

COUNTRY CLUB TOWNHOMES
ASSESSMENT SUMMARY
Jun 2024-May 2025
APPROVED

UNIT #	QUARTERLY ASSESSMENTS		
	CAPITAL	OPERATING	TOTAL
	ALL FOUR QUARTERS THE SAME		
1	\$ 2,847	\$ 2,940	\$ 5,787
2	\$ 2,161	\$ 2,232	\$ 4,393
3	\$ 2,347	\$ 2,424	\$ 4,771
4	\$ 1,327	\$ 1,370	\$ 2,697
5	\$ 1,672	\$ 1,727	\$ 3,399
6	\$ 2,334	\$ 2,411	\$ 4,745
7	\$ 2,607	\$ 2,693	\$ 5,300
8	\$ 2,876	\$ 2,971	\$ 5,847
9	\$ 2,228	\$ 2,301	\$ 4,529
10	\$ 2,367	\$ 2,444	\$ 4,811
11	\$ 2,633	\$ 2,720	\$ 5,353
12	\$ 2,688	\$ 2,776	\$ 5,464
13	\$ 2,175	\$ 2,246	\$ 4,421
14	\$ 2,377	\$ 2,455	\$ 4,832
15	\$ 2,616	\$ 2,701	\$ 5,317
16	\$ 2,833	\$ 2,926	\$ 5,759
17	\$ 2,120	\$ 2,189	\$ 4,309
18	\$ 1,735	\$ 1,792	\$ 3,527
19	\$ 1,656	\$ 1,710	\$ 3,366
20	\$ 2,357	\$ 2,435	\$ 4,792
21	\$ 2,322	\$ 2,398	\$ 4,720
22	\$ 2,813	\$ 2,905	\$ 5,718
23	\$ 2,647	\$ 2,734	\$ 5,381
24	\$ 2,122	\$ 2,191	\$ 4,313
25	\$ 1,636	\$ 1,689	\$ 3,325
26	\$ 1,324	\$ 1,368	\$ 2,692
27	\$ 1,325	\$ 1,369	\$ 2,694
28	\$ 1,324	\$ 1,368	\$ 2,692
29	\$ 1,323	\$ 1,367	\$ 2,690
30	\$ 2,615	\$ 2,700	\$ 5,315
31	\$ 2,899	\$ 2,994	\$ 5,893
32	\$ 2,313	\$ 2,389	\$ 4,702
33	\$ 2,146	\$ 2,216	\$ 4,362
34	\$ 2,153	\$ 2,223	\$ 4,376
35	\$ 2,630	\$ 2,716	\$ 5,346
36	\$ 2,660	\$ 2,748	\$ 5,408
37	\$ 2,366	\$ 2,443	\$ 4,809
38	\$ 2,409	\$ 2,488	\$ 4,897
39	\$ 2,140	\$ 2,210	\$ 4,350
40	\$ 2,811	\$ 2,903	\$ 5,714
41	\$ 2,666	\$ 2,753	\$ 5,419
42	\$ 2,323	\$ 2,399	\$ 4,722
43	\$ 2,654	\$ 2,741	\$ 5,395
44	\$ 2,661	\$ 2,749	\$ 5,410
45	\$ 2,341	\$ 2,417	\$ 4,758
46	\$ 2,136	\$ 2,206	\$ 4,342
47	\$ 2,400	\$ 2,478	\$ 4,878
48	\$ 2,126	\$ 2,196	\$ 4,322
49	\$ 2,890	\$ 2,984	\$ 5,874
50	\$ 2,611	\$ 2,696	\$ 5,307

