

2025 Tanglewood Estimated Monthly Costs (FULL-TIME SECTIONS)

Monthly Community Fee: starting at \$863

- Includes use of all Tanglewood facilities including Clubhouse, Activities Center, swimming pool, pickleball, tennis, shuffleboard, use of veranda, Activities Director and Professional Management.

Trash & Yard Waste: \$19.76

- Trash is picked up by Waste Connections once a week, Fridays, in front of your home. Yard waste (leaves/twigs) is picked up every other Friday. Bulk waste (sofa/chair) is picked up alternating Fridays.

Pass Thru Tax: \$43.86

- The increase on the ad valorem property tax assessment (base year of 2013).

DBPR Fee: \$.33

First Responder Fee: \$42.97/annual

- Annual fee due January 1st each year. Fire & Rescue, Ambulance, Police, etc.

(Approximate costs)

Electric: \$195

- Based on 12 month occupancy for heating, cooling, lighting, etc.
- This will vary depending on usage and size of home.

Water/Sewer: \$50 (S-N-L charges a one-time \$200 deposit, plus \$15/month 'Special Infrastructure Charge')

- Combination water/sewer bill that comes directly from Sun 'N Lake Improvement District.

Cable TV: \$120

- Several companies are available including Comcast, Dish, Direct and antenna

Lawn Service: \$40-\$60

- Lawn maintenance includes: Mowing, edging and blowing. This is provided by a local lawn service with whom you contract. You can care for your own lawn if you choose. This is an average price. The price is dependent upon contractor, size of lot, etc.

Home site lease may increase no higher than 3.9% on January 1st of each year.
Determined by the Current Market Rent of site.

What Your Fee Covers

- ✓ Lease on your home site
- ✓ Maintenance and repair of all Tanglewood roads
- ✓ Storm water management
- ✓ Maintenance and repair of all common facilities
- ✓ Professional, on-site property management
- ✓ Hazard and Liability insurance on all Tanglewood property
- ✓ Utility costs associated with all Tanglewood common elements
- ✓ Round the clock police protection via the Highlands County Sheriff's Dept.
- ✓ Installation, maintenance and repair of Fire Hydrants to the Tanglewood Community
- ✓ Fire protection by the West Sebring Volunteer Fire Department
- ✓ Year-round, super active/multi-faceted recreation program, coordinated by Tanglewood's recreation director, via a host of resident run committees, which in turn, run the majority of the Tanglewood activities.

Other Fees:

- Background/credit check is \$50 per person
- If there is a 3rd person living in your home – extra \$60 per month (amenities fee)
- Extra RFID readers are \$18/each (2 complimentary per home); Golf Gate Key Deposit is \$25
- Prorated Lot Rent due at closing (varies depending on lot rent and closing date)
- 6% Florida Sales Tax on the purchase price of your home. \$75 Highlands County tax.
- Annual "stickers" from department of motor vehicles (price varies, depending on length of home – average of \$50 each)