



Welcome to Countryside Golf & Country Club!



I'm so excited for your interest in Countryside. We are proud to be one of the nation's most financially sound private bundled lifestyle communities. Our residents enjoy a relaxed resort lifestyle just 7 minutes from the beach and downtown Naples. Inside our gates, we offer 18-holes of golf (fully renovated in 2019), a 6500 sqft Wellness Center, Tennis, Pickleball (late 2025) and Bocce. The heart of our community is our 25,000 sqft clubhouse (opening summer 2025) which underwent a \$15m renovation in 2024-2025. The clubhouse offers indoor and outdoor casual, resort and fine dining, multiple bars, an 80,000-gallon resort pool and spa and memorable experiences created by the best hospitality team in southwest Florida. We're known for our innovative events, friendly members and employees and FUN!

We offer two membership categories which are included with your home purchase. Our 850 Golf Members have full access to all amenities and preferred tee-time bookings and our 283 Social Members have access to all amenities with limited golf availability. The home you purchase determines your membership access. Both categories are guaranteed a valuable lifestyle experience!

We look forward to welcoming you as a resident and creating memorable experiences for you and yours!

Sincerely,

Joe Smith, CCM, CAM
General Manager/Chief Operating Officer



For More Information:
DEB REX
Membership Director/
Human Resources Director
239-353-1780 Ext. 103
debrex@csgcc.net

Vision

Best Value in Paradise

Mission

Provide Members with an enjoyable and valued living experience with quality amenities, services and facilities.



COUNTRYSIDE
GOLF & COUNTRY CLUB

2025-26 Fiscal Year Annual Budget
****Final****

	Common "A" + "B"	Golf Premium "A"		Budget
Revenue				
Maintenance Fees	5,470,213	2,200,965		7,671,178
Transfer Fees	66,190			66,190
Pro Shop		1,736,841		1,736,841
Food & Beverage	2,015,835			2,015,835
Wellness	42,800			42,800
Miscellaneous (includes cable income & other)	1,061,047			1,061,047
Total Revenue	8,656,085	3,937,806		12,593,891
Operating Expense				
General & Administrative	2,218,247	503,528	0.815	2,721,775
Pro Shop		984,658		984,658
Proshop - Cost of Sales		248,579		248,579
Golf Course		1,641,620		1,641,620
Common Areas	762,030			762,030
Wellness	283,970			283,970
Food & Beverage - Cost of Sales	843,802			843,802
Food & Beverage - Expenses	2,450,447			2,450,447
Pool/Tennis/Range	266,190			266,190
Miscellaneous (includes cable expense)	1,205,927			1,205,927
Total Expense	8,030,613	3,378,385		11,408,998
Other Costs				
General Reserves Contribution	608,472	559,421	0.521	1,167,893
Capital Expenditures - Golf Course	0	0		0
Capital Expenditures - Non-Golf Common areas	62,000	0		62,000
Reserve Fund Asset Purchases	393,978	0		393,978
Return of Equity - Reserve Fund	-393,978	0		-393,978
Return of Equity - Resale Transfer Credit	0	0		0
Return of Equity - Capital Impv Fund Credit	-45,000	0		-45,000
Capital Improvement Fund Contribution	0	0		0
Estimated Budget Surplus	-76,029	0		-76,029
Estimated Budget Surplus (to Capital Impv Fund)	76,029	0		76,029
Total Capital & Other Costs	625,472	559,421		1,184,893

	Common	Golf Premium
Operating Dues	4,276	1,931
Capital/Other Dues	15	0
Reserves	537	658
Total Dues	\$4,828	\$2,589
		\$7,417

Master Association Fees

October 1, 2025– September 30, 2026

1. **Resale Capital Contribution Fee**
All buyers pay a onetime Resale Capital Contribution fee in the amount of \$12,000.
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 \$221.47 which will be billed by Countryside every quarter.
3. **Food Minimum**
There will be \$0 food minimum for the 2025-2026 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 \$7,417. 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 \$4,828. 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

Membership Access

	Golf Owner	Golf Renter	Social Owner or Renter
Reciprocals	Yes	Annual Only	No Access
Chelsea Tee Times	Yes	Yes	No Access
Association Access	Yes	Yes	No Access
Guest Play	Yes	Yes	Space Available 3 Day Booking
Buyers Club	Yes	Yes	Yes
Bag Storage	Yes	Yes	Yes
Tournaments	Yes	Yes	Only as guest
Practice Range	Yes	Yes	Yes



Golf at Countryside

Golf Fees October 1, 2025 – September 30, 2026

	Season (Nov-April)	Fringe (May & Oct)	Summer (June-Sept)
Golf Cart - 18 holes	\$28.00	\$28.00	\$28.00
Golf Cart - 9 holes	\$16.50	\$16.50	\$16.50
Tenant Fee (Golf Membership)	\$80.00	\$64.00	\$50.00
Guest Fee	\$98.00	\$64.00	\$50.00
Social Fee	\$83.00	\$58.00	\$40.00
Reciprocal & Specialty Card Fees		\$65.00	\$60.00
Walking Fee Cost - Member	\$9.00	\$9.00	\$9.00
Walking Fee Cost - Non Member	\$25.00	\$25.00	\$10.00
Walking Pass Cost	n/a	n/a	\$40.00
Unaccompanied Guest Fee	\$150.00	\$110.00	\$78.00
Buying Club Cost	\$50		
Bag Storage Fee	\$150.00		
Handicap Maint Fee	\$25.00		

* All fees are plus tax

