HERONS GLEN
Recreation District

July 15, 2026

HGRD BOARD OF SUPERVISORS:

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Vice Chair

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Secretary

William Kulkoski
Assistant Treasurer/ Secretary

GENERAL MANAGER:

J.B. Belknap

Dear Herons Glen Recreation District Property Owner:

Last month, the Board of Supervisors and management prepared a preliminary budget for the upcoming fiscal year. The goal was to keep the assessment supporting the new budget year within the rate of inflation. This remains challenging because of rising minimum wages and broader wage pressures needed to attract and retain employees, along with increased costs for food, supplies, fuel, utilities, and insurance. The District also continues to manage the workload and expenses required to maintain 35-year-old facilities and expanded amenities at the level residents expect.

We are pleased to report that the proposed assessment to support the budget is held to a 3.0%, or $23 per quarter, increase. The Board worked closely with management, committees, and residents to review departmental increases to reduce the initial proposed budget of 5% to 3%. With the CLIS 2-wire installation nearing completion, management is seeing improved electrical performance and fewer service calls. The Board updated policies for contract irrigation technician service and emergency calls, which are beginning to reduce service time and materials costs. In addition, the Finance Advisory Committee recommended no increase to the capital and maintenance reserve assessment after reviewing the 10-year model that supports repair and replacement of District property. Finally, based on last fiscal year's audit of financial results, the Board allocated $30,000 from the operations budget surplus to help reduce the proposed assessments.

PROPOSED FISCAL YEAR 2026-2027 ASSESSMENTS AND BUDGET:
This budget forms the basis for the District's annual assessment to property owners. The per-lot assessment, paid quarterly, funds operations and maintenance, including capital and deferred maintenance reserves. As part of the preliminary budget process, the District also established other fees for the fiscal year, which begins October 1, 2026.

If approved at the Public Hearing, the assessment per lot will be $3,064 annually, or $766 per quarter. This is $91 more per year than property owners currently pay.

The Public Hearing to adopt the Fiscal Year 2026-2027 Annual Budget and Assessment will be held on **Monday, August 31, at 6:00 PM**. The hearing will be broadcast via Zoom for recording purposes only and will not be interactive. However, attendees present on site may speak when called upon. We encourage you to stay informed by attending Board meetings.

Thank you for your support.

Herons Glen Recreation District Board of Supervisors

Attachments:
1) Notice of Public Hearing
2) Proposed Operating Budget
3) HGRD Assessments and Fees
4) Help Our District Reduce Costs
5) Irrigation System Review

ATTACHMENT 1

NOTICE OF PUBLIC HEARING
TO ADOPT NON-AD VALOREM ASSESSMENT ROLL

NOTICE IS HEREBY GIVEN that the Herons Glen Recreation District (the "District") has called for a public hearing to be held on **Monday, August 31, 2026** at **6:00 p.m**. in the Clubhouse of the Herons Glen Golf & Country Club, 2250 Herons Glen Boulevard, North Fort Myers, Lee County, Florida, for the purpose of adopting its Annual Budget and non-ad valorem assessment roll in the form of special assessments to defray the cost of bond debt service and operating and maintaining the District's Recreational Facilities and to fund capital replacement and deferred maintenance reserve accounts during its upcoming **fiscal year, 2026/2027.** (These annual assessments are here referred to as the "Special Assessments" and the **August 31, 2026** public hearing is here referred to as the "**Public Hearing**").

The total amount of the proposed Operation and Maintenance ("O&M") Special Assessment per lot is **$3,064.00**. The debt service ("Bond") assessment is **$1,424.58** per lot.

For most lots, the Operation and Maintenance assessments are proposed to be billed directly by the District in quarterly installments of **$766.00**. For lots owned by owners who are two or more quarters delinquent, the O&M amounts stated above are proposed to be collected either directly by the District, or by the County Tax Collector, as determined by the District from time to time. The actual final assessment amount for each lot will be determined by the Board of Supervisors at the Public Hearing.

