



## 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

#### 1. Resale Capital Contribution Fee

All buyers pay a onetime Resale Capital Contribution fee in the amount of \$4,250.

#### 2. Base Cable & Wi-F” Billing

All Members are billed for Base Cable with Ascend Channels & WiFi-6 provided by Summit Broadband. The fee is currently \$203.46 which will be billed by Countryside every quarter.

#### 3. Food Minimum

The annual food and beverage minimum has been reduced to \$300 per unit for the 2023 fiscal year. The reduction in the food minimum is related to the construction timeline of Countryside 2.0 as we will be offering temporary food services for roughly 6 months of the fiscal year.

All Members must spend \$300 (originally \$600) for their Food Minimum every fiscal year which starts October 1<sup>st</sup> through September 30<sup>th</sup>. 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.

#### 4a. 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 1<sup>st</sup>. They are currently \$5,889.00. The Golf Membership includes the Social Membership (4b below). We currently have a dues payment plan, however, accounting needs this form signed and returned along with half of the dues by 10/1/2022. \*Some Social units reside in Country Manor VIII.

#### 4b. 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 1<sup>st</sup>. They are currently \$3,800.00. 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. We currently have a dues payment plan, however, accounting needs this form signed and returned along with half of the dues by 10/1/2022.

**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

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**Countryside Golf & Country Club**  
**2022-23 Fiscal Year Annual Budget**  
**\*\*FINAL\*\***

<u>Revenue</u>	Common <u>"A" + "B"</u>	Golf Premium <u>"A"</u>		<u>Budget</u>
Maintenance Fees	4,305,119	1,775,637		6,080,756
Transfer Fees	47,552			47,552
Pro Shop		1,477,599		1,477,599
Food & Beverage	1,161,408			1,161,408
Wellness	42,800			42,800
Miscellaneous (includes cable income & other)	974,248			974,248
<b>Total Revenue</b>	<b>6,531,127</b>	<b>3,253,236</b>		<b>9,784,363</b>
<u>Operating Expense</u>				
General & Administrative	1,869,294	396,517	0.825	2,265,811
Pro Shop		804,877		804,877
Proshop - Cost of Sales		180,940		180,940
Golf Course		1,442,948		1,442,948
Common Areas	642,311			642,311
Wellness	249,890			249,890
Food & Beverage - Cost of Sales	444,928			444,928
Food & Beverage - Expenses	1,637,560			1,637,560
Pool/Tennis/Range	223,787			223,787
Miscellaneous (includes cable expense)	1,100,715			1,100,715
<b>Total Expense</b>	<b>6,168,485</b>	<b>2,825,282</b>		<b>8,993,767</b>
<u>Other Costs</u>				
General Reserves Contribution	476,811	427,954	0.527	904,765
Capital Expenditures - Golf Course	0	0		0
Capital Expenditures - Non-Golf Common areas	0	0		0
Reserve Fund Asset Purchases	116,430	0		116,430
Return of Equity - Reserve Fund	-116,430	0		-116,430
Return of Equity - Resale Transfer Credit	0	0		0
Return of Equity - Capital Impv Fund Credit	0	0		0
Capital Improvement Fund Contribution				
Estimated Budget Surplus (Member Credit)	-114,169	0		-114,169
Capital Improvement Fund Contribution	0			
<b>Total Capital &amp; Other Costs</b>	<b>362,642</b>	<b>427,954</b>		<b>790,596</b>

	<u>Common</u>	<u>Golf Premium</u>
<b>Operating Dues</b>	3,480	1,586
<b>Capital/Other Dues</b>	-101	0
<b>Reserves</b>	421	503
<b>Total Dues</b>	<b>\$3,800</b>	<b>\$2,089</b>
		<b>\$5,889</b>

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