Herons Glen Resident Fee Guide

Fiscal Year: October 2026 – September 2027

Overview for residents and prospective buyers • Fees are subject to change each fiscal year

AT A GLANCE

Recreation District Assessment per Quarter	Recreation District Assessment Annualized	Annual Bond Assessment	New Owner Capital Assessment
$766.00	**$3,064.00**	**$1,424.58**	**$4,700.00**

RECREATION DISTRICT ASSESSMENT — APPLIES TO ALL 1,300 HOMES

Assessment Component	Quarterly	Monthly Equivalent	Annualized	Who pays?	What it covers
Base Assessment	$578.00	$192.67	$2,312.00	All Properties	Operations & Maintenance
Reserves Assessment	$119.00	$39.67	$476.00	All Properties	Funding For Future CapEx & Def Maint. Needs
Irrigation Assessment	$69.00	$23.00	$276.00	All Properties	Common Lot Irrigation System (CLIS)
TOTAL RECREATION ASSESSMENT	**$766.00**	**$255.33**	**$3,064.00**	**All Properties**	**Paid quarterly**

HOW DISTRICT FEES ARE BILLED

Fee	Timing	Amount	Collected Through/By	Key point
Recreation District Assessment	Quarterly	$766.00	Recreation District statement	Monthly amount is shown only as an equivalent; the assessment is paid quarterly.
Bond Assessment	Annually	$1,424.58	Included On Property tax bill	Billed on Lee County Property Tax Bill as a Non-Ad Valorem Assessment
New Owner Capital Assessment	At closing	$4,700.00	Closing / Recreation District	One-time assessment when an initial property is purchased.

PAYMENT & ACCOUNT INFORMATION

Topic	What residents should know
Payment schedule	Recreation District and sub-association assessments are paid quarterly. House account charges are billed monthly.
Payment options	**Auto debit (preferred)**, check - personal or Bank Bill Pay (bank-issued paper check), or online through the Resident Login / billing email link.
Cashless facility	***The Recreation District is completely cashless.***
House account	Personal account for restaurant bills, golf fees, activity tickets and Pro Shop merchandise; payment for monthly statements is due by the end of the month following the charges.

OPTIONAL ANNUAL GOLF MEMBERSHIPS

Membership	Resident	Non-resident	Included
Household (maximum 2 people)	$6,476.16	$9,266.08	Cart Fees, GHIN Handicap & Sales Tax
Single	$4,051.26	$6,787.80	Cart Fees, GHIN Handicap & Sales Tax
Driving Range — Single	$415.35	$415.35	Sales Tax Included

Returning resident membership payments are due in full by September 30; new memberships may be prorated under the stated one-time promotion.
New non-resident golf memberships have a one-time $1,000 joining fee. Returning non-resident memberships are due in full by September 30.

SUB-ASSOCIATIONS — PROPERTY-SPECIFIC ADDITIONAL FEES

Assessment Component	Fairways HOA	Meadows HOA	Solana HOA	Notes
Base HOA Assessment	$42.67	$41.35	$65.91	Operations & Maintenance
Landscape/Ground Maintenance	$280.67	$300.82	$224.72	Landscape and/or Grounds Maintenance - depending on the sub-assoc.
Building Maintenance	$0.00	$0.00	$22.44	Roof repair & maintenance & pest control
Capital Reserve	$66.67	$29.82	$36.93	Long-term maintenance items - such as roof cleaning, house painting, soffit cleaning, lawn/plant replacement
Total Quarterly Assessment	**$390.00**	**$372.00**	**$350.00**	
Total Annual Assessment	$1,560.01	$1,488.00	$1,400.00	
Working Capital (New Buyers)	$50.00	$0.00	$300.00	

NON-RESIDENT ANNUAL SOCIAL MEMBERSHIPS

Membership	Annual fee	Notes
Household (maximum 2 people)	$3,727.50	Sales tax included
Single	$2,662.50	Sales tax included

UTILITIES & CONTACTS

Item	Provider / Contact
HOA Fees	Joyce Gillespie • 239-731-0322
Sewer Usage	Florida Governmental Utility Authority bills residents directly
Water Usage	Lee County Utilities bills residents directly; lawn irrigation (CLIS) is included in the Recreation District Assessment
Electric Usage	Lee County Electric (LCEC) bills residents directly