



9100 Highland Woods Boulevard · Bonita Springs, Florida 34135  
T: (239) 495-9332 · F: (239) 495-7074  
[www.HWGCC.com](http://www.HWGCC.com)

## 2024 General Club Information

**This is a bundled club.** Every Owner of title to a Lot or Living Unit within the Community is a Member of the Club.

**The Annual Club Dues are billed annually by October 31<sup>st</sup> and are due on or before January 1<sup>st</sup>. The Approved 2024 Annual Dues is \$9,613.26 broken down as follow:**

Operating & Maintenance Fund	\$ 7,539.18
Replacement Reserve Fund	\$ 900.00
Golf Course Improvement Fund	\$ 50.00
Palmetto Reserve Fund	\$ 82.00
Bulk Cable & Internet Service	\$ 1,042.08
<b>Total Annual Dues</b>	<b>\$9,613.26</b>

**The annual Food & Beverage minimum is \$500.00.** The balance (if applicable) is assumed from the Seller and must be used by December 31, 2024 (excludes the annual New Year Eve's event).

## Resale Information

**Current Resale Capital Contribution is \$5,500.00** – This is a one-time charge to be collected at closing from the Buyer on a separate check. The Capital Contribution amount is reviewed and established by the Board of Trustees annually and will be determined by the **date of closing**.

**Estoppel Fee is \$250.00 to \$450.00** – Fee required at closing on a separate check. Estoppel updates are an additional \$100.00. Expedited requests are an additional \$100.00.

Upon closing, please forward the Warranty Deed and required fees payable to **Highland Woods Golf & Country Club** to:  
Highland Woods – Admin Office  
9100 Highland Woods Blvd  
Bonita Springs, FL 34135

Once the deed and fees are received, please allow 24-48 hours to activate the membership to the new owners.

## Neighborhood Association & Management Company Information

Verandas III  
Terrace IV  
Verandas II, V, VI; Villas I; Heathermoor I, II, III, Terrace I, II  
Verandas IV, VII, VIII  
Terrace III; Verandas I; Villas II  
Summer Greens (Single Family Homes)

Cardinal Management Group (239) 774-0723  
Gulf Breeze Management (239) 498-3311  
Compass Rose Management (239) 309-0622  
Tropical Isles Management (239) 939-2999  
Alliant Property Management (239) 454-1101  
Mr. Myles McHale, President (315) 427-9216

Prices are subject to change, at any time, without prior written notice.