Docusign Envelope ID: DA1589FF-4770-455C-AC94-52D9AE8E8E41

Country Club Condominum VI at East Bay Association, Inc.

2025 Approved Budget - Fully Funded Reserves

January 1, 2025 - December 31, 2025

	2024 Budget	2025 Budget
Income:		
Income - Assessments		
63100 - Assessments	$ 203,400.00	$ 234,000.00
Total Income:	**$ 203,400.00**	**$ 234,000.00**
Expense:		
Expense - Administrative		
70100 - Management Fees	$ 7,716.00	$ 10,200.00
70150 - Master Association	$ 30,276.00	$ 31,800.00
70200 - Accounting Fees	$ 355.00	$ 1,020.00
70250 - State Corporation Fee	$ 62.00	$ 66.00
70300 - Fees/Permits/Licenses	$ 75.00	$ 84.00
70350 - Division of Condominiums	$ 120.00	$ 120.00
71600 - Professional/Legal Fees	$ 500.00	$ 8,004.00
72500 - Bank Charges	$ -	$ -
72600 - Office/Admin/Postage	$ 1,750.00	$ 2,004.00
	$ 40,854.00	**$ 53,298.00**
Expense - Insurance		
73000 - Insurance	$ 46,000.00	$ 49,500.00
	$ 46,000.00	**$ 49,500.00**
Expense - Utilities		
89100 - Electric - General	$ 3,000.00	$ 3,300.00
89150 - Electric - Garages	$ 2,250.00	$ 1,810.00
89200 - Water/Sewer	$ 20,000.00	$ 17,040.00
89400 - Trash Removal	$ 3,654.00	$ 3,480.00
89600 - Cable TV	$ 25,620.00	$ 26,900.00
89700 - Telephone	$ 2,220.00	$ 2,100.00
	$ 56,744.00	**$ 54,630.00**
Expense - Maintenance & Repair		
90300 - Building Maintenance	$ 6,000.00	$ 6,000.00
90400 - Janitorial - Contract	$ 9,468.00	$ 11,232.00
90500 - Elevator Service	$ 5,400.00	$ 5,700.00
90600 - Fire Alarm Maintenance	$ 2,000.00	$ 2,000.00
91100 - General Maintenance	$ -	$ 5,200.00
92400 - Pest Control	$ 1,800.00	$ 1,920.00
94000 - Contingency & Special Projects	$ 3,628.00	$ -
	$ 28,296.00	**$ 32,052.00**
Expense - Reserve Contributions		
99100 - Reserve Transfer - Pooled Unallocated	$ 31,506.00	$ 12,000.00
99150 - Reserve Transfer - Pooled Unallocated (SIRS)	$ -	$ 32,520.00
	$ 31,506.00	**$ 44,520.00**
Total Expenses:	**$ 203,400.00**	**$ 234,000.00**
Net Total (Income - Expense):	**$ -**	**$ -**

This budget represents a 15.04% increase in assessments from 2024

This budget represents a 6.93% increase excluding insurance and Reserve adjustments

2025 Approved Assessments: $650.00 per month

DocuSigned by:
JAMES BENNETT 12/6/2024
56ECE8A00CB24ED...

Docusign Envelope ID: DA1589FF-4770-455C-AC94-52D9AE8E8E41

Country Club Condominium VI at East Bay Association, Inc.

