus electricity			

RV site rental includes: water, sewer, trash pick up, access to all facilities including 2 men's bath houses, 2 women's bath houses, 4 washers and 4 dryers, indoor pool, Hobby House, Workshop, Fellowship Hall, Library, Bicycles, Shuffleboard, Horseshoes, and Planned Activities.

House/ RV Rentals:

Rental agreement made between homeowners and tenants. Rent is paid to homeowners. Homeowners will continue to pay maintenance and lot fees to office, plus 10% of the first month's rent, and 5% of the rent thereafter.



Fact Sheet

- The Palms Estates of Highlands County is sponsored by the Atlantic Southeast District of the Church of the Brethren and is governed by its own Board of Directors.
- **Location:** We are located in central Florida in the small town of Lorida. We offer world-class golf courses within a 5 minute drive; excellent fishing on Lake Istokpoga literally in our backyard! You are within 2 hours of all Orlando attractions, coastal beaches and many other Florida events! Be sure to put us on your “Bucket List”!
- **Description:** The Palms Estates is an *independent living community* affiliated with the Church of the Brethren for residents 55 years of age or older. The community consists of 73 *homes* including constructed homes, double wide mobile homes and single wide mobile homes on leased lots. There are lots available for placement of additional new homes. Forty *RV sites* accommodate self contained travel campers and motor homes. Shower and laundry facilities and 30 to 50 amp electrical service are available in the RV area.

Amenities:

Bicycles	Free for use on first come first served basis
Boats	One boat permitted per household/RV Site
Boat Docks	Available for Rent or ownership
Citrus	Fresh citrus free to all residents from our private groves
Fellowship Hall	Scheduled Activities kitchen, dining facilities, and recreational area for 200+
Fishing	Bass, Crappie, Catfish, etc.
Fish Cleaning House	w/ Plumbing and Electric
Gardening	Ready-to-use plots
Golf	Five miles from World-Class Courses
Hobby House	Arts/Crafts/Pool Tables/Television/Exercise Equipment
Horseshoes	Outdoor Horseshoe Pits
Lakes	Istokpoga (on site) and Okeechobee
Lawn service	Included in service fees
Library	Fully Stocked with books, magazines, periodicals, Lounge, Book Club
Pets	No PETS
Pool (Heated)	Outside and enclosed, offers swim lessons and exercise
Security	Neighborhood Watch
Shuffleboard	Outdoor Shuffleboard Courts, free access and equipment
WiFi	Free WiFi access throughout the Park
Woodworking Shop	Free access to woodworking and crafting tools

Planned Activities

Movie Nights, Swimming and Exercise Classes, Music Nights, Square and Line Dancing, Community Meals and Potlucks, Book Club, Game Nights, Coffee Hour, Picnics and Holiday Parties and Festivals



Incidental Fees

Visitors: \$2.00 per additional person per day after visiting for 15 consecutive days OR 30 days of visitors total per year

Bulk Citrus: 5 gallon bucket - \$8.00

Subleasing by owners: Home or RV:
10% of rental for 1st month payable to the Palms Estates
5% of rental for each month thereafter payable to the Palms Estates

Use of Fellowship Hall: Residents' private event (parties, reunions, etc.) - Donation accepted
Church of the Brethren related, recognized groups – no charge
Management approved groups - \$50.00 up to 25 people/\$75.00 26+ people
With Use of Kitchen - \$100.00

Copier Use: \$0.10 per page

Fax Use: \$1.00 per page

Maintenance Labor Charge: \$25.00 per hour, per person - plus reimbursement for cost of supplies

Rental of Pressure Washer: \$20.00 per day, per house

<u>Short Term RV Sites:</u>	<u>Length of Stay</u>	<u>Rate</u>	<u>Deposit</u>	<u>Balance Upon Arrival</u>
	Per Day	\$30	\$30	N/A
	Per Week	\$175	\$175	N/A

RV site rental includes: water, sewer, trash pick up, access to all facilities including 2 men's bath houses, 2 women's bath houses, 4 washers and 4 dryers, Indoor Pool, Hobby House, Workshop, Fellowship Hall, Library, Bicycles, Shuffleboard, Horseshoes, and Planned Activities.