The District proposes to levy these non-ad valorem Special Assessments against the specially benefitted property within the boundaries of the District, including but not limited to, the Herons Glen, Del Vera and Mystic subdivisions, North Fort Myers, Lee County, Florida, for the purposes of acquisition, operation, maintenance, replacement and management of the District's Recreation Facilities, all as more fully described in **Resolution No. 2026-12**.

Pursuant to Resolution No. **2026-12**, the District has stated its intent to use methods of collecting the Special Assessments authorized by Chapters 170 and/or 197, Florida Statutes. Failure of a property owner in the District to pay the Special Assessments levied on such owner's property when due will cause a tax certificate to be issued if the assessment is placed on the tax roll, or a lien to be filed upon such property if the assessment is not placed on the tax roll, either of which may result in loss of title to the property. The total amount of all proposed assessments is **$3,983,238.00**.

All affected property owners have the right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days from the date of this notice. If a person decides to appeal any decisions made by the Board of the District with respect to any matters considered at the Public Hearing, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Herons Glen at 239-731-4501 at least five (5) calendar days prior to the meeting.

HERONS GLEN RECREATION DISTRICT
Dated: **June 25, 2026**

ATTACHMENT 2

HERONS GLEN RECREATION DISTRICT 2026-2027 PROPOSED OPERATING BUDGET

DEPARTMENTS *(rounded)*	2025-26 BUDGET	2025-26 Y/E PROJ	2026-27 BUDGET	$ Δ	% Δ
Administration*	1,279,854	$ 1,249,202	$ 1,297,962	$ 18,108	1.4%
Food & Beverage	528,846	504,750	$ 559,320	30,474	5.8%
Facilities Maintenance	1,019,841	969,243	$ 1,088,899	69,058	6.8%
Irrigation (CLIS)	355,794	386,345	$ 361,098	5,304	1.5%
Fitness Center	63,650	54,557	$ 58,459	(5,191)	-8.2%
TOTAL (Includes approved adj.)**:**	$ 3,247,985	$ 3,164,096	$ 3,365,738	$ 117,754	3.6%
** 2025-26 Budget & Projected Include $26k Net Unrestricted Allocation From Prior Year Surplus*					
** 2026-27 Budget Includes $30k Net Unrestricted Allocation From Prior Year Surplus*					
CAPEX & DEF MAINT RESERVE	$ 617,500		$ 617,500	$ -	0.0%
TOTAL ANNUAL ASSESSMENT	**$ 3,865,485**		**$ 3,983,238**	**$ 117,754**	**3.0%**
GOLF OPERATIONS					
Pro Shop	$ 1,998,768	$ 2,103,385	$ 2,221,089	$ 222,321	11.1%
Golf Course Maint	(1,998,768)	(1,981,592)	$ (2,221,089)	222,321	11.1%
NET GOLF OPERATIONS:	$ (0)	$ 121,793	$ (0)	$ (0)	
Golf Membership Fees	**2025-26**		**2026-27**		
Resident Household	$ 5,880		$ 6,086		3.5%
Resident Single	3,675		3,804		3.5%
Tennis Association Fee	$ 4,000		$ 4,400		10.0%
New Owner Capital Assessment	$ 4,500		$ 4,700		4.4%

	2025-26 Annual	2026-27 Annual	2026-27 Quarterly	$ Δ Annual	
O&M Assessment per lot: *(rounded)*					
O&M	$ 2,498	$ 2,589	$ 647	$ 91	3.6%
CapEx & Def Maint Reserve (Calc Based on Model)**	475	475	$ 119	-	0.0%
Total Assessment	**$ 2,973**	**$ 3,064**	**$ 766**	**$ 91**	**3.0%**

*** $50 annual increase included in reserve model to supplement the funding of the CLIS 2-wire project through fiscal year 2035*

Debt service (bond payments) are an amount of $1,424.58 per year, which will appear on your Lee County Property Tax bill

ATTACHMENT 3

HGRD ASSESSMENTS AND FEES – FY2026-2027

ASSESSMENTS:

HGRD annual assessment payments not received and paid by the due dates are subject to late fees of $20 per statement plus 8% per annum interest on the unpaid balance.

