

**Country Club Townhomes
Capital Reserve Budget**

	2026-27	
	CRS	BUD
BEGINNING RESERVE BALANCE	3949.3	3949.3
Member Contribution	850.0	850.0
Interest Contribution @ 2%	5.7	97.3
Operating Surplus from 25/26		20.2
Expenditures (detailed below)	120.0	244.8
ENDING RESERVE BALANCE	4685.0	4672.0
FULLY FUNDED RESERVE BALANCE	4934.5	4934.5
% FUNDED	95%	95%
Painting - Building Exterior, Beams & Garage Doors		80.0
Painting - Building Exterior, Siding & Trim	50.0	
Siding - Major Repairs, Stucco (Phase 2 of 5)		51.3
Equipment - Office Equipment, Replace		2.1
Grounds - Irrigation System, Repairs	10.0	10.0
Grounds - Tree Management	40.0	42.4
Maintenance Shed - Refurbishment (One-Time)	20.0	
Painting Exterior New		20.0
Contingency @ 15%		39.0
Total	120.0	244.8

COUNTRY CLUB TOWNHOMES
ASSESSMENT SUMMARY
 Jun 2026-May 2027
APPROVED

UNIT #	QUARTERLY ASSESSMENTS		
	CAPITAL	OPERATING	TOTAL
	ALL FOUR QUARTERS THE SAME		
1	\$ 2,847	\$ 3,169	\$ 6,016
2	\$ 2,161	\$ 2,406	\$ 4,567
3	\$ 2,347	\$ 2,613	\$ 4,960
4	\$ 1,327	\$ 1,477	\$ 2,804
5	\$ 1,672	\$ 1,862	\$ 3,534
6	\$ 2,334	\$ 2,599	\$ 4,933
7	\$ 2,607	\$ 2,903	\$ 5,510
8	\$ 2,876	\$ 3,203	\$ 6,079
9	\$ 2,228	\$ 2,481	\$ 4,709
10	\$ 2,367	\$ 2,635	\$ 5,002
11	\$ 2,633	\$ 2,932	\$ 5,565
12	\$ 2,688	\$ 2,992	\$ 5,680
13	\$ 2,175	\$ 2,422	\$ 4,597
14	\$ 2,377	\$ 2,647	\$ 5,024
15	\$ 2,616	\$ 2,912	\$ 5,528
16	\$ 2,833	\$ 3,155	\$ 5,988
17	\$ 2,120	\$ 2,360	\$ 4,480
18	\$ 1,735	\$ 1,931	\$ 3,666
19	\$ 1,656	\$ 1,844	\$ 3,500
20	\$ 2,357	\$ 2,625	\$ 4,982
21	\$ 2,322	\$ 2,585	\$ 4,907
22	\$ 2,813	\$ 3,132	\$ 5,945
23	\$ 2,647	\$ 2,947	\$ 5,594
24	\$ 2,122	\$ 2,362	\$ 4,484
25	\$ 1,636	\$ 1,821	\$ 3,457
26	\$ 1,324	\$ 1,474	\$ 2,798
27	\$ 1,325	\$ 1,475	\$ 2,800
28	\$ 1,324	\$ 1,474	\$ 2,798
29	\$ 1,323	\$ 1,473	\$ 2,796
30	\$ 2,615	\$ 2,911	\$ 5,526
31	\$ 2,899	\$ 3,228	\$ 6,127
32	\$ 2,313	\$ 2,576	\$ 4,889
33	\$ 2,146	\$ 2,389	\$ 4,535
34	\$ 2,153	\$ 2,397	\$ 4,550
35	\$ 2,630	\$ 2,928	\$ 5,558
36	\$ 2,660	\$ 2,962	\$ 5,622
37	\$ 2,366	\$ 2,634	\$ 5,000
38	\$ 2,409	\$ 2,682	\$ 5,091
39	\$ 2,140	\$ 2,382	\$ 4,522
40	\$ 2,811	\$ 3,130	\$ 5,941
41	\$ 2,666	\$ 2,968	\$ 5,634
42	\$ 2,323	\$ 2,586	\$ 4,909
43	\$ 2,654	\$ 2,955	\$ 5,609
44	\$ 2,661	\$ 2,963	\$ 5,624
45	\$ 2,341	\$ 2,606	\$ 4,947
46	\$ 2,136	\$ 2,378	\$ 4,514
47	\$ 2,400	\$ 2,672	\$ 5,072
48	\$ 2,126	\$ 2,368	\$ 4,494

COUNTRY CLUB TOWNHOMES
ASSESSMENT SUMMARY
 Jun 2026-May 2027
 APPROVED

UNIT #	QUARTERLY ASSESSMENTS		
	CAPITAL	OPERATING	TOTAL
	ALL FOUR QUARTERS THE SAME		
49	\$ 2,890	\$ 3,217	\$ 6,107
50	\$ 2,611	\$ 2,907	\$ 5,518
51	\$ 2,221	\$ 2,473	\$ 4,694
52	\$ 1,625	\$ 1,809	\$ 3,434
53	\$ 1,625	\$ 1,809	\$ 3,434
54	\$ 2,221	\$ 2,473	\$ 4,694
55	\$ 2,622	\$ 2,919	\$ 5,541
58	\$ 2,657	\$ 2,958	\$ 5,615
59	\$ 1,693	\$ 1,885	\$ 3,578
60	\$ 1,661	\$ 1,849	\$ 3,510
61	\$ 1,342	\$ 1,494	\$ 2,836
62	\$ 1,377	\$ 1,534	\$ 2,911
63	\$ 1,352	\$ 1,505	\$ 2,857
64	\$ 2,379	\$ 2,649	\$ 5,028
65	\$ 2,838	\$ 3,160	\$ 5,998
66	\$ 2,725	\$ 3,034	\$ 5,759
67	\$ 2,131	\$ 2,373	\$ 4,504
68	\$ 2,131	\$ 2,373	\$ 4,504
69	\$ 2,722	\$ 3,031	\$ 5,753
70	\$ 2,702	\$ 3,009	\$ 5,711
71	\$ 2,131	\$ 2,373	\$ 4,504
72	\$ 2,225	\$ 2,477	\$ 4,702
73	\$ 2,718	\$ 3,027	\$ 5,745
74	\$ 4,890	\$ 5,444	\$ 10,334
76	\$ 1,665	\$ 1,853	\$ 3,518
77	\$ 1,625	\$ 1,809	\$ 3,434
78	\$ 2,221	\$ 2,473	\$ 4,694
79	\$ 2,611	\$ 2,907	\$ 5,518
80	\$ 2,713	\$ 3,020	\$ 5,733
81	\$ 2,131	\$ 2,373	\$ 4,504
82	\$ 4,116	\$ 4,583	\$ 8,699
84	\$ 1,790	\$ 1,993	\$ 3,783
85	\$ 2,827	\$ 3,147	\$ 5,974
86	\$ 2,875	\$ 3,200	\$ 6,075
87	\$ 2,274	\$ 2,532	\$ 4,806
88	\$ 2,750	\$ 3,062	\$ 5,812
89	\$ 2,706	\$ 3,013	\$ 5,719
90	\$ 3,674	\$ 4,091	\$ 7,765
92	\$ 2,706	\$ 3,013	\$ 5,719
93	\$ 2,706	\$ 3,013	\$ 5,719
94	\$ 3,675	\$ 4,091	\$ 7,766
96	\$ 2,706	\$ 3,013	\$ 5,719
TOTAL	\$ 212,501	\$ 236,594	\$ 449,095