



## 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 \$4,750.

#### **2. Base Cable & Wi-Fi Billing**

All Members are billed for Base Cable with Ascend Channels & WiFi-6 provided by Summit Broadband. The fee is currently \$209.22 which will be billed by Countryside every quarter.

#### **3. Food Minimum**

There will be \$0 food minimum for the 2023-2024 fiscal year. Previously, all Members must spend \$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.

#### **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 1<sup>st</sup>. They are currently \$6,308. 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 10/1/2023. \*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 1<sup>st</sup>. They are currently \$4,097. 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 10/1/2023.

**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



**CountrySide Golf & Country Club**  
**2023-24 Fiscal Year Annual Budget**  
**\*\*Final\*\***

<u>Revenue</u>	Common "A" + "B"	Golf Premium "A"		<u>Budget</u>
Maintenance Fees	4,642,474	1,879,258		6,521,732
Transfer Fees	36,787			36,787
Pro Shop		1,623,312		1,623,312
Food & Beverage	239,100			239,100
Wellness	42,800			42,800
Miscellaneous (includes cable income & other)	1,003,274			1,003,274
<b>Total Revenue</b>	<b>5,964,435</b>	<b>3,502,570</b>		<b>9,467,005</b>
<u>Operating Expense</u>				
General & Administrative	2,155,416	457,210	0.825	2,612,626
Pro Shop		842,408		842,408
Proshop - Cost of Sales		259,540		259,540
Golf Course		1,502,620		1,502,620
Common Areas	695,459			695,459
Wellness	271,169			271,169
Food & Beverage - Cost of Sales	84,643			84,643
Food & Beverage - Expenses	1,171,180			1,171,180
Pool/Tennis/Range	178,756			178,756
Miscellaneous (includes cable expense)	1,126,696			1,126,696
<b>Total Expense</b>	<b>5,683,319</b>	<b>3,061,778</b>		<b>8,745,097</b>
<u>Other Costs</u>				
General Reserves Contribution	491,116	440,792	0.527	931,908
Capital Expenditures - Golf Course	0	0		0
Capital Expenditures - Non-Golf Common areas	0	0		0
Reserve Fund Asset Purchases	133,319	0		133,319
Return of Equity - Reserve Fund	-133,319	0		-133,319
Return of Equity - Resale Transfer Credit	0	0		0
Return of Equity - Capital Impv Fund Credit	0	0		0
Capital Improvement Fund Contribution	33,843	0		33,843
Estimated Budget Surplus (Member Credit)	-93,843	0		-93,843
Estimated Budget Surplus (Member Credit) - Project Costs	-150,000			-150,000
<b>Total Capital &amp; Other Costs</b>	<b>281,116</b>	<b>440,792</b>		<b>721,908</b>

	Common	Golf Premium
Operating Dues	3,849	1,692
Capital/Other Dues	-185	0
Reserves	433	519
<b>Total Dues</b>	<b>\$4,097</b>	<b>\$2,211</b>
		<b>\$6,308</b>

PROVIDING AN ENJOYABLE & VALUED LIVING EXPERIENCE