



Welcome to Countryside!

It is my pleasure to welcome you as a prospective property owner in Countryside Golf and Country Club, where membership has its distinct privileges. Residents in the vibrant Countryside community are known for their philanthropic efforts, civic contributions and high-spirited lifestyle.

Countryside is a private, gated, “bundled community” which means that your membership type depends on which of our 1,133 properties you choose to purchase. Once you decide on a property, you become a member of 1 of 34 "local" HOA or Condominium Associations, in addition to the Master Association. There are two types of Master Association memberships in Countryside: a full Golf membership, or a Social membership with limited golf. Both memberships include access to the Wellness Center and all of Countryside’s Special Events.

Master Association Fees **(October 1, 2024 – September 30, 2025)**

1. Resale Capital Contribution Fee

All buyers pay a onetime Resale Capital Contribution fee in the amount of \$7,500.

2. Base Cable & Wi-Fi Billing

All Members are billed for Base Cable with Ascend Channels & Wi-Fi-6 provided by Summit Broadband. The fee is currently \$215.44 which will be billed by Countryside every quarter.

3. Food Minimum

There will be \$0 food minimum for the 2024-2025 fiscal year. Previously, all Members must spend \$600 for their Food Minimum every fiscal year which starts October 1st through September 30th. Members are not pre-billed for this: members pay for food and beverage as members dine here. Any unspent amount is billed on the fiscal year-end September statement. Each member’s remaining balance is on the bottom of every statement so members can keep track throughout the year.

4. Special Assessment - Countryside 2.0

All Members are billed for a special assessment for Countryside 2.0 Master Plan enhancements. The assessment is \$293.85 and will be billed quarterly until January 1, 2033.

5a. Golf Member Dues – Single Family Homes, Province Way, Veranda Way, Coventry Court*, and Country Hollow Properties

The Golf dues are annual, billed in July and due by October 1st. They are currently \$6,790. The Golf Membership includes the Social Membership (4b below). *Some Social units reside in Country Manor VIII.

5b. Social Membership “with Limited Golf” Dues – St. Ives Way and Glenmoor Lane Properties

The Social dues are annual, billed in July and due by October 1st. They are currently \$4,472. This “Limited Golf” membership includes use of the practice facilities year-round, and golf course privileges on a “space available” only basis during Season (Oct – Apr). Golf course usage is unlimited during the summer.

Local HOA Dues - Members must contact their local HOA or property management company for their local association dues.

If you have any questions, please feel free to contact me or any staff member. We are happy to be of assistance at any time.

Sincerely,

Joe Smith, CAM
General Manager/Chief Operating Officer

PROVIDING AN ENJOYABLE & VALUED LIVING EXPERIENCE



Countryside Golf & Country Club
2024-25 Fiscal Year Annual Budget
****Final****

<u>Revenue</u>	Common <u>"A" + "B"</u>	Golf Premium <u>"A"</u>		<u>Budget</u>
Maintenance Fees	5,067,130	1,969,858		7,036,988
Transfer Fees	63,644			63,644
Pro Shop		1,762,731		1,762,731
Food & Beverage	728,279			728,279
Wellness	42,800			42,800
Miscellaneous (includes cable income & other)	<u>1,033,753</u>			<u>1,033,753</u>
Total Revenue	6,935,606	3,732,589		10,668,195
<u>Operating Expense</u>				
General & Administrative	2,181,022	495,079	0.815	2,676,100
Pro Shop		915,142		915,142
Proshop - Cost of Sales		267,270		267,270
Golf Course		1,561,538		1,561,538
Common Areas	732,675			732,675
Wellness	276,706			276,706
Food & Beverage - Cost of Sales	294,846			294,846
Food & Beverage - Expenses	1,526,389			1,526,389
Pool/Tennis/Range	214,458			214,458
Miscellaneous (includes cable expense)	<u>1,165,234</u>			<u>1,165,234</u>
Total Expense	6,391,330	3,239,029		9,630,358
<u>Other Costs</u>				
General Reserves Contribution	505,849	454,016	0.527	959,865
Capital Expenditures - Golf Course	0	39,544		39,544
Capital Expenditures - Non-Golf Common areas	904,355	0		904,355
Reserve Fund Asset Purchases	298,212	0		298,212
Return of Equity - Reserve Fund	-298,212	0		-298,212
Return of Equity - Resale Transfer Credit	-650,000	0		-650,000
Return of Equity - Capital Impv Fund Credit	-215,928	0		-215,928
Capital Improvement Fund Contribution	0	0		0
Estimated Budget Surplus	-99,000	0		-99,000
Estimated Budget Surplus (to Capital Impv Fund)	<u>99,000</u>	<u>0</u>		<u>99,000</u>
Total Capital & Other Costs	544,276	493,560		1,037,836

	<u>Common</u>	<u>Golf Premium</u>
Operating Dues	3,992	1,737
Capital/Other Dues	34	47
Reserves	446	534
Total Dues	<u>\$4,472</u>	<u>\$2,318</u>
		<u>\$6,790</u>