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

2025 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 31st and are due on or before January 1st. The Approved 2025 Annual Dues is $10,815.36 broken down as follow:

Operating & Maintenance Fund	$ 8,616.47
Replacement Reserve Fund	$ 950.00
Golf Course Improvement Fund	$ 75.00
Palmetto Reserve Fund	$ 90.00
Bulk Cable & Internet Service	$ 1,083.89
Total Annual Dues	**$10,815.36**

The annual Food & Beverage minimum is $500.00. The balance (if applicable) is assumed from the Seller and must be used by December 31, 2025 (excludes the annual New Year Eve's event).

Resale Information

Current Resale Capital Contribution is $6,500.00 – 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	Resort Management (239) 649-5526
Terrace IV	Gulf Breeze Management (239) 498-3311
Verandas II, V, VI; Villas I; Heathermoor I, II, III, Terrace I, II	Compass Rose Management (239) 309-0622
Verandas IV, VII, VIII	Tropical Isles Management (239) 939-2999
Terrace III; Verandas I; Villas II	Alliant Property Management (239) 454-1101
Summer Greens (Single Family Homes)	Mr. James Riley, President (513) 607-2825

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