2026 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2026 operating budget at the November 5, 2025, Board of Directors meeting. The 2026 assessment rates are indicated below.

2026 CountrySide Proprietary Approved Consolidated Budget

	2026
Total Income	**$3,597,296.00**
Total Administrative Expenses	$958,533.00
Total Insurance & Tax Expenses	$109,782.00
Total Community Relations Expenses	$39,350.00
Total Pool & Community Center Expenses	$390,060.00
Total Grounds & Maintenance	$531,443.00
Total Single-Family Home Only Expenses	$490,037.00
Total Townhouse Expenses	$316,518.00
Reserve Expense	$657,672.00
Total Operating Expenses	**$3,597,295.00**
Operating Income vs. Expense	**$1.00**
Total Reserve Projects	**$523,335.00**

Capital & Townhouse Reserve Balance Information for December 31, 2025

Projected Capital Reserve Balance as of December 31, 2025 in Study prepared by Mason & Mason	$2,264,770
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2025	$2,612,240
Projected Townhouse Reserve Balance as of December 31, 2025 in Study prepared by Mason & Mason	$1,817,269
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2025	$1,934,055

Note: The Projected Reserve Fund balances at 12/31/25 may vary from the estimated balance at 12/31/25 as certain components may have been replaced prior to the anticipated schedule, certain components may have exceeded their estimated useful life expectancy, or actual projects performed since the study was conducted could have cost more or less than projected in the study.

Our 2026 budget will continue to provide residents with community activities, grounds and facilities upkeep, and services they have enjoyed.

Unfortunately, we had to raise assessments to cover rising inflationary costs (3.0%), as well as the increases for insurance, office rent, as well as our trash, pool, and community management contracts.

The single-family home assessment increase is higher than the townhouse increase because the most recent Reserve Study noted that the general reserves were under funded and required an increase in funding while the townhouse reserves had an excess fund balance resulting in decreased funding for 2026.

2026 MONTHLY ASSESSMENT SUMMARY

(Amounts are per unit per month)

Single Family/Manor Homes.....	$106.44
Town Homes.....	$120.00
Villas.....	$78.00