District Annual Assessments:

- Operations & Maintenance and Reserves for Capital and Deferred Maintenance: $3,064 annually ($766 per quarter)
- Debt Service: bond payment $1,424.58 (billed by and payable to Lee County Tax Collector)

New Resident Capital Assessment:

- The assessment for new property owners closing on property in the District is $4,700

MEMBERSHIP AND ASSOCIATION FEES:

Payments are due by Wednesday, September 30, 2026. *Renewals* not received and paid by this date are subject to late fees of $20 per statement plus 18% per annum interest on the unpaid balance.

Golf Membership rates for FY2026-2027 are as follows:

- Resident Single: $3,804 (including FL sales tax = $4,051.26)
- Resident Household of two: $6,086 (including FL sales tax = $6,476.16)
- Non-Resident Single: $6,380 (including FL sales tax = $6,787.80)
- Non-Resident Couple: $8,718 (including FL sales tax = 9,266.08)
- **New** Non-Resident memberships are assessed a one-time Joining Fee of $1,000.

Golf Range Membership and Handicap Service:

- Resident Single: $390 (including FL sales tax = $415.35)
- Resident Household: $780 (including FL sales tax = $830.70)
- Handicap Service: $25 per person

Social Memberships: Use of District facilities and amenities, other than golf, by non-residents

- Non-Resident Single: $2,500 (including FL sales tax = $2,662.50)
- Non-Resident Household of two: $3,500 (including FL sales tax = $3,727.50)

Tennis Association:

- Annual Association Assessment: $4,400 for special privileges afforded to the Tennis Association.
- Fee for a Non-Resident, who is permitted to join due to an insufficient number of resident players needed to complete a team: $250 per person. Non-resident player may participate solely in league practices and league play. This fee will be billed to the Tennis Association.

OTHER FEES/CHARGES APPROVED FOR FISCAL YEAR 2026-2027

Past due house accounts (charges for restaurant, pro shop, purchases, etc.) are subject to late fees of $20 per statement plus 18% per annum interest on the unpaid balance

Concert Show Tickets (presented during January – February in the ballroom):

- Season Series of **FIVE** Tickets: $110 per person
- Season Series of **FIVE** Tickets with Reserved Front Row Seats (limited to 125): $120 per person
- Individual Tickets (if available): $28 per person, per show
- Showcase of Shows (limited number of tickets): $18 per person (scheduled for January)

Fitness Center and Pool Access:

- FOB: $20
- Additional or Replacement Card: $15 (Two cards provided per lot with ownership)

Miscellaneous Office Services:

- The list of office services and fees is available from the HGRD Administration Office

ATTACHMENT 4

Help Our District Reduce Costs

Small choices can help keep expenses lower for everyone

Did you know?

- **Paper statements add significant costs.** Mailing paper statements to owners costs the District more than $5,000 each year.
    - More than 600 owners currently choose to receive paper statements.
    - About 450 of these owners also receive electronic statements, creating duplicate costs.
- **Your payment choice can also make a difference.**
    - ACH automatic payments (auto debit) are the most cost-effective option for the District. They have no direct ACH fees and are automatically matched to your account.
    - Payments made through the District's website are convenient, but they are also the most expensive option because of software and banking requirements. This service costs the District more than $6,000 per year, or about $4 each time it is used. Because of this cost, the District is exploring options for this payment method.
    - Checks remain an available payment option, whether written by you or sent through your online banking service. While checks do not have direct ACH fees, they do require staff time to deposit and record the payment to your account.
- **Taking care of shared irrigation responsibilities helps keep District costs down.**
    - When owners complete their shared responsibilities for the common lot irrigation system (CLIS), it helps avoid extra District time and material costs while supporting healthy landscaping throughout Herons Glen.

How You Can Help

- **Review and update your contact information.** Please make sure the email address, phone number, and mailing address listed in your District website profile are current. You can review and update your information online or contact District staff for assistance.
- **Choose email-only statements.** If you already receive your statement by email, switching to email-only delivery helps reduce costs created by duplication.
- **Use ACH automatic payments when possible.** ACH is the most cost-effective payment method for the District and helps reduce administrative work.
- **How to make changes.** Forms to make changes are available on the District website under the "my account" section. Then use the "forms" tab and select the "auto debit authorization" or "statement preference" form. The District staff is also available to help by calling 239-731-4501 or by email at Reception@hgrdnfm.com.
- **Help keep your landscaping responsibilities up to date.** Please see the reverse side for simple ways to help CLIS continue delivering the water needed for healthy, beautiful Herons Glen landscaping.

HERONS GLEN RECREATION DISTRICT

ATTACHMENT 5

IRRIGATION SYSTEM

The installation of the new two-wire control system represents a significant modernization of the CLIS infrastructure. The District irrigation policies have been modified to reflect the upgraded system, and we continue to take proactive steps to improve performance.

Below Are Irrigation Reminders:

Scan the code to view the complete HGRD Irrigation Policy

RESPONSIBILITIES OF THE HOMEOWNER

Edge around all sprinkler heads to prevent grass from interfering with their operation.

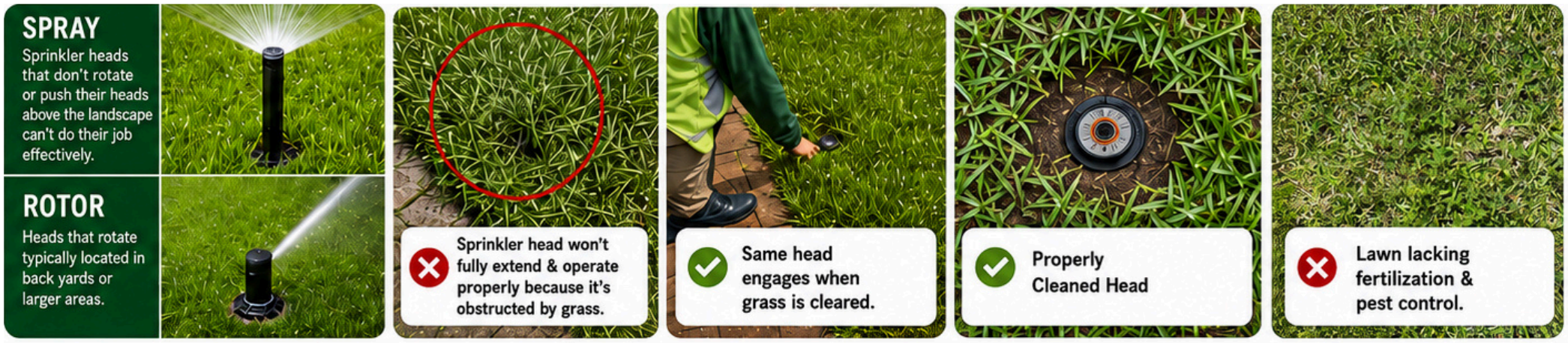
Maintain all landscape plants to ensure they do not interfere with the operation of the irrigation system.

Properly fertilize and maintain lawns in a healthy condition, free of insects, disease, and weeds.

If you are experiencing a specific irrigation issue, such as a broken or clogged head, please submit a Customer Service Request with Mainscape. Emergency service for a sprinkler head running over two hours, call (800)-481-0096.

The photos below emphasize the importance of keeping sprinkler heads free of grass, bushes trimmed surrounding the heads, and reinforcing the head's role that proper fertilization and pest control play in maintaining a healthy lawn.

KEEP SPRINKLER HEADS CLEAR. KEEP LAWNS HEALTHY.



Your attention helps protect our investment, conserve water, and keep our community beautiful. *Thank you for doing your part!*