Reserve Cash Flow Analysis

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/2025 - 12/2025	$ 166,597.00	$ 10,000.00	$ -	$ -	$ 176,597.00
01/2026 - 12/2026	$ 176,597.00	$ 10,000.00	$ -	$ 7,320.00	$ 179,277.00
01/2027 - 12/2027	$ 179,277.00	$ 10,000.00	$ -	$ -	$ 189,277.00
01/2028 - 12/2028	$ 189,277.00	$ 10,000.00	$ -	$ 36,112.00	$ 163,165.00
01/2029 - 12/2029	$ 163,165.00	$ 10,000.00	$ -	$ 12,658.00	$ 160,507.00
01/2030 - 12/2030	$ 160,507.00	$ 10,000.00	$ -	$ -	$ 170,507.00
01/2031 - 12/2031	$ 170,507.00	$ 10,000.00	$ -	$ -	$ 180,507.00
01/2032 - 12/2032	$ 180,507.00	$ 10,000.00	$ -	$ -	$ 190,507.00
01/2033 - 12/2033	$ 190,507.00	$ 10,000.00	$ -	$ -	$ 200,507.00
01/2034 - 12/2034	$ 200,507.00	$ 10,000.00	$ -	$ -	$ 210,507.00
01/2035 - 12/2035	$ 210,507.00	$ 10,000.00	$ -	$ 200,031.00	$ 20,476.00
01/2036 - 12/2036	$ 20,476.00	$ 10,000.00	$ -	$ 7,320.00	$ 23,156.00
01/2037 - 12/2037	$ 23,156.00	$ 10,000.00	$ -	$ -	$ 33,156.00
01/2038 - 12/2038	$ 33,156.00	$ 10,000.00	$ -	$ 36,112.00	$ 7,044.00
01/2039 - 12/2039	$ 7,044.00	$ 10,000.00	$ -	$ -	$ 17,044.00
01/2040 - 12/2040	$ 17,044.00	$ 10,000.00	$ -	$ -	$ 27,044.00
01/2041 - 12/2041	$ 27,044.00	$ 10,000.00	$ -	$ -	$ 37,044.00
01/2042 - 12/2042	$ 37,044.00	$ 10,000.00	$ -	$ -	$ 47,044.00
01/2043 - 12/2043	$ 47,044.00	$ 10,000.00	$ -	$ -	$ 57,044.00
01/2044 - 12/2044	$ 57,044.00	$ 10,000.00	$ -	$ -	$ 67,044.00
01/2045 - 12/2045	$ 67,044.00	$ 10,000.00	$ -	$ 20,040.00	$ 57,004.00

DocuSigned by:
JAMES BENNETT 12/6/2024
56ECE8A00CB24ED...

Docusign Envelope ID: DA1589FF-4770-455C-AC94-52D9AE8E8E41

Country Club Condominiums Bldg. VI
RA Threshold Funding Model Projection

Beginning Balance: $286,322

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	250,200	31,506		222,000	95,828	41,740	230%
2025	257,706	32,451		7,725	120,554	65,009	185%
2026	265,437	33,425		7,957	146,022	89,638	163%
2027	273,400	34,427		8,195	172,254	115,686	149%
2028	281,602	35,460		8,441	199,272	143,216	139%
2029	290,050	36,524		8,695	227,102	172,293	132%
2030	298,752	37,620		8,955	255,766	202,987	126%
2031	307,714	38,748		98,390	196,124	143,526	137%
2032	316,946	39,911		9,501	226,534	174,910	130%
2033	326,454	41,108		13,700	253,942	204,017	124%
2034	336,248	42,341		10,079	286,204	238,866	120%
2035	346,335	43,611		10,382	319,434	275,622	116%
2036	356,725	44,920		10,693	353,660	314,368	112%
2037	367,427	46,267		11,014	388,914	355,191	109%
2038	378,450	47,655		121,007	315,562	285,228	111%
2039	389,803	49,085		232,916	131,731	99,221	133%
2040	401,498	50,558		12,035	170,253	136,500	125%
2041	413,542	52,074		12,396	209,931	175,927	119%
2042	425,949	53,637		12,768	250,799	217,597	115%
2043	438,727	55,246		18,412	287,633	256,190	112%
2044	451,889	56,903		13,546	330,991	302,484	109%
2045	465,446	58,610		195,703	193,898	164,846	118%
2046	479,409	60,368		14,371	239,895	211,497	113%
2047	493,791	62,180		14,802	287,273	260,798	110%
2048	508,605	64,045		15,246	336,072	312,867	107%
2049	523,863	65,966		15,703	386,335	367,826	105%
2050	539,579	67,945		16,174	438,106	425,801	103%
2051	555,766	69,984		16,660	491,430	486,923	101%
2052	572,439	72,083		183,034	380,478	380,478	100%
2053	589,613	74,246		24,744	429,980	435,903	99%

DocuSigned by:
JAMES BEMA 6/7/2024
56ECE8A00CB24ED...