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UNIT #	QUARTERLY ASSESSMENTS		
	CAPITAL	OPERATING	TOTAL
	ALL FOUR QUARTERS THE SAME		
51	\$ 2,221	\$ 2,294	\$ 4,515
52	\$ 1,625	\$ 1,679	\$ 3,304
53	\$ 1,625	\$ 1,679	\$ 3,304
54	\$ 2,221	\$ 2,294	\$ 4,515
55	\$ 2,622	\$ 2,708	\$ 5,330
58	\$ 2,657	\$ 2,744	\$ 5,401
59	\$ 1,693	\$ 1,749	\$ 3,442
60	\$ 1,661	\$ 1,715	\$ 3,376
61	\$ 1,342	\$ 1,386	\$ 2,728
62	\$ 1,377	\$ 1,423	\$ 2,800
63	\$ 1,352	\$ 1,397	\$ 2,749
64	\$ 2,379	\$ 2,457	\$ 4,836
65	\$ 2,838	\$ 2,931	\$ 5,769
66	\$ 2,725	\$ 2,814	\$ 5,539
67	\$ 2,131	\$ 2,201	\$ 4,332
68	\$ 2,131	\$ 2,201	\$ 4,332
69	\$ 2,722	\$ 2,811	\$ 5,533
70	\$ 2,702	\$ 2,791	\$ 5,493
71	\$ 2,131	\$ 2,201	\$ 4,332
72	\$ 2,225	\$ 2,298	\$ 4,523
73	\$ 2,718	\$ 2,808	\$ 5,526
74	\$ 4,890	\$ 5,050	\$ 9,940
76	\$ 1,665	\$ 1,719	\$ 3,384
77	\$ 1,625	\$ 1,679	\$ 3,304
78	\$ 2,221	\$ 2,294	\$ 4,515
79	\$ 2,611	\$ 2,696	\$ 5,307
80	\$ 2,713	\$ 2,802	\$ 5,515
81	\$ 2,131	\$ 2,201	\$ 4,332
82	\$ 4,116	\$ 4,251	\$ 8,367
84	\$ 1,790	\$ 1,849	\$ 3,639
85	\$ 2,827	\$ 2,920	\$ 5,747
86	\$ 2,875	\$ 2,969	\$ 5,844
87	\$ 2,274	\$ 2,349	\$ 4,623
88	\$ 2,750	\$ 2,840	\$ 5,590
89	\$ 2,706	\$ 2,795	\$ 5,501
90	\$ 3,674	\$ 3,795	\$ 7,469
92	\$ 2,706	\$ 2,795	\$ 5,501
93	\$ 2,706	\$ 2,795	\$ 5,501
94	\$ 3,675	\$ 3,795	\$ 7,470
96	\$ 2,706	\$ 2,795	\$ 5,501
TOTAL	\$ 212,501	\$ 219,471	\$ 431,972

Inflation Factor 2.5%

	2024-25		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31		2031-32		2032-23		2033-34	
	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget	CR	Budget
BEGINNING RESERVE BALANCE	2,700	2,666	3,513	3,191	4,303	3,698	4,953	4,230	5,832	4,990	6,328	5,194	6,464	5,171	7,272	5,881	8,101	6,562	8,699	7,017
Member Contribution	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0	850.0
Interest Contribution (.002)	67.5	66.7	87.8	79.8	107.6	92.4	123.8	105.7	145.8	124.7	158.2	129.9	161.6	129.3	181.8	147.0	202.5	164.0	217.5	175.4
Expenditures (detailed below)	104.3	391.6	147.7	422.9	308.0	410.7	95.0	195.5	499.2	770.5	872.2	1,003.0	204.1	268.8	202.4	317.0	454.8	558.5	387.3	445.4
ENDING RESERVE BALANCE	3,513	3,191	4,303	3,698	4,953	4,230	5,832	4,990	6,328	5,194	6,464	5,171	7,272	5,881	8,101	6,562	8,699	7,017	9,379	7,597
% Funded	77%	84%	82%	86%	87%	87%	85%	85%	92%	96%	98%	100%	89%	88%	90%	90%	93%	94%	93%	92%
Asphalt - Overlay, Maintenance Shop					14.3	14.3														
Asphalt - Overlay, Phase 1																			163.6	163.6
Asphalt - Overlay, Phase 2														137.8	137.8					
Asphalt - Overlay, Phase 3													49.0	49.0						
Asphalt - Overlay, Phase 4											103.8	103.8								
Asphalt - Seal Coat & Repairs				63.0			37.2	37.2		67.8						73.2	43.1	43.1		
Concrete					8.0	8.0							9.0	9.0						
Roofs - DaVinci Shingles, Phases 1 & 2																				
Roofs - DaVinci Shingles, Phases 3 & 4																				
Roofs - Gutters & Downspouts, Phase 1 & 2									267.3	267.3										
Roofs - Gutters & Downspouts, Phase 3 & 4																				
Roofs - Heat Tape, Phase 1																				
Roofs - Heat Tape, Phase 2 Roof Boots		35.0		40.0																
Roofs - Heat Tape, Phase 3																				
Roofs - Heat Tape, Phase 4																				
Roofs - Metal, Phases 1 & 2									77.7	77.7										
Roofs - Metal, Phases 3 & 4																			119.4	119.4
Roofs - Snow Fence, Phases 1 & 2																				
Roofs - Snow Fence, Phases 3 & 4																				
Chimney Insp/Cleaning 58 Woodburning		35.0				37.8				39.6				41.6					43.7	
Chimney Cleaning	10.0				10.6				11.2				11.9				12.7			
Painting - Building Exterior, Beams & Garage Doors					60.5	60.5					66.1	66.1					72.2		72.2	
Painting - Building Exterior, Siding & Trim											316.5	316.5								
Painting - Building Exterior, Siding & Trim (S. Side)					157.1	157.1					171.6	171.6					187.5		187.5	
Painting - Building Exterior, Stucco											126.4	126.4								
Siding - Major Repairs, Stone			31.9	31.9																
Siding - Major Repairs, Stucco		50.0							64.2	64.2										
Siding - Major Repairs, Wood																	72.2	72.2		
Equipment - Dodge Ram Truck													71.6	71.6						
Equipment - Gator	25.0	41.0																		
Equipment - Golf Cart									22.5	22.5										
Equipment - Landscape	9.3										10.7	10.7								
Equipment - Office Equipment, Replace					2.7	2.7									3.1	3.1				
Equipment - Riding Lawn Mower																			39.1	39.1
Equipment - Skid Steer/Buckets/Plow																				
Equipment - Space Heaters					1.8	1.8														
Equipment - Tractor, Utility																				
Equipment - Walk Behind Lawn Mower	10.0	13.0																		
Grounds - Address Columns, Refurbishment																				
Grounds - Irrigation Controllers							3.2	3.2									3.7	3.7		
Grounds - Irrigation System, Repairs	10.0	10.0	10.3	10.3	10.6		10.9	10.9	11.3	11.3	11.6	11.6	11.9	11.9	12.3	12.3	12.7	12.7	13.0	13.0
Grounds - Lighting, Bollard Style																				
Grounds - Lighting, Landscape		50.0		50.0							19.1	19.1								
Grounds - Monument Structure, Refurbishment																				
Grounds - Pet Waste Stations													2.9	2.9						
Grounds - RR Tie Wood Walls																				
Grounds - Tree Management	40.0	40.0	41.2	41.2	42.4		43.7	43.7	45.0	45.0	46.4	46.4	47.8	47.8	49.2	49.2	50.7	50.7	52.2	52.2
Grounds - Unit Numbers, Refurbishment																				
Maintenance Shed - Refurbishment			64.3	64.3																
Contingency @15%		42.6		47.2		53.5		25.5		100.1		130.8		35.0		41.4		72.7		58.1
LRP Unspecified (Subj to Board Approval)		75.0		75.0		75.0		75.0		75.0		75.0								
	104.3	391.6	147.7	422.9	308.0	410.7	95.0	195.5	499.2	770.5	872.2	1,003.0	204.1	268.8	202.4	317.0	454.8	558.5	387.3